

Brief report

Date: 01/31/2023
 Currency: EUR

Constitution date
 06/14/2021

VAT Reg. no.
 V06839633

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

Originator
 BBVA

Servicer
 BBVA

Lead Manager and Subscriber
 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

Financial Swap
 BBVA

Fund Auditor
 KPMG Auditores

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	
		Current	Original			Final maturity (legal)	Next	DBRS / S&P / SCOPE	Current Original
Series A ES0305567002	06/17/2021 23.500	86,660.92	100,000.00	Floating Euribor 03 meses+0.150% 14.Feb/Apr/Jun/Aug/Oct/Dec	1.9480% 02/14/2023 431.417318 Gross 349.448028 Net	02/14/2065 Trimestral	Feb/Apr/Jun/Aug/Oct/Dec	"Pass-Through" Secuential	AA (high) (sf) AA AAA AAAsf
Series B ES0305567010	06/17/2021 1,500	100,000.00	100,000.00	Floating Euribor 03 meses+0.250% 14.Feb/Apr/Jun/Aug/Oct/Dec	2.0480% 02/14/2023 523.377778 Gross 423.936000 Net	02/14/2065 Trimestral	Feb/Apr/Jun/Aug/Oct/Dec	"Pass-Through" Secuential	A (high) (sf) AA BBB- BBB+sf
Total		2,186,531,620.00	2,500,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date										
		% Monthly CPR (SMM)								
		0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44	
		% Annual equivalent CPR								
		1,00	2,00	3,00	4,00	5,00	6,00	7,00	8,00	
Series A	With optional redemption *	Average life	10.69	9.74	8.91	8.18	7.52	6.95	6.44	6.00
		Final Maturity	07/23/2033	08/11/2032	10/12/2031	01/18/2031	05/23/2030	10/26/2029	04/23/2029	11/13/2028
	Without optional redemption *	Average life	10.74	9.79	8.96	8.23	7.59	7.01	6.51	6.06
		Final Maturity	08/08/2033	08/29/2032	11/01/2031	02/06/2031	06/15/2030	11/19/2029	05/18/2029	12/04/2028
Series B	With optional redemption *	Average life	22.02	21.01	20.01	19.01	17.76	16.76	15.76	15.01
		Final Maturity	11/16/2044	11/16/2043	11/16/2042	11/16/2041	08/16/2040	08/16/2039	08/16/2038	11/16/2037
	Without optional redemption *	Average life	26.12	25.53	24.89	24.21	23.49	22.73	21.95	21.16
		Final Maturity	12/23/2048	05/21/2048	09/29/2047	01/24/2047	05/06/2046	08/04/2045	10/23/2044	01/07/2044
Date		02/16/2061	02/16/2061	02/16/2061	02/16/2061	02/16/2061	02/16/2061	02/16/2061	02/16/2061	

* 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)						
	Current			At issue date		
		% CE			% CE	
Series A	93.14%	2,036,531,620.00	12.58%	94.00%	2,350,000,000.00	11.00%
Series B	6.86%	150,000,000.00	5.72%	6.00%	150,000,000.00	5.00%
Issue of Bonds		2,186,531,620.00			2,500,000,000.00	
Reserve Fund	5.72%	125,000,000.00		5.00%	125,000,000.00	

