

FONDO DE TITULIZACION HIPOTECARIA
UCI 10
QUARTERLY BTH'S PAYOUT REPORT

Report date: September 24th, 2007

PRINCIPAL

PREVIOUS BALANCE:	303.865.791,60 €.
PRINCIPAL AMORTISED:	13.789.839,00 €.
OUTSTANDING BALANCE:	290.075.952,60 €.
% OF INITIAL BALANCE:	41,44%

PRINCIPAL ACCRUED NOT PAID:	0,00 €.
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INTEREST

ACUMULATIVE INTEREST PAID TO BTH'S HOLDERS AS OF PREVIOUS PA	40.774.742,40 €.
INTEREST PAID ON September 24nd , 2007	3.439.793,00 €.
CUMULATIVE INTEREST PAID TO BTH'S HOLDERS UP TO DATE:	44.214.535,40 €.

FONDO DE TITULIZACION HIPOTECARIA
UCI 10
QUARTERLY COLLATERAL REPORT

Report date: September 24th, 2007

PREVIOUS BALANCE:	304.194.453,78 €.
PRINCIPAL AMORTISED:	13.673.765,88 €.
OUTSTANDING BALANCE:	290.520.687,90 €.
NUMBER OF LOANS:	4.086

INTEREST RECEIVED DURING RELEVANT PERIOD:	3.674.711,62 €.
INTEREST ACCRUED DURING RELEVANT PERIOD:	3.707.119,45 €.

PRINCIPAL BALANCE IN ARREARS(UP TO 30 DAYS):	
PRINCIPAL BALANCE IN ARREARS:	68.394,61 €.
INTEREST ACCRUED ON PH'S IN ARREARS:	144.358,15 €.
OUTSTANDING BALANCE:	19.867.378,13 €.
NUMBER OF LOANS:	283,00

PH'S ARREARS (30 TO 60 DAYS)	
PRINCIPAL BALANCE IN ARREARS:	27.099,25 €.
INTEREST ACCRUED ON PH'S IN ARREARS:	54.136,70 €.
OUTSTANDING BALANCE:	7.523.708,78 €.
NUMBER OF LOANS:	96,00

PH'S ARREARS (60 TO 90 DAYS)	
PRINCIPAL BALANCE IN ARREARS:	13.971,75 €.
INTEREST ACCRUED ON PH'S IN ARREARS:	24.418,99 €.
OUTSTANDING BALANCE:	3.223.266,59 €.
NUMBER OF LOANS:	43,00

PH'S ARREARS (90 TO 180 DAYS)

PRINCIPAL BALANCE IN ARREARS:	19.636,00 €.
INTEREST ACCRUED ON PH'S IN ARREARS:	29.531,78 €.
OUTSTANDING BALANCE:	3.321.593,53 €.
NUMBER OF LOANS:	41,00

PRINCIPAL BALANCE NON PERFORMING(OVER 180 DAYS):

PRINCIPAL BALANCE NON PERFORMING:	26.619,79 €
INTEREST:	38.487,06 €.
OUTSTANDING BALANCE:	1.843.777,48 €.
NUMBER OF LOANS:	38,00

CONTENTIOUS (2):

1.- BALANCE AT June 22th, 2007	328.648,46 €.
2.- ADDITIONS IN ACTUAL PERIOD	116.060,22 €.
3.- BALANCE AT September 24th, 2007	444.708,68 €.

FONDO DE TITULIZACION HIPOTECARIA

UCI 10

QUARTERLY REPORT - ALLOCATION OF CASH

Report date: September 24th, 2007

a) *CASH RECEIVED - PRINCIPAL*

1. AMORTISATION OF PH'S:	13.673.765,88 €
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a) *CASH RECEIVED - INTEREST*

1. INTEREST RECEIVED FROM PH'S:	3.674.711,62 €
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2. INTEREST RECEIVED UNDER GIC:	179.943,48 €
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3. EXTRAORDINARY INCOMES	0,00 €
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4. JUDICIAL EXPENSES	0,00
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TOTAL CASH RECEIVED END OF PERIOD:	17.528.420,98 €
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B.- ALLOCATION OF CASH

