

Brief report

Date: 07/31/2018
 Currency: EUR

Constitution date
 11/20/2017

VAT Reg. no.
 V87964110

Management Company
 Europa de Titulización, S.G.F.T

Originator
 BBVA

Servicer
 BBVA

Assets Custodian
 BBVA

Bond Paying Agent
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Start-up Loan
 BBVA

Subordinated Loan
 BBVA

Fund Auditors
 KPMG Auditores

Lead Manager
 BBVA

Suscribers
 BBVA / BEI

Issued securities: Asset-Backed Bonds

| Bonds issue | | | | | | | | | | |
|------------------------|-----------|------------------------|---|--------------------------------|--|---|---|--|-----------------------|---------------------|
| Series | ISIN Code | Issue date Nº bonds | Principal outstanding (Bond Unit / Series Total / %Factor) | | Interest type Reference rate and margin Payment Date | Interest Rate Next coupon | Redemption | | Rating DBRS / MOOD | |
| | | | Current | Original | | | Final maturity (legal) | Next | | |
| Series ES0305295000 | | 11/20/2017 14,580 | 96,102.86 1,401,179,698.80 96.10% | 100,000.00 1,458,000,000.00 | Floating 3-M Euribor+0.500% 18.Mar/Jun/Sep/Dec | 0.1790% 09/19/2018 43.961719 Gross 35.608992 Net | 03/18/2064 Quarterly 18.Mar/Jun/Sep/Dec | 09/19/2018 "Pass-Through" Secutorial | AA (sf) Aa1 | AA (sf) Aa2 (sf) |
| Total | | | 1,401,179,698.80 | 1,458,000,000.00 | | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) | | | | | | | | | | | |
|---|-------------------------------|-------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | % Monthly CPR (SMM) | | | | | | | | | |
| | | % Annual equivalent CPR | | | | | | | | | |
| | | 0,08 | 0,17 | 0,25 | 0,34 | 0,42 | 0,51 | 0,60 | 0,69 | | |
| | | 1,00 | 2,00 | 3,00 | 4,00 | 5,00 | 6,00 | 7,00 | 8,00 | | |
| Series | With optional redemption * | Average life | Years | 06/03/2028 | 05/01/2027 | 05/30/2026 | 08/18/2025 | 12/19/2024 | 05/25/2024 | 11/30/2023 | 06/29/2023 |
| | Final Maturity | Years | 21.01 | 19.52 | 18.01 | 17.01 | 15.76 | 14.51 | 13.51 | 12.51 | 12.51 |
| | | Date | 06/18/2039 | 12/18/2037 | 06/18/2036 | 06/18/2035 | 03/18/2034 | 12/18/2032 | 12/18/2031 | 12/18/2030 | |
| Series | Without optional redemption * | Average life | Years | 06/03/2028 | 05/01/2027 | 05/30/2026 | 08/18/2025 | 12/19/2024 | 05/25/2024 | 11/30/2023 | 06/29/2023 |
| | Final Maturity | Years | 21.01 | 19.52 | 18.01 | 17.01 | 15.76 | 14.51 | 13.51 | 12.51 | 12.51 |
| | | Date | 06/18/2039 | 12/18/2037 | 06/18/2036 | 06/18/2035 | 03/18/2034 | 12/18/2032 | 12/18/2031 | 12/18/2030 | |

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
 Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

| Credit enhancement (CE) | | | | | |
|-------------------------|---------|------------------|--------|------------------|--------|
| Series | 100.00% | Current | | At issue date | |
| | | % CE | % CE | % CE | % CE |
| Issue of Bonds | | 1,401,179,698.80 | 24.68% | 1,458,000,000.00 | 23.90% |
| B Loan | 24.41% | 342,000,000.00 | 23.46% | 342,000,000.00 | |
| Reserve Fund | 6.29% | 88,200,000.00 | 6.05% | 88,200,000.00 | |

| Other financial operations (current) | | | |
|--|--------------|-----------------------|----------------|
| Assets | | Balance | Interest |
| | | Treasury Account | 103,177,641.51 |
| Servicer ppal collect not yet credited | 4,331,821.49 | | |
| Servicer ints collect not yet credited | 1,119,832.80 | | |
| Liabilities | | Available | Balance |
| | | Subordinated Loan L/T | 88,200,000.00 |
| Subordinated Loan S/T | 0.00 | | |
| Start-up Loan L/T | 778,764.94 | 0.000% | |
| Start-up Loan S/T | 519,176.64 | | |