Other financial operations (current)			
		Balance	Interest
Assets			
Treasury Account		188,531,655.92	2.446%
Servicer ppal collect not yet credited		7,768,350.98	
Servicer ints collect not yet credited		3,446,840.95	
Liabilities		Available	Balance Interest
Subordinated Loan L/T		125,000,000.00	1.898%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		319,237.58	1.898%
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	17,617	18,919	
Principal			
Principal outstanding	2,122,816,130.49	2,499,595,412.28	
Average loan	120,498.16	132,120.91	
Minimum	596.43	53,763.63	
Maximum	1,275,668.87	1,694,268.96	
Interest rate			
Weighted average (wac)	2.21%	1.39%	
Minimum	0.00%	0.00%	
Maximum	9.23%	6.51%	
Final maturity			
Weighted average (WARM) (months)	280	299	
Minimum	02/28/2023	08/31/2023	
Maximum	02/10/2061	02/10/2061	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	35.24%	37.53%	
Mortgage Market: Savings Banks	0.30%	0.34%	
Mortgage Market: All Institutions	0.56%	0.53%	
Fixed Interest	63.89%	61.60%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.09	7.53	0.02	8.44
10.01 - 20%	1.03	16.02	0.53	16.17
20.01 - 30%	2.62	25.70	1.76	26.05
30.01 - 40%	4.97	35.62	3.76	35.52
40.01 - 50%	8.84	45.36	6.58	45.60
50.01 - 60%	14.55	55.41	10.82	55.38
60.01 - 70%	24.07	65.41	18.18	65.37
70.01 - 80%	37.54	74.45	34.27	75.99
80.01 - 90%	4.27	83.11	20.87	82.55
90.01 - 100%	0.79	93.99	1.61	93.77
100.01 - 110%	0.44	104.75	0.46	105.13
110.01 - 120%	0.23	114.62	0.40	114.10
120.01 - 130%	0.12	123.23	0.22	123.99
130.01 - 140%	0.15	134.62	0.16	134.98
140.01 - 150%	0.12	146.65	0.09	146.12
150.01 - 160%	0.08	156.17	0.10	156.58
160.01 - 170%	0.06	166.12	0.11	165.54
170.01 - 180%	0.03	174.00	0.04	176.33
Weighted average (WALTV)	64.20		69.56	
Minimum	0.26		5.97	
Maximum	179.47		197.60	

BBVA RMBS 20 Fondo de Titulización

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Fund Auditor

KPMG Auditores

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.63%	0.65%	0.55%	0.50%	0.41%
Annual Percentage Rate (CPR)	7.33%	7.47%	6.41%	5.78%	4.77%

Geographic distribution

	Current	At constitution date
Andalucia	17.88%	17.83%
Aragon	2.02%	1.99%
Asturias	1.04%	1.05%
Balearic Islands	2.16%	2.17%
Basque Country	4.63%	4.82%
Canary Islands	3.95%	3.82%
Cantabria	1.13%	1.17%
Castilla-La Mancha	2.24%	2.18%
Castilla-Leon	3.55%	3.47%
Catalonia	28.67%	28.45%
Ceuta	0.73%	0.70%
Extremadura	2.10%	2.09%
Galicia	3.56%	3.49%
La Rioja	0.22%	0.23%
Madrid	14.79%	15.49%
Melilla	0.78%	0.75%
Murcia	2.16%	2.06%
Navarra	0.49%	0.49%
Valencia	7.88%	7.76%

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	338	107,255.28	85,843.02	0.00	193,098.30	35.73	37,959,644.52	38,152,742.82	90.29	65.04
from > 1 to = 2 months	23	17,343.74	15,001.01	0.00	32,344.75	5.98	2,549,996.49	2,582,341.24	6.11	59.92
from > 2 to = 3 months	1	1,230.55	783.25	0.00	2,013.80	0.37	95,137.45	97,151.25	0.23	64.15
from > 3 to = 6 months	1	2,638.79	1,973.76	0.00	4,612.55	0.85	194,788.73	199,401.28	0.47	111.55
from > 6 to < 12 months	6	16,316.55	9,252.94	0.00	25,569.49	4.73	625,139.56	650,709.05	1.54	73.35
from = 12 to < 18 months	2	8,300.46	4,631.32	0.00	12,931.78	2.39	289,916.17	302,847.95	0.72	83.70
from = 18 to < 24 months	3	263,701.03	5,772.76	388.64	269,862.43	49.93	0.00	269,862.43	0.64	71.66
Subtotal	374	416,786.40	123,258.06	388.64	540,433.10	100.00	41,714,622.92	42,255,056.02	100.00	65.08
Total	374	416,786.40	123,258.06	388.64	540,433.10		41,714,622.92	42,255,056.02		

Additional information