1. CURRENT EXPENSES:	46.890,23 €.
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2. SWAP	0,00 €.
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3. INTEREST PAID TO BTH'S A HOLDERS:	3.218.188,40 €.
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4. INTEREST PAID TO BTH'S B HOLDERS	221.604,60 €.
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5. AMORTISATION OF BTH'S	13.789.839,00 €.
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6. INTEREST PAID ON SUBORDINATED LOAN:	74.961,01 €.
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7. REPAYMENT OF SUBORDINATED LOAN:	0,00 €.
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8. FIXED FEE IN FAVOUR UCI:	6.000,00 €.
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9. VARIABLE FEE IN FAVOUR UCI	170.937,74 €.
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TOTAL CASH PAID END OF PERIOD:	17.528.420,98 €.
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C.- TREASURY ACCOUNT STATEMENT

a) *RELATED TO THE PRINCIPAL RESERVE FUND*

1. PREVIOUS BALANCE: 6.110.936,79 €

2. PERIOD UTILIZATION: 0,00 €

3. OUTSTANDING BALANCE: 6.110.936,79 €

b) *WITHOLDING ON BTH'S INTEREST TO BE* 0,00 €.

TOTAL (A+B) 6.110.936,79 €.

F.T.H. UCI 10

Date	Real outstanding	1,90% Prepayment vector	Remaining at the end of the month	Average Single monthly mortality	CPR	Monthly Single monthly mortality	CPR	Outstanding after prepayment
	700.000.620,0	100,00%	100,00%				16,64%	700.000.620,00
1-jun-04	698.155.183,8	98,10%	97,38%	2,62%	27,31%	2,62%	27,31%	684.917.215,83
1-jul-04	696.303.980,5	96,24%	94,56%	2,76%	28,50%	2,89%	29,66%	670.148.591,55
1-ago-04	694.446.992,3	94,42%	92,63%	2,52%	26,37%	2,04%	21,91%	655.688.321,05
1-sep-04	692.584.201,0	92,63%	91,55%	2,18%	23,27%	1,17%	13,19%	641.530.107,37
1-oct-04	690.715.588,4	90,87%	90,05%	2,07%	22,24%	1,64%	17,98%	627.667.780,07
1-nov-04	688.841.136,5	89,15%	88,41%	2,03%	21,84%	1,82%	19,78%	614.095.292,77
1-dic-04	686.960.826,9	87,46%	86,51%	2,05%	22,00%	2,15%	22,95%	600.806.720,66
1-ene-05	685.074.641,3	85,80%	84,86%	2,03%	21,82%	1,90%	20,58%	587.796.258,11
1-feb-05	683.182.561,3	84,17%	83,24%	2,02%	21,70%	1,91%	20,70%	575.058.216,26
1-mar-05	681.284.568,7	82,58%	81,54%	2,02%	21,72%	2,04%	21,89%	562.587.020,74
1-abr-05	679.380.644,8	81,01%	80,17%	1,99%	21,42%	1,68%	18,43%	550.377.209,37
1-may-05	677.470.771,1	79,48%	78,18%	2,03%	21,82%	2,48%	26,04%	538.423.429,95
1-jun-05	675.562.618,0	77,97%	76,75%	2,02%	21,68%	1,84%	19,93%	526.726.432,97
1-jul-05	673.648.502,0	76,49%	75,01%	2,03%	21,84%	2,26%	24,00%	515.274.875,75
1-ago-05	671.728.404,3	75,04%	73,53%	2,03%	21,80%	1,97%	21,21%	504.063.728,49
1-sep-05	669.802.306,3	73,62%	72,35%	2,00%	21,56%	1,62%	17,77%	493.088.062,76
1-oct-05	667.870.189,3	72,22%	70,94%	2,00%	21,53%	1,95%	21,04%	482.343.049,46
1-nov-05	665.932.034,4	70,85%	69,48%	2,00%	21,56%	2,06%	22,08%	471.823.956,82
1-dic-05	664.058.843,0	69,51%	67,73%	2,03%	21,82%	2,52%	26,36%	461.575.513,40
1-ene-06	662.179.797,8	68,19%	66,16%	2,04%	21,95%	2,32%	24,51%	451.542.090,78
1-feb-06	660.294.880,6	66,90%	64,45%	2,07%	22,20%	2,58%	26,95%	441.719.282,90
1-mar-06	658.404.073,1	65,63%	63,04%	2,08%	22,25%	2,19%	23,30%	432.102.772,45
1-abr-06	656.507.356,8	64,38%	61,55%	2,09%	22,37%	2,36%	24,91%	422.688.329,17
1-may-06	654.604.713,2	63,16%	60,21%	2,09%	22,41%	2,19%	23,30%	413.471.808,03
1-jun-06	652.751.743,0	61,97%	58,72%	2,11%	22,55%	2,48%	25,99%	404.483.612,53
1-jul-06	650.892.982,4	60,79%	57,28%	2,12%	22,68%	2,45%	25,78%	395.684.096,89
1-ago-06	649.028.413,1	59,64%	56,52%	2,09%	22,40%	1,32%	14,70%	387.069.393,36
1-sep-06	647.158.017,0	58,51%	55,84%	2,06%	22,10%	1,21%	13,58%	378.635.712,15
1-oct-06	645.281.775,9	57,40%	55,01%	2,04%	21,91%	1,49%	16,43%	370.379.339,87
1-nov-06	643.399.671,6	56,31%	53,85%	2,04%	21,93%	2,10%	22,46%	362.296.637,98
1-dic-06	641.550.449,6	55,24%	52,97%	2,03%	21,81%	1,64%	18,01%	354.405.455,36
1-ene-07	639.695.448,9	54,19%	52,22%	2,01%	21,62%	1,41%	15,69%	346.680.138,36
1-feb-07	637.834.651,2	53,17%	51,44%	1,99%	21,47%	1,50%	16,59%	339.117.283,85
1-mar-07	635.968.038,6	52,16%	50,57%	1,99%	21,39%	1,68%	18,44%	331.713.557,30
1-abr-07	634.095.592,8	51,17%	49,80%	1,97%	21,26%	1,53%	16,93%	324.465.691,46
1-may-07	632.217.295,6	50,20%	49,14%	1,95%	21,09%	1,32%	14,73%	317.370.484,98
1-jun-07	630.368.568,9	49,25%	48,26%	1,95%	21,05%	1,80%	19,58%	310.442.254,66
1-jul-07	628.514.065,0	48,31%	47,45%	1,94%	20,98%	1,67%	18,27%	303.659.865,22
1-ago-07	626.653.765,7	47,40%	46,72%	1,93%	20,88%	1,54%	17,02%	297.020.321,28
1-sep-07	624.787.653,0	46,50%	46,50%	1,90%	20,52%	0,47%	5,52%	290.520.687,90

