

Brief report

Date: 02/28/2026
 Currency: EUR

Constitution date
 03/21/2022

VAT Reg. no.
 V09851882

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 ES0305643001	03/24/2022 120,280	61,805.16 7,433,924,644.80 61.81%	100,000.00 12,028,000,000.00	Floating 3-M Euribor+0.150% 18.Feb/May/Aug/Nov	2.1490% 05/18/2026 328.358797 Gross 265.970626 Net	11/18/2066 Quarterly 18.Feb/May/Aug/Nov	"Pass-Through" Secutorial	AA (high) AAA	AA AA (sf) AAA	
Series B ES0305643019	03/24/2022 3,720	100,000.00 372,000,000.00 100.00%	100,000.00 372,000,000.00	Floating 3-M Euribor+0.250% 18.Feb/May/Aug/Nov	2.2490% 05/18/2026 556.002778 Gross 450.362250 Net	11/18/2066 Quarterly 18.Feb/May/Aug/Nov	"Pass-Through" Secutorial	AA (sf) AA	A (high) AA BBB+sf BBB-	
Total		7,805,924,644.80	12,400,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date													
Series	Option	% Monthly CPR (SMM)	% Annual equivalent CPR	CPR Hypothesis									
				0,08	0,17	0,25	0,34	0,43	0,51	0,60	0,69		
Series A	With optional redemption *	Average life	Years	7.89	7.27	6.72	6.25	5.80	5.41	5.06	4.74		
		Final Maturity	Years	01/07/2034	05/27/2033	11/05/2032	05/16/2032	12/04/2031	07/16/2031	03/10/2031	11/14/2030		
		Date	08/18/2043	08/18/2042	08/18/2041	11/18/2040	11/18/2039	02/18/2039	05/18/2038	08/18/2037			
	Without optional redemption *	Average life	Years	8.09	7.49	6.95	6.46	6.03	5.64	5.28	4.96		
		Final Maturity	Years	03/21/2034	08/13/2033	01/28/2033	08/04/2032	02/27/2032	10/07/2031	05/31/2031	02/03/2031		
		Date	11/18/2047	05/18/2047	08/18/2046	11/18/2045	02/18/2045	05/18/2044	08/18/2043	11/18/2042			
Series B	With optional redemption *	Average life	Years	17.51	16.51	15.51	14.76	13.76	13.01	12.25	11.50		
		Final Maturity	Years	08/18/2043	08/18/2042	08/18/2041	11/18/2040	11/18/2039	02/17/2039	05/17/2038	08/17/2037		
		Date	08/18/2043	08/18/2042	08/18/2041	11/18/2040	11/18/2039	02/18/2039	05/18/2038	08/18/2037			
	Without optional redemption *	Average life	Years	23.53	23.08	22.62	22.12	21.57	20.99	20.39	19.76		
		Final Maturity	Years	08/23/2049	03/14/2049	09/25/2048	03/26/2048	09/10/2047	02/10/2047	07/04/2046	11/17/2045		
		Date	02/18/2063	02/18/2063	02/18/2063	02/18/2063	02/18/2063	05/18/2063	05/18/2063	05/18/2063			

* 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	% CE	% CE	
Series A	95.23%	7,433,924,644.80	12.71%	97.00%	12,028,000,000.00	8.00%
Series B	4.77%	372,000,000.00	7.94%	3.00%	372,000,000.00	5.00%
Issue of Bonds		7,805,924,644.80			12,400,000,000.00	
Reserve Fund	7.94%	620,000,000.00		5.00%	620,000,000.00	

Other financial operations (current)				
Assets		Balance Interest		
		Balance	Interest	
Treasury Account		655,952,854.02	1.925%	
Servicer ppal collect not yet credited		35,020,456.15		
Servicer ints collect not yet credited		16,464,371.98		
Liabilities		Available	Balance Interest	
Subordinated Loan L/T			620,000,000.00	2.099%
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/MCs)

