

Brief report

Date: 01/31/2025
 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 |
| Series A ES0305567002 | 06/17/2021 23.500 | 69,267.90 | 100,000.00 | Floating Euribor 03 meses+0.150% 14.Feb/Apr/Jun/Aug/Oct/Dec | 3.1840% 02/14/2025 563.625206 Gross 456.536417 Net | 02/14/2065 Trimestral | "Pass-Through" Secuential | AA (high) (sf) AAAsf | AA (high) AA AAA |
| 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 | 3.2840% 02/14/2025 839.244444 Gross 679.788000 Net | 02/14/2065 Trimestral | "Pass-Through" Secuential | AA (sf) AAAsf | A AA BBB- |
| Total | | 1,777,795,650.00 | 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 | | | | | | | | | | | | |
|---|-------------------------------|----------------------------|----------------|---------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Series | Option | Type | Yrs | % Monthly CPR (SMM) | | | | | | | | |
| | | | | 0,08 | 0,17 | 0,25 | 0,34 | 0,43 | 0,51 | 0,60 | 0,69 | |
| Series A | With optional redemption * | Average life | Years | 9.90 | 9.06 | 8.31 | 7.64 | 7.05 | 6.52 | 6.06 | 5.65 | |
| | | Final Maturity | Years | 10/06/2034 | 12/04/2033 | 03/04/2033 | 07/03/2032 | 11/30/2031 | 05/21/2031 | 12/05/2030 | 07/09/2030 | |
| | Without optional redemption * | Average life | Years | 9.96 | 9.12 | 8.37 | 7.71 | 7.12 | 6.60 | 6.13 | 5.72 | |
| | | Final Maturity | Years | 10/29/2034 | 12/25/2033 | 03/27/2033 | 07/28/2032 | 12/27/2031 | 06/19/2031 | 12/31/2030 | 08/02/2030 | |
| | Series B | With optional redemption * | Average life | Years | 19.76 | 19.01 | 18.01 | 17.01 | 16.01 | 15.01 | 14.26 | 13.50 |
| | | | Final Maturity | Years | 08/14/2044 | 11/14/2043 | 11/14/2042 | 11/14/2041 | 11/14/2040 | 11/14/2039 | 02/14/2039 | 05/14/2038 |
| Without optional redemption * | | Average life | Years | 24.11 | 23.54 | 22.93 | 22.29 | 21.62 | 20.93 | 20.22 | 19.50 | |
| | | Final Maturity | Years | 12/18/2048 | 05/22/2048 | 10/13/2047 | 02/22/2047 | 06/23/2046 | 10/15/2045 | 01/29/2045 | 05/11/2044 | |

* 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 | 91.56% | 1,627,795,650.00 | 15.47% | 94.00% | 2,350,000,000.00 | 11.00% |
| Series B | 8.44% | 150,000,000.00 | 7.03% | 6.00% | 150,000,000.00 | 5.00% |
| Issue of Bonds | | 1,777,795,650.00 | | | 2,500,000,000.00 | |
| Reserve Fund | 7.03% | 125,000,000.00 | | 5.00% | 125,000,000.00 | |

| Other financial operations (current) | | | |
|--|----------------|----------------|----------|
| Assets | Balance | Interest | |
| Treasury Account | 170,230,785.80 | 2.609% | |
| Servicer ppal collect not yet credited | 5,997,024.56 | | |
| Servicer ints collect not yet credited | 3,332,268.16 | | |
| Liabilities | Available | Balance | Interest |
| Subordinated Loan L/T | | 125,000,000.00 | 3.134% |
| Subordinated Loan S/T | | 0.00 | |
| Start-up Loan L/T | | 0.00 | |
| Start-up Loan S/T | | 0.00 | |

Collateral: Residential mortgage loans (PTCs)

| General | | | |
|--|------------------|----------------------|--|
| | Current | At constitution date | |
| Count | 16,000 | 18,919 | |
| Principal | | | |
| Principal outstanding | 1,736,566,554.33 | 2,499,595,412.28 | |
| Average loan | 108,535.41 | 132,120.91 | |
| Minimum | 31.20 | 53,763.63 | |
| Maximum | 1,188,952.21 | 1,694,268.96 | |
| Interest rate | | | |
| Weighted average (wac) | 2.47% | 1.39% | |
| Minimum | 0.60% | 0.00% | |
| Maximum | 7.26% | 6.51% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 256 | 299 | |
| Minimum | 02/28/2025 | 08/31/2023 | |
| Maximum | 02/10/2061 | 02/10/2061 | |
| Index (principal outstanding distribution) | | | |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 29.26% | 37.53% | |
| Mortgage Market: Savings Banks | 0.33% | 0.34% | |
| Mortgage Market: All Institutions | 0.55% | 0.53% | |
| Fixed Interest | 69.86% | 61.60% | |