DEAL 700.000.000
MEZZ. DECLINN 6%
MEZZ. STOPS DECLINN 0%
VIDA RESIDUAL DESDE 22-sep-07

2,92 2,92

FECHA				SERIE A		SERIE B		TOTAL EMISION
	PRINCIPAL AVAILABLE	SENIOR NOTES	MEZZANIE NOTES	PRINCIPAL	VIDA MEDIA	PRINCIPAL	VIDA MEDIA	
22-jun-04	15.083.404	679.000.000	21.000.000	15.083.404	-17.904.000.749	0	0	700.000.000,00
22-jul-04	1	0	663.916.596	21.000.000	0	0	0	684.916.595,83
22-ago-04	1	0	663.916.596	21.000.000	0	0	0	684.916.595,83
27-sep-04	1	43.387.108	663.916.596	21.000.000	43.387.108	-47.291.948.223	0	684.916.595,83
22-oct-04	1	0	620.529.487	21.000.000	0	0	0	641.529.487,37
22-nov-04	1	0	620.529.487	21.000.000	0	0	0	641.529.487,37
22-dic-04	1	40.723.387	620.529.487	21.000.000	40.723.387	-40.886.280.253	0	641.529.487,37
22-ene-05	1	0	579.806.101	21.000.000	0	0	0	600.806.100,66
22-feb-05	1	0	579.806.101	21.000.000	0	0	0	600.806.100,66
22-mar-05	1	38.219.700	579.806.101	21.000.000	38.219.700	-34.932.805.726	0	600.806.100,66
22-abr-05	1	0	541.586.401	21.000.000	0	0	0	562.586.400,74
22-may-05	1	0	541.586.401	21.000.000	0	0	0	562.586.400,74
22-jun-05	1	35.860.588	541.586.401	21.000.000	35.860.588	-29.477.403.147	0	562.586.400,74
22-jul-05	1	0	505.725.813	21.000.000	0	0	0	526.725.812,97
22-ago-05	1	0	505.725.813	21.000.000	0	0	0	526.725.812,97
22-sep-05	1	33.638.370	505.725.813	21.000.000	33.638.370	-24.556.010.255	0	526.725.812,97
22-oct-05	1	0	472.087.443	21.000.000	0	0	0	493.087.442,76
22-nov-05	1	0	472.087.443	21.000.000	0	0	0	493.087.442,76
22-dic-05	1	31.512.549	472.087.443	21.000.000	31.512.549	-20.136.519.042	0	493.087.442,76
22-ene-06	1	0	440.574.893	21.000.000	0	0	0	461.574.893,40
22-feb-06	1	0	440.574.893	21.000.000	0	0	0	461.574.893,40
22-mar-06	1	29.472.741	440.574.893	21.000.000	29.472.741	-16.180.534.779	0	461.574.893,40
22-abr-06	1	0	411.102.152	21.000.000	0	0	0	432.102.152,45
22-may-06	1	0	411.102.152	21.000.000	0	0	0	432.102.152,45
22-jun-06	1	27.619.160	411.102.152	21.000.000	27.619.160	-12.621.956.086	0	432.102.152,45
22-jul-06	1	0	383.482.993	21.000.000	0	0	0	404.482.992,53
22-ago-06	1	0	383.482.993	21.000.000	0	0	0	404.482.992,53
22-sep-06	1	25.847.900	383.482.993	21.000.000	25.847.900	-9.434.483.637	0	404.482.992,53
22-oct-06	1	0	357.635.092	21.000.000	0	0	0	378.635.092,15
22-nov-06	1	0	357.635.092	21.000.000	0	0	0	378.635.092,15
22-dic-06	1	24.230.257	357.635.092	21.000.000	24.230.257	-6.639.090.363	0	378.635.092,15
22-ene-07	1	0	333.404.835	21.000.000	0	0	0	354.404.835,36
22-feb-07	1	0	333.404.835	21.000.000	0	0	0	354.404.835,36
22-mar-07	1	22.691.898	333.404.835	21.000.000	21.594.678	-3.973.420.753	1.097.220	-201.888.489
22-abr-07	1	0	311.810.157	19.902.780	0	0	0	331.712.937,30
