

Brief report

Date: 08/31/2022
 Currency: EUR

Constitution date
 11/25/2019

VAT Reg. no.
 V88534466

Management Company
 Europea 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 Auditor
 KPMG Auditores

CA-CIB
 BBVA

Suscribers
 BBVA
 Banco Europeo de Inversiones

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal) Next		Rating DBRS / Moody's Current Original	
		Series ES0305462006	11/28/2019 18,000			75,508.93 1,359,160,740.00	100,000.00 1,800,000,000.00	Floating 3-M Euribor+0.500% 20.May/Nov	0.8910% 11/21/2022 170.064988 Gross 137.752640 Net
Total		1,359,160,740.00	1,800,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date											
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)							
				0.08	0.17	0.25	0.34	0.42	0.51	0.60	0.69
				% Annual equivalent CPR							
				1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00
				05/11/2033	04/19/2032	05/17/2031	07/28/2030	11/14/2029	04/05/2029	09/22/2028	04/04/2028
				08/20/2044	08/20/2043	08/20/2042	08/20/2041	08/20/2040	08/20/2039	08/20/2038	08/20/2037
				10.73	9.67	8.74	7.94	7.24	6.62	6.09	5.62
				22.01	21.01	20.01	19.01	18.01	17.01	16.01	15.01
				05/11/2033	04/19/2032	05/17/2031	07/28/2030	11/14/2029	04/05/2029	09/22/2028	04/04/2028
				08/20/2044	08/20/2043	08/20/2042	08/20/2041	08/20/2040	08/20/2039	08/20/2038	08/20/2037
				10.73	9.67	8.74	7.94	7.24	6.62	6.09	5.62
				22.01	21.01	20.01	19.01	18.01	17.01	16.01	15.01

* 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	Current	% CE	At issue date			
			% CE	Current	% CE	
Issue of Bonds	100.00%	1,359,160,740.00	19.24%	100.00%	1,800,000,000.00	15.00%
B Loan	14.71%	200,000,000.00	11.11%		200,000,000.00	
Reserve Fund	7.36%	100,000,000.00	5.56%		100,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	112,191,745.16	0.295%	
Servicer ppal collect not yet credited	5,630,403.13		
Servicer ints collect not yet credited	2,318,695.77		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		100,000,000.00	0.491%
Subordinated Loan S/T			0.00
Start-up Loan L/T		106,293.68	0.491%
Start-up Loan S/T			0.00

Collateral: Residential mortgage loans (PTCs/MCs)

General			
	Current	At constitution date	
Count	14,373	16,555	
Principal			
Principal outstanding	1,541,568,591.35	1,999,982,325.11	
Average loan	107,254.48	120,808.36	
Minimum	85.92	1,994.65	
Maximum	1,488,661.66	1,742,116.26	
Interest rate			
Weighted average (wac)	2.02%	1.86%	
Minimum	0.07%	0.42%	
Maximum	6.55%	6.55%	
Final maturity			
Weighted average (WARM) (months)	299	334	
Minimum	09/30/2022	10/31/2021	
Maximum	01/31/2059	12/31/2058	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	58.12%	57.10%	
Fixed Interest	41.88%	42.90%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.14	7.73	0.06	7.92
10.01 - 20%	0.59	15.96	0.27	15.45
20.01 - 30%	1.91	25.71	0.92	25.81
30.01 - 40%	5.83	35.88	2.51	35.63
40.01 - 50%	14.38	45.69	6.99	45.60
50.01 - 60%	25.48	55.24	15.23	55.49
60.01 - 70%	29.27	64.94	24.53	65.28
70.01 - 80%	15.42	73.77	26.82	74.99
80.01 - 90%	3.58	83.69	15.41	83.58
90.01 - 100%	1.11	94.50	3.66	93.77
100.01 - 110%	0.99	105.52	1.07	104.46
110.01 - 120%	0.75	114.95	0.79	115.04
120.01 - 130%	0.37	123.66	0.85	125.01
130.01 - 140%	0.14	133.31	0.55	135.45
140.01 - 150%	0.05	141.84	0.28	144.16
Weighted average (WALTV)		60.38		69.58
Minimum		0.06		2.20
Maximum		142.28		153.84

BBVA RMBS 19 Fondo de Titulización

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Suscribers

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.77%	0.88%	0.82%	0.65%	0.47%
Annual Percentage Rate (CPR)	8.88%	10.03%	9.35%	7.50%	5.52%

Geographic distribution

	Current	At constitution date
Andalucia	16.81%	16.39%
Aragon	1.44%	1.38%
Asturias	1.11%	1.06%
Balearic Islands	3.63%	3.61%
Basque Country	3.65%	3.84%
Canary Islands	4.39%	4.26%
Cantabria	1.51%	1.43%
Castilla-La Mancha	2.12%	1.95%
Castilla-Leon	3.43%	3.31%
Catalonia	29.65%	30.08%
Ceuta	0.52%	0.54%
Extremadura	1.69%	1.62%
Galicia	3.75%	3.64%
La Rioja	0.30%	0.30%
Madrid	14.26%	15.08%
Melilla	0.98%	0.89%
Murcia	2.31%	2.19%
Navarra	0.56%	0.53%
Valencia	7.88%	7.91%

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	382	101,586.08	74,572.86	0.00	176,158.94	20.91	38,976,810.43	39,152,969.37	86.98	62.53
from > 1 to = 2 months	38	21,985.50	14,624.21	0.00	36,609.71	4.34	3,534,934.62	3,571,544.33	7.93	68.36
from > 2 to = 3 months	3	3,549.92	3,695.42	0.00	7,245.34	0.86	441,715.27	448,960.61	1.00	63.30
from > 6 to < 12 months	10	13,620.84	13,464.41	0.00	27,085.25	3.21	795,561.60	822,646.85	1.83	76.65
from = 12 to < 18 months	3	10,189.76	6,942.06	0.00	17,131.82	2.03	218,945.82	236,077.64	0.52	78.81
from = 18 to < 24 months	3	254,023.12	13,699.33	310.18	268,032.63	31.81	202,992.99	471,025.62	1.05	87.78
from ≥ 2 years	3	294,874.53	15,006.84	475.93	310,357.30	36.83	0.00	310,357.30	0.69	64.00
Subtotal	442	699,829.75	142,005.13	786.11	842,620.99	100.00	44,170,960.73	45,013,581.72	100.00	63.45
Total	442	699,829.75	142,005.13	786.11	842,620.99		44,170,960.73	45,013,581.72		

Additional information