Collateral: Residential mortgage loans (PTCs/MCs)

| General | | | |
|--|------------------|----------------------|--|
| | Current | At constitution date | |
| Count | 11,896 | 12,072 | |
| Principal | | | |
| Principal outstanding | 1,725,589,398.12 | 1,799,989,451.88 | |
| Average loan | 145,056.27 | 149,104.49 | |
| Minimum | 27,864.56 | 53,038.10 | |
| Maximum | 821,856.45 | 841,596.01 | |
| Interest rate | | | |
| Weighted average (wac) | 0.97% | 1.03% | |
| Minimum | 0.00% | 0.03% | |
| Maximum | 6.35% | 6.35% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 321 | 329 | |
| Minimum | 06/30/2021 | 06/30/2021 | |
| Maximum | 08/31/2060 | 08/31/2060 | |
| Index (principal outstanding distribution) | | | |
| 1-year EURIBOR/MIBOR | 0.01% | 0.01% | |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 97.21% | 97.20% | |
| Mortgage Market. All Institutions | 2.78% | 2.79% | |

| LTV Distribution | | | | |
|--------------------------|---------|--------|----------------------|--------|
| | Current | | At constitution date | |
| | % Pool | % LTV | % Pool | % LTV |
| 10.01 - 20% | 0.01 | 14.56 | 0.01 | 15.71 |
| 20.01 - 30% | 0.10 | 27.08 | 0.06 | 26.84 |
| 30.01 - 40% | 0.30 | 35.96 | 0.28 | 35.80 |
| 40.01 - 50% | 0.63 | 45.61 | 0.54 | 46.10 |
| 50.01 - 60% | 1.56 | 55.61 | 1.25 | 55.83 |
| 60.01 - 70% | 2.88 | 65.35 | 2.40 | 65.26 |
| 70.01 - 80% | 17.35 | 76.88 | 10.69 | 76.96 |
| 80.01 - 90% | 29.91 | 84.83 | 31.51 | 84.83 |
| 90.01 - 100% | 20.12 | 94.46 | 22.11 | 94.52 |
| 100.01 - 110% | 12.90 | 104.67 | 13.88 | 104.74 |
| 110.01 - 120% | 8.40 | 114.70 | 9.10 | 114.61 |
| 120.01 - 130% | 4.44 | 124.30 | 5.76 | 124.27 |
| 130.01 - 140% | 1.41 | 132.45 | 2.41 | 133.81 |
| Weighted average (WALTV) | 91.41 | | 93.85 | |
| Minimum | 13.78 | | 15.34 | |
| Maximum | 136.49 | | 139.22 | |

| Prepayments | | | | | |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.15% | 0.16% | 0.16% | | 0.16% |
| Annual Percentage Rate (CPR) | 1.75% | 1.88% | 1.95% | | 1.91% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 10.21% | 10.20% |
| Aragon | 1.4% | 1.43% |
| Asturias | 0.79% | 0.79% |
| Balearic Islands | 1.68% | 1.68% |
| Basque Country | 2.41% | 2.40% |
| Canary Islands | 2.70% | 2.70% |
| Cantabria | 0.77% | 0.77% |
| Castilla-La Mancha | 2.20% | 2.19% |
| Castilla-Leon | 2.66% | 2.64% |
| Catalonia | 49.44% | 49.38% |
| Ceuta | 0.20% | 0.20% |
| Extremadura | 1.00% | 1.00% |
| Galicia | 2.07% | 2.09% |
| La Rioja | 0.27% | 0.27% |
| Madrid | 13.56% | 13.62% |
| Melilla | 0.26% | 0.26% |
| Murcia | 1.35% | 1.35% |
| Navarra | 0.41% | 0.41% |
| Valencia | 6.61% | 6.63% |

BBVA RMBS 18 Fondo de Titulización

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BBVA

Servicer

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BBVA

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

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BBVA

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BBVA

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BBVA

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KPMG Auditores

Lead Manager

BBVA

Suscribers

BBVA / BEI

| Current delinquency | | | | | | | | | | |
|----------------------------------|--------|--------------|-----------|--------|------------|--------|------------------|---------------|--------|--------------------------------|
| Aging | Assets | Overdue debt | | | | | Outstanding debt | Total debt | | % Total debt / Appraisal Value |
| | | Principal | Interest | Other | Total | % | | | % | |
| <i>Delinquencies</i> | | | | | | | | | | |
| Up to 1 month | 575 | 255,330.82 | 68,090.25 | 0.00 | 323,421.07 | 83.13 | 83,839,643.12 | 84,163,064.19 | 94.00 | 93.87 |
| from > 1 to = 2 months | 33 | 32,319.99 | 9,582.49 | 0.00 | 41,902.48 | 10.77 | 4,393,093.96 | 4,434,996.44 | 4.95 | 97.92 |
| from > 2 to = 3 months | 1 | 852.20 | 204.78 | 0.00 | 1,056.98 | 0.27 | 84,846.72 | 85,903.70 | 0.10 | 124.76 |
| from > 3 to = 6 months | 5 | 7,810.05 | 3,875.39 | 0.00 | 11,685.44 | 3.00 | 477,241.90 | 488,927.34 | 0.55 | 97.60 |
| from > 6 to < 12 months | 2 | 8,191.26 | 2,390.74 | 429.49 | 11,011.49 | 2.83 | 351,209.51 | 362,221.00 | 0.40 | 107.60 |
| Subtotal | 616 | 304,504.32 | 84,143.65 | 429.49 | 389,077.46 | 100.00 | 89,146,035.21 | 89,535,112.67 | 100.00 | 94.15 |
| <i>Doubt debts (subjectives)</i> | | | | | | | | | | |
| BBVA | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| Subtotal | 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 616 | 304,504.32 | 84,143.65 | 429.49 | 389,077.46 | | 89,146,035.21 | 89,535,112.67 | | 94.15 |

Additional information