22-may-07	1	0	311.810.157	19.902.780	0	0	0	331.712.937,30
22-jun-07	1	21.271.303	311.810.157	19.902.780	19.995.024	-1.839.542.231	1.276.278	-117.417.612
22-jul-07	1	0	291.815.133	18.626.502	0	0	0	310.441.634,66
22-ago-07	1	0	291.815.133	18.626.502	0	0	0	310.441.634,66
22-sep-07	1	19.921.567	291.815.133	18.626.502	18.726.273	0	1.195.294	310.441.634,66
22-oct-07	1	0	273.088.861	17.431.207	0	0	0	290.520.067,90
22-nov-07	1	0	273.088.861	17.431.207	0	0	0	290.520.067,90
22-dic-07	1	18.664.946	273.088.861	17.431.207	17.545.049	1.596.599.471	1.119.897	101.910.625
22-ene-08	1	0	255.543.811	16.311.310	0	0	0	271.855.121,79
22-feb-08	1	0	255.543.811	16.311.310	0	0	0	271.855.121,79
22-mar-08	1	17.464.655	255.543.811	16.311.310	16.416.775	2.987.853.136	1.047.879	190.714.068
22-abr-08	1	0	239.127.036	15.263.431	0	0	0	254.390.466,83
22-may-08	1	0	239.127.036	15.263.431	0	0	0	254.390.466,83
22-jun-08	1	16.367.462	239.127.036	15.263.431	15.385.414	4.215.603.502	982.048	269.081.128
22-jul-08	1	0	223.741.622	14.281.383	0	0	0	238.023.004,67
22-ago-08	1	0	223.741.622	14.281.383	0	0	0	238.023.004,67
22-sep-08	1	15.323.892	223.741.622	14.281.383	14.404.458	5.272.031.713	919.434	336.512.729
22-oct-08	1	0	209.337.163	13.361.949	0	0	0	222.699.112,76
22-nov-08	1	0	209.337.163	13.361.949	0	0	0	222.699.112,76
22-dic-08	1	14.341.026	209.337.163	13.361.949	13.480.564	6.160.617.796	860.462	393.231.001
22-ene-09	1	0	195.856.599	12.501.488	0	0	0	208.358.086,94
22-feb-09	1	0	195.856.599	12.501.488	0	0	0	208.358.086,94
22-mar-09	1	13.390.385	195.856.599	12.501.488	12.586.962	6.885.068.318	803.423	439.472.533
22-abr-09	1	0	183.269.637	11.698.064	0	0	0	194.967.701,47
22-may-09	1	0	183.269.637	11.698.064	0	0	0	194.967.701,47
22-jun-09	1	12.534.840	183.269.637	11.698.064	11.782.750	7.529.177.115	752.091	480.585.869
22-jul-09	1	0	171.486.887	10.945.974	0	0	0	182.432.861,12
22-ago-09	1	0	171.486.887	10.945.974	0	0	0	182.432.861,12
22-sep-09	1	11.709.217	171.486.887	10.945.974	11.006.664	8.045.871.592	702.553	513.566.374
22-oct-09	1	0	160.480.223	10.243.421	0	0	0	170.723.643,66
22-nov-09	1	0	160.480.223	10.243.421	0	0	0	170.723.643,66
22-dic-09	1	10.979.467	160.480.223	10.243.421	10.320.699	8.483.614.329	658.768	541.507.405
22-ene-10	1	0	150.159.524	9.584.652	0	0	0	159.744.176,83
22-feb-10	1	0	150.159.524	9.584.652	0	0	0	159.744.176,83
22-mar-10	1	10.289.934	150.159.524	9.584.652	9.672.538	8.821.354.654	617.396	563.065.302
22-abr-10	1	0	140.486.986	8.967.256	0	0	0	149.454.242,67
22-may-10	1	0	140.486.986	8.967.256	0	0	0	149.454.242,67
22-jun-10	1	9.648.468	140.486.986	8.967.256	9.069.560	9.105.838.378	578.908	581.223.842