General			
		Current	At constitution date
		Count	
Principal	Principal outstanding	7,743,686,305.54	12,399,999,730.17
	Average loan	86,828.20	107,140.39
	Minimum	1.07	13,650.11
	Maximum	1,215,545.54	1,716,743.99
	Interest rate		
Weighted average (wac)		2.84%	0.57%
Minimum		0.19%	0.00%
Maximum		7.86%	6.65%
Final maturity	Weighted average (WARM) (months)	221	262
	Minimum	03/31/2026	04/30/2022
	Maximum	01/31/2063	10/31/2061
Index (principal outstanding distribution)	1-year EURIBOR/MIBOR	0.00%	0.00%
	1-year EURIBOR/MIBOR (Mortgage Market)	82.66%	87.12%
	Mortgage Market: Savings Banks	0.03%	0.03%
	Mortgage Market: All Institutions	0.86%	0.71%
	Fixed Interest	16.44%	12.13%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.62	6.93	0.14	7.49
10.01 - 20%	2.43	15.82	0.87	15.91
20.01 - 30%	5.14	25.56	2.00	25.62
30.01 - 40%	10.66	35.57	4.25	35.72
40.01 - 50%	17.31	45.33	9.28	45.59
50.01 - 60%	21.88	55.06	16.14	55.29
60.01 - 70%	21.46	64.76	20.11	65.02
70.01 - 80%	10.58	74.20	20.29	75.13
80.01 - 90%	4.64	84.41	13.71	83.99
90.01 - 100%	2.31	94.45	5.92	94.46
100.01 - 110%	1.09	104.28	3.17	104.43
110.01 - 120%	0.56	114.63	1.66	114.51
120.01 - 130%	0.35	124.94	0.88	124.45
130.01 - 140%	0.24	134.90	0.46	134.35
140.01 - 150%	0.20	144.91	0.33	144.05
150.01 - 160%	0.15	154.60	0.20	154.85
160.01 - 170%	0.10	164.44	0.17	164.95
170.01 - 180%	0.08	175.34	0.12	174.63
180.01 - 190%	0.06	185.36	0.08	184.34
190.01 - 200%	0.05	194.60	0.06	195.25
200.01 - 210%	0.03	207.21	0.06	204.89
210.01 - 220%	0.03	215.83	0.04	214.63
220.01 - 230%	0.02	222.86	0.03	224.81
230.01 - 240%	0.00	237.69	0.03	235.34
Weighted average (WALTV)		57.03		69.60
Minimum		0.00		1.53
Maximum		237.69		248.35

In accordance with the provisions of the Prospectus, it is hereby certified that the Originator maintains, at all times, a material net economic interest of not less than five per cent (5%) in the securitisation transaction, in compliance with Article 6 of Regulation (EU) 2017/2402 and other applicable risk retention requirements.

Europa de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund. Only the information communicated by Europa de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information
 Europa de Titulización: C/Jorge Juan 68 - 28009 Madrid | www.edt-sg.com | info@edt-sg.com
 Official register CNMV: C/ Edison, 4 - 28006 Madrid | www.cnmv.com

BBVA RMBS 21 Fondo de Titulización

Brief report

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Management Company

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.57%	0.54%	0.54%	0.58%
Annual Percentage Rate (CPR)	5.37%	6.65%	6.31%	6.27%	6.78%

Geographic distribution		
	Current	At constitution date
Andalucia	18.32%	18.44%
Aragon	1.90%	1.95%
Asturias	1.68%	1.68%
Balearic Islands	2.43%	2.35%
Basque Country	3.14%	3.40%
Canary Islands	4.95%	4.56%
Cantabria	1.25%	1.29%
Castilla-La Mancha	3.56%	3.58%
Castilla-Leon	3.87%	3.82%
Catalonia	22.09%	21.55%
Ceuta	0.64%	0.63%
Extremadura	1.63%	1.64%
Galicia	4.39%	4.24%
La Rioja	0.37%	0.39%
Madrid	15.92%	16.63%
Melilla	0.57%	0.56%
Murcia	2.73%	2.66%
Navarra	0.58%	0.58%
Valencia	9.97%	10.04%

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	2,970	1,000,765.10	715,700.74	0.00	1,716,465.84	7.54	267,383,116.28	269,099,582.12	80.82	56.68
from > 1 to = 2 months	240	201,886.84	162,274.19	0.00	364,161.03	1.60	23,817,752.66	24,181,913.69	7.26	67.22
from > 2 to = 3 months	23	20,414.37	16,156.34	0.00	36,570.71	0.16	2,572,454.76	2,609,025.47	0.78	66.66
from > 3 to = 6 months	17	19,202.77	15,557.18	0.00	34,759.95	0.15	1,372,044.00	1,406,803.95	0.42	48.68
from > 6 to < 12 months	60	242,621.54	143,108.51	446.96	386,177.01	1.70	6,217,610.39	6,603,787.40	1.98	61.05
from = 12 to < 18 months	61	1,526,554.33	255,195.49	2,141.67	1,783,891.49	7.84	4,570,966.57	6,354,858.06	1.91	77.03
from = 18 to < 24 months	59	3,188,646.40	286,362.35	6,301.76	3,481,310.51	15.29	2,530,132.31	6,011,442.82	1.81	75.48
from ≥ 2 years	140	13,818,878.27	1,110,712.64	28,704.41	14,958,295.32	65.72	1,743,652.75	16,701,948.07	5.02	77.21
Subtotal	3,570	20,018,969.62	2,705,067.44	37,594.80	22,761,631.86	100.00	310,207,729.72	332,969,361.58	100.00	58.80
Total	3,570	20,018,969.62	2,705,067.44	37,594.80	22,761,631.86		310,207,729.72	332,969,361.58		

In accordance with the provisions of the Prospectus, it is hereby certified that the Originator maintains, at all times, a material net economic interest of not less than five per cent (5%) in the securitisation transaction, in compliance with Article 6 of Regulation (EU) 2017/2402 and other applicable risk retention requirements.

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