

Brief report

Date: 12/31/2022
 Currency: EUR

Constitution date
 11/28/2022

VAT Reg. no.
 V72577526

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 ES0305689004	12/01/2022 13,580	100,000.00 1,358,000,000.00 100.00%	100,000.00 1,358,000,000.00	Floating interpolación lineal (1 - 3 meses) 26.Jan/Apr/Jul/Oct	1.8490% 01/26/2023 287.622222 Gross 232.974000 Net	07/26/2066 Quarterly 26.Jan/Apr/Jul/Oct	"Pass-Through" Secuential	AA (high) (sf) AAAsf	AA (high) AA AAA	
Series B ES0305689012	12/01/2022 420	100,000.00 42,000,000.00 100.00%	100,000.00 42,000,000.00	Floating interpolación lineal (1 - 3 meses) 26.Jan/Apr/Jul/Oct	1.9490% 01/26/2023 303.177778 Gross 245.574000 Net	07/26/2066 Quarterly 26.Jan/Apr/Jul/Oct	"Pass-Through" Secuential	A (high) (sf) AA-Asf	A (high) AA- A	
Total		1,400,000,000.00 1,400,000,000.00								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date											
Series	Option	Type	% Monthly CPR (SMM)								
			1.00	0.34	0.51	0.69	0.87	1.06	1.25	1.44	
Series A	With optional redemption *	Average life	10.32	9.47	8.71	8.05	7.46	6.93	6.45	6.04	
		Final Maturity	03/10/2033	05/06/2032	08/01/2031	12/02/2030	05/01/2030	10/20/2029	04/29/2029	11/29/2028	
		Date	21.51	20.51	19.27	18.27	17.26	16.26	15.26	14.51	
	Without optional redemption *	Average life	10.47	9.63	8.89	8.23	7.64	7.11	6.64	6.22	
		Final Maturity	05/05/2033	07/04/2032	10/07/2031	02/08/2031	07/07/2030	12/27/2029	07/08/2029	02/03/2029	
		Date	25.52	25.02	24.27	23.76	22.76	22.02	21.01	20.01	
Series B	With optional redemption *	Average life	10.32	9.47	8.71	8.05	7.46	6.93	6.45	6.04	
		Final Maturity	03/10/2033	05/06/2032	08/01/2031	12/02/2030	05/01/2030	10/20/2029	04/29/2029	11/29/2028	
		Date	21.51	20.51	19.27	18.27	17.26	16.26	15.26	14.51	
	Without optional redemption *	Average life	10.47	9.63	8.89	8.23	7.64	7.11	6.64	6.22	
		Final Maturity	05/05/2033	07/04/2032	10/07/2031	02/08/2031	07/07/2030	12/27/2029	07/08/2029	02/03/2029	
		Date	25.52	25.02	24.27	23.76	22.76	22.02	21.01	20.01	

* 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)					
		Current		At issue date	
		% CE	% CE	% CE	% CE
Series A	97.00%	1,358,000,000.00	8.00%	97.00%	1,358,000,000.00
Series B	3.00%	42,000,000.00	5.00%	3.00%	42,000,000.00
Issue of Bonds		1,400,000,000.00			1,400,000,000.00
Reserve Fund	5.00%	70,000,000.00		5.00%	70,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	87,363,184.26	1.621%	
Servicer ppal collect not yet credited	4,453,135.01		
Servicer ints collect not yet credited	1,555,043.13		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		70,000,000.00	1.799%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		1,400,000.00	1.799%
Start-up Loan S/T		700,000.00	

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	9,496	9,549	
Principal			
Principal outstanding	1,380,231,212.77	1,399,981,745.21	
Average loan	145,348.70	146,610.30	
Minimum	23,232.48	63,327.04	
Maximum	1,539,658.86	1,547,730.80	
Interest rate			
Weighted average (wac)	1.52%	1.38%	
Minimum	0.00%	0.00%	
Maximum	6.53%	6.53%	
Final maturity			
Weighted average (WARM) (months)	297	298	
Minimum	03/31/2027	11/30/2027	
Maximum	05/31/2062	05/31/2062	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	22.18%	22.63%	
Mortgage Market: Savings Banks	0.16%	0.16%	
Mortgage Market: All Institutions	0.61%	0.60%	
Fixed Interest	77.04%	76.61%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.03	8.67	0.01
10.01 - 20%	0.36	17.01	0.34
20.01 - 30%	1.27	26.00	1.21
30.01 - 40%	3.36	35.79	3.22
40.01 - 50%	6.26	45.45	6.18
50.01 - 60%	10.15	55.28	9.94
60.01 - 70%	15.93	65.47	15.65
70.01 - 80%	43.63	76.05	42.11
80.01 - 90%	16.72	82.46	18.84
90.01 - 100%	1.35	94.26	1.46
100.01 - 110%	0.41	104.88	0.48
110.01 - 120%	0.17	114.11	0.18
120.01 - 130%	0.13	124.36	0.13
130.01 - 140%	0.09	134.84	0.09
140.01 - 150%	0.03	147.41	0.01
150.01 - 160%	0.03	156.33	0.04
160.01 - 170%	0.01	165.88	0.01
170.01 - 180%	0.03	173.40	0.03
180.01 - 190%	0.02	184.97	0.02
190.01 - 200%	0.02	195.80	0.02
210.01 - 220%	0.01	210.91	0.01
230.01 - 240%	0.01	239.06	0.01
Weighted average (WALTV)	69.90	70.34	
Minimum	6.12	7.49	
Maximum	239.72	240.38	

BBVA RMBS 22 Fondo de Titulización

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.29%				0.51%
Annual Percentage Rate (CPR)	3.43%				5.98%

Geographic distribution

	Current	At constitution date
Andalucia	16.38%	16.36%
Aragon	1.51%	1.54%
Asturias	1.00%	1.00%
Balearic Islands	2.46%	2.45%
Basque Country	4.60%	4.60%
Canary Islands	3.28%	3.27%
Cantabria	1.11%	1.11%
Castilla-La Mancha	2.23%	2.25%
Castilla-Leon	2.50%	2.50%
Catalonia	32.50%	32.40%
Ceuta	0.53%	0.54%
Extremadura	1.26%	1.25%
Galicia	2.28%	2.30%
La Rioja	0.38%	0.39%
Madrid	15.86%	15.90%
Melilla	0.51%	0.51%
Murcia	2.22%	2.20%
Navarra	0.53%	0.54%
Valencia	8.86%	8.90%

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	165	63,969.93	42,537.71	0.00	106,507.64	94.31	21,727,301.52	21,833,809.16	97.00	70.18
from > 1 to = 2 months	5	3,652.15	2,773.15	0.00	6,425.30	5.69	669,143.17	675,568.47	3.00	74.00
Subtotal	170	67,622.08	45,310.86	0.00	112,932.94	100.00	22,396,444.69	22,509,377.63	100.00	70.29
Total	170	67,622.08	45,310.86	0.00	112,932.94		22,396,444.69	22,509,377.63		

Additional information