DEAL	700.000.000
MEZZ. DECLINN	6%
MEZZ. STOPS DECLINN	0%
VIDA RESIDUAL DESDE	22-sep-07

2,92

2,92

				SERIE A		SERIE B		TOTAL EMISION	
		PRINCIPAL	SENIOR	MEZZANIE	PRINCIPAL	VIDA	PRINCIPAL	VIDA	
22-jul-10	1		0	131.417.426	8.388.348	0	0	0	0 139.805.774,32
22-ago-10	1		0	131.417.426	8.388.348	0	0	0	0 139.805.774,32
22-sep-10	1	9.043.565		131.417.426	8.388.348	8.500.951	9.317.042.032	542.614	594.704.929 139.805.774,32
22-oct-10	1		0	122.916.476	7.845.734	0	0	0	0 130.762.209,58
22-nov-10	1		0	122.916.476	7.845.734	0	0	0	0 130.762.209,58
22-dic-10	1	8.478.130		122.916.476	7.845.734	7.969.442	9.459.728.176	508.688	603.812.557 130.762.209,58
22-ene-11	1		0	114.947.033	7.337.046	0	0	0	0 122.284.079,22
22-feb-11	1		0	114.947.033	7.337.046	0	0	0	0 122.284.079,22
22-mar-11	1	7.944.891		114.947.033	7.337.046	7.468.197	9.536.887.903	476.694	608.737.647 122.284.079,22
22-abr-11			0	107.478.836	6.860.353	0	0	0	0 114.339.188,42
22-may-11			0	107.478.836	6.860.353	0	0	0	0 114.339.188,42
22-jun-11		7.445.582		107.478.836	6.860.353	6.998.847	9.581.421.502	446.735	611.580.217 114.339.188,42
22-jul-11			0	100.479.989	6.413.618	0	0	0	0 106.893.606,45
22-ago-11			0	100.479.989	6.413.618	0	0	0	0 106.893.606,45
22-sep-11		6.973.779		100.479.989	6.413.618	6.555.352	9.577.369.926	418.427	611.321.606 106.893.606,45
22-oct-11			0	93.924.636	5.995.191	0	0	0	0 99.919.827,17
22-nov-11			0	93.924.636	5.995.191	0	0	0	0 99.919.827,17
22-dic-11		6.535.143		93.924.636	5.995.191	6.143.034	9.533.988.815	392.109	608.552.598 99.919.827,17
22-ene-12			0	87.781.602	5.603.082	0	0	0	0 93.384.684,50
22-feb-12			0	87.781.602	5.603.082	0	0	0	0 93.384.684,50
22-mar-12		6.121.407		87.781.602	5.603.082	5.754.123	9.454.023.844	367.285	603.448.450 93.384.684,50
22-abr-12			0	82.027.480	5.235.798	0	0	0	0 87.263.277,14
22-may-12			0	82.027.480	5.235.798	0	0	0	0 87.263.277,14
22-jun-12		5.734.576		82.027.480	5.235.798	5.390.501	9.352.519.178	344.075	596.969.428 87.263.277,14
22-jul-12			0	76.636.979	4.891.723	0	0	0	0 81.528.701,58
22-ago-12			0	76.636.979	4.891.723	0	0	0	0 81.528.701,58
22-sep-12		5.369.208		76.636.979	4.891.723	5.047.056	9.220.970.798	322.153	588.572.721 81.528.701,58
22-oct-12			0	71.589.923	4.569.570	0	0	0	0 76.159.493,30
22-nov-12			0	71.589.923	4.569.570	0	0	0	0 76.159.493,30
22-dic-12		76.160.113		71.589.923	4.569.570	71.589.923	137.309.472.027	4.569.570	8.764.436.124 76.159.493,30