| LTV Distribution | | | | |
|--------------------------|---------|--------|----------------------|--------|
| | Current | | At constitution date | |
| | % Pool | % LTV | % Pool | % LTV |
| 0.01 - 10% | 0.30 | 7.31 | 0.02 | 8.44 |
| 10.01 - 20% | 1.61 | 15.83 | 0.53 | 16.17 |
| 20.01 - 30% | 3.82 | 25.57 | 1.76 | 26.05 |
| 30.01 - 40% | 7.05 | 35.62 | 3.76 | 35.52 |
| 40.01 - 50% | 12.68 | 45.49 | 6.58 | 45.80 |
| 50.01 - 60% | 21.64 | 55.45 | 10.82 | 55.38 |
| 60.01 - 70% | 38.15 | 65.22 | 18.18 | 65.37 |
| 70.01 - 80% | 12.23 | 72.90 | 34.27 | 75.99 |
| 80.01 - 90% | 1.27 | 83.59 | 20.87 | 82.55 |
| 90.01 - 100% | 0.44 | 94.55 | 1.61 | 93.77 |
| 100.01 - 110% | 0.25 | 104.23 | 0.46 | 105.13 |
| 110.01 - 120% | 0.17 | 114.66 | 0.40 | 114.10 |
| 120.01 - 130% | 0.13 | 125.13 | 0.22 | 123.99 |
| 130.01 - 140% | 0.09 | 135.43 | 0.16 | 134.98 |
| 140.01 - 150% | 0.06 | 144.51 | 0.09 | 146.12 |
| 150.01 - 160% | 0.07 | 154.87 | 0.10 | 156.58 |
| 160.01 - 170% | 0.05 | 165.00 | 0.11 | 165.54 |
| Weighted average (WALTV) | | 57.82 | | 69.56 |
| Minimum | | 0.01 | | 5.97 |
| Maximum | | 169.17 | | 197.60 |

BBVA RMBS 20 Fondo de Titulización

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| Prepayments | | | | | |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.44% | 0.46% | 0.40% | 0.45% | 0.46% |
| Annual Percentage Rate (CPR) | 5.13% | 5.36% | 4.75% | 5.24% | 5.36% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 18.00% | 17.83% |
| Aragon | 2.00% | 1.99% |
| Asturias | 1.07% | 1.05% |
| Balearic Islands | 2.22% | 2.17% |
| Basque Country | 4.20% | 4.82% |
| Canary Islands | 4.16% | 3.82% |
| Cantabria | 1.16% | 1.17% |
| Castilla-La Mancha | 2.27% | 2.18% |
| Castilla-Leon | 3.66% | 3.47% |
| Catalonia | 28.96% | 28.45% |
| Ceuta | 0.69% | 0.70% |
| Extremadura | 2.19% | 2.09% |
| Galicia | 3.65% | 3.49% |
| La Rioja | 0.23% | 0.23% |
| Madrid | 13.91% | 15.49% |
| Melilla | 0.83% | 0.75% |
| Murcia | 2.29% | 2.06% |
| Navarra | 0.47% | 0.49% |
| Valencia | 8.03% | 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 | 259 | 81,783.32 | 80,943.27 | 0.00 | 162,726.59 | 12.21 | 27,244,153.59 | 27,406,880.18 | 72.82 | 56.79 |
| from > 1 to = 2 months | 35 | 25,134.93 | 28,462.33 | 0.00 | 53,597.26 | 4.02 | 3,605,925.59 | 3,659,522.85 | 9.72 | 61.18 |
| from > 2 to = 3 months | 7 | 7,626.36 | 6,921.13 | 0.00 | 14,547.49 | 1.09 | 735,257.65 | 749,805.14 | 1.99 | 63.42 |
| from > 3 to = 6 months | 6 | 3,769.33 | 7,529.51 | 0.00 | 11,298.84 | 0.85 | 602,243.91 | 613,542.75 | 1.63 | 69.23 |
| from > 6 to < 12 months | 17 | 18,531.18 | 32,638.70 | 18.40 | 51,188.28 | 3.84 | 2,182,168.98 | 2,233,357.26 | 5.93 | 57.84 |
| from = 12 to < 18 months | 6 | 163,069.31 | 32,757.81 | 199.72 | 196,026.84 | 14.71 | 643,126.12 | 839,152.96 | 2.23 | 70.72 |
| from = 18 to < 24 months | 8 | 503,317.87 | 84,145.94 | 928.53 | 588,392.34 | 44.17 | 1,047,696.24 | 1,636,088.58 | 4.35 | 63.86 |
| from ≥ 2 years | 3 | 225,283.73 | 28,830.42 | 313.63 | 254,427.78 | 19.10 | 243,311.68 | 497,739.46 | 1.32 | 79.79 |
| Subtotal | 341 | 1,028,516.03 | 302,229.11 | 1,460.28 | 1,332,205.42 | 100.00 | 36,303,883.76 | 37,636,089.18 | 100.00 | 58.31 |
| Total | 341 | 1,028,516.03 | 302,229.11 | 1,460.28 | 1,332,205.42 | | 36,303,883.76 | 37,636,089.18 | | |