

Brief report

Date: 02/28/2025
 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 |
| Series A ES0305689004 | 12/01/2022 13,580 | 84,362.28 1,145,639,762.40 | 100,000.00 1,358,000,000.00 | Floating interpolación lineal (1 - 3 meses) 26.Jan/Apr/Jul/Oct | 2.8230% 04/28/2025 602.002200 Gross 487.621782 Net | 07/26/2066 Quarterly 26.Jan/Apr/Jul/Oct | "Pass-Through" Secuential | AA (high) (sf) AA AAA | AA (high) AA AAA |
| Series B ES0305689012 | 12/01/2022 420 | 100,000.00 42,000,000.00 | 100,000.00 42,000,000.00 | Floating interpolación lineal (1 - 3 meses) 26.Jan/Apr/Jul/Oct | 2.9230% 04/28/2025 738.869444 Gross 598.484250 Net | 07/26/2066 Quarterly 26.Jan/Apr/Jul/Oct | "Pass-Through" Secuential | AA (low) (sf) AA (sf) | A (high) AA- A |
| Total | | 1,187,639,762.40 | 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 | Yrs | % Monthly CPR (SMM) | | | | | | | Yrs |
| | | | | 0,17 | 0,34 | 0,51 | 0,69 | 0,87 | 1,06 | 1,25 | |
| % 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 | Years | 10.95 | 10.05 | 9.23 | 8.48 | 7.83 | 7.25 | 6.75 | 6.28 |
| | | Final Maturity | Years | 10/08/2035 | 11/12/2034 | 01/17/2034 | 04/18/2033 | 08/25/2032 | 01/27/2032 | 07/28/2031 | 02/07/2031 |
| | | | Date | 21.51 | 20.76 | 19.76 | 18.50 | 17.50 | 16.50 | 15.75 | 14.75 |
| | | | Date | 04/26/2046 | 07/26/2045 | 07/26/2044 | 04/26/2043 | 04/26/2042 | 04/26/2041 | 07/26/2040 | 07/26/2039 |
| Series B | Without optional redemption * | Average life | Years | 11.10 | 10.19 | 9.38 | 8.67 | 8.03 | 7.46 | 6.94 | 6.48 |
| | | Final Maturity | Years | 11/30/2035 | 01/03/2035 | 03/15/2034 | 06/26/2033 | 11/04/2032 | 04/10/2032 | 10/06/2031 | 04/21/2031 |
| | | | Date | 25.26 | 24.76 | 24.01 | 23.26 | 22.51 | 21.76 | 21.01 | 20.26 |
| | | | Date | 01/26/2050 | 07/26/2049 | 10/26/2048 | 01/26/2048 | 04/26/2047 | 07/26/2046 | 10/26/2045 | 01/26/2045 |
| Series B | With optional redemption * | Average life | Years | 21.51 | 20.76 | 19.76 | 18.50 | 17.50 | 16.50 | 15.75 | 14.75 |
| | | Final Maturity | Years | 04/25/2046 | 07/26/2045 | 07/25/2044 | 04/25/2043 | 04/26/2042 | 04/25/2041 | 07/26/2040 | 07/26/2039 |
| | | | Date | 21.51 | 20.76 | 19.76 | 18.50 | 17.50 | 16.50 | 15.75 | 14.75 |
| | | | Date | 04/26/2046 | 07/26/2045 | 07/26/2044 | 04/26/2043 | 04/26/2042 | 04/26/2041 | 07/26/2040 | 07/26/2039 |
| Series B | Without optional redemption * | Average life | Years | 26.57 | 26.21 | 25.78 | 25.30 | 24.76 | 24.18 | 23.57 | 22.93 |
| | | Final Maturity | Years | 05/18/2051 | 01/04/2051 | 08/04/2050 | 02/08/2050 | 07/25/2049 | 12/26/2048 | 05/18/2048 | 09/29/2047 |
| | | | Date | 37.52 | 37.52 | 37.52 | 37.52 | 37.52 | 37.52 | 37.52 | 37.52 |
| | | | Date | 04/26/2062 | 04/26/2062 | 04/26/2062 | 04/26/2062 | 04/26/2062 | 04/26/2062 | 04/26/2062 | 04/26/2062 |

* 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 | 96.46% | 1,145,639,762.40 | 9.43% | 97.00% | 1,358,000,000.00 |
| Series B | 3.54% | 42,000,000.00 | 5.89% | 3.00% | 42,000,000.00 |
| Issue of Bonds | | 1,187,639,762.40 | | | 1,400,000,000.00 |
| Reserve Fund | 5.89% | 70,000,000.00 | 5.00% | | 70,000,000.00 |

| Other financial operations (current) | | | |
|--|--|---------------|---------------|
| Assets | | Balance | |
| | | Interest | Interest |
| Treasury Account | | 84,788,469.89 | 2.616% |
| Servicer ppal collect not yet credited | | 4,099,124.69 | |
| Servicer ints collect not yet credited | | 1,630,501.16 | |
| Liabilities | | Available | Balance |
| Subordinated Loan L/T | | | 70,000,000.00 |
| Subordinated Loan S/T | | | 0.00 |
| Start-up Loan L/T | | | 191,618.81 |
| Start-up Loan S/T | | | 0.00 |

Collateral: Residential mortgage loans (PTCs)

| General | | | |
|--|--|------------------|----------------------|
| | | Current | At constitution date |
| | | Count | |
| Principal | | | |
| Principal outstanding | | 1,171,542,600.39 | 1,399,981,745.21 |
| Average loan | | 131,338.86 | 146,610.30 |
| Minimum | | 421.30 | 63,327.04 |
| Maximum | | 1,433,985.90 | 1,547,730.80 |
| Interest rate | | | |
| Weighted average (wac) | | 1.82% | 1.38% |
| Minimum | | 0.50% | 0.00% |
| Maximum | | 7.68% | 6.53% |
| Final maturity | | | |
| Weighted average (WARM) (months) | | 272 | 298 |
| Minimum | | 03/31/2025 | 11/30/2027 |
| Maximum | | 05/31/2062 | 05/31/2062 |
| Index (principal outstanding distribution) | | | |
| 1-year EURIBOR/MIBOR (Mortgage Market) | | 18.01% | 22.63% |
| Mortgage Market: Savings Banks | | 0.16% | 0.16% |
| Mortgage Market: All Institutions | | 0.58% | 0.60% |
| Fixed Interest | | 81.25% | 76.61% |

| LTV Distribution | | | | | |
|--------------------------|--|---------|--------|----------------------|--------|
| | | Current | | At constitution date | |
| | | % Pool | % LTV | % Pool | % LTV |
| 0.01 - 10% | | 0.11 | 7.97 | 0.01 | 8.75 |
| 10.01 - 20% | | 0.82 | 16.29 | 0.34 | 16.86 |
| 20.01 - 30% | | 2.40 | 25.70 | 1.21 | 25.94 |
| 30.01 - 40% | | 5.45 | 35.69 | 3.22 | 35.88 |
| 40.01 - 50% | | 9.34 | 45.33 | 6.18 | 45.51 |
| 50.01 - 60% | | 15.68 | 55.44 | 9.94 | 55.29 |
| 60.01 - 70% | | 37.52 | 65.88 | 15.65 | 65.47 |
| 70.01 - 80% | | 25.99 | 73.23 | 42.11 | 76.14 |
| 80.01 - 90% | | 1.68 | 83.52 | 18.84 | 82.53 |
| 90.01 - 100% | | 0.47 | 94.14 | 1.46 | 94.14 |
| 100.01 - 110% | | 0.20 | 105.02 | 0.48 | 104.68 |
| 110.01 - 120% | | 0.12 | 114.99 | 0.18 | 114.26 |
| 120.01 - 130% | | 0.08 | 126.66 | 0.13 | 125.11 |
| 130.01 - 140% | | 0.02 | 136.63 | 0.09 | 135.50 |
| 140.01 - 150% | | 0.02 | 147.11 | 0.01 | 147.05 |
| 150.01 - 160% | | 0.03 | 154.60 | 0.04 | 154.55 |
| 160.01 - 170% | | 0.03 | 165.18 | 0.01 | 163.04 |
| 170.01 - 180% | | 0.03 | 175.20 | 0.03 | 173.97 |
| 180.01 - 190% | | 0.01 | 181.62 | 0.02 | 185.80 |
| Weighted average (WALTV) | | 61.92 | | 70.34 | |
| Minimum | | 0.15 | | 7.49 | |
| Maximum | | 226.29 | | 240.38 | |

BBVA RMBS 22 Fondo de Titulización

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V72577526

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Europea de Titulización, S.G.F.T

Originator
BBVA

Servicer
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Lead Manager and Subscriber
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Assets Custodian
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BBVA

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AIAF Mercado de Renta Fija

Register of Book Securities
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| Prepayments | | | | | |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM) | 0.25% | 0.38% | 0.32% | 0.29% | 0.31% |
| Annual Percentage Rate (CPR) | 2.92% | 4.42% | 3.77% | 3.48% | 3.65% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucía | 16.41% | 16.36% |
| Aragón | 1.42% | 1.54% |
| Asturias | 1.01% | 1.00% |
| Balearic Islands | 2.55% | 2.45% |
| Basque Country | 4.49% | 4.60% |
| Canary Islands | 3.34% | 3.27% |
| Cantabria | 1.11% | 1.11% |
| Castilla-La Mancha | 2.15% | 2.25% |
| Castilla-León | 2.54% | 2.50% |
| Catalonia | 32.70% | 32.40% |
| Ceuta | 0.55% | 0.54% |
| Extremadura | 1.26% | 1.25% |
| Galicia | 2.37% | 2.30% |
| La Rioja | 0.36% | 0.39% |
| Madrid | 15.57% | 15.90% |
| Melilla | 0.53% | 0.51% |
| Murcia | 2.32% | 2.20% |
| Navarra | 0.48% | 0.54% |
| Valencia | 8.