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ASSETS: PARTICIPACIONES HIPOTECARIAS

GENERAL CHARACTERISTICS		
CONCEPTS	19-05-04	24-09-2007
Nº OF LOANS	8.550	4.086
OUTSTANDING	700.000.623,37 €	290.520.687,90 €
PH's INTEREST RATE	3,75 %	5,07%
L.T.V.	60,04%	53,01%

PREPAYMENTS (% of outstanding)				
MONTHS	RATE		AVERAGE RATE	
	Monthly	Annually	Monthly	Annually
MARCH 2007	1,68%	18,44%	1,99%	21,39%
JUNE 2007	1,80%	19,58%	1,95%	21,05%
SEPTEMBER 2007	0,47%	5,52%	1,90%	20,52%

ARREARS To September 24 nd 2007		
CONCEPTS	UP TO 30 DAYS	OVER 30 DAYS
Nº OF RECEIPTS	470	583
AMOUNT	212.752,76 €	233.901,32 €

CREDIT ENHACEMENT		
CONCEPTS	19-05-04	24-09-2007
SUBORDINATED ISSUE	3,00%	6,00%
PRINCIPAL RESERVE FUND	6.650.000 € (0,95%)	6.110.936,79 € (2,01%)

LIABILITIES: BONOS DE TITULIZACION HIPOTECARIA

CLASS A		
CONCEPTS	19-05-04	24-09-2007
Nº BONDS	6.790	6.790
TOTAL OUTSTANDING	679.000.000 €	272.671.394,10 €
OUTSTANDING PER BOND	100.000 €	40.157,79 €
FIXED INTEREST RATE	EURIBOR 3 months +16 bp	EURIBOR 3 meses + 16 p.b. Revisión trimestral
NOMINAL INTEREST	2,223%	4,886%
RATING (S & P)	AAA	AAA
AMORTIZATION	PASS - THROUGH	
RESIDUAL LIFE (years)	4,6	2,92

CLASS B		
CONCEPTS	19-05-04	24-09-2007
Nº BONDS	210	210
TOTAL OUTSTANDING	21.000.000 €	17.404.558,50 €
OUTSTANDING PER BOND	100.000 €	82.878,85 €
FIXED INTEREST RATE	EURIBOR 3months + 50 bp	EURIBOR 3 meses + 50 p.b. Revisión trimestral
NOMINAL INTEREST	2,563%	5,226%
RATING (S & P)	A-	A
AMORTIZATION	SUBORDINATED	
RESIDUAL LIFE (years)	7,7	2,92

SUBORDINATED LOAN		
CONCEPTS	19-05-04	24-09-2007
TOTAL OUTSTANDING	8.240.000,00 €	6.114.957,74 €
INTEREST RATE	2,66%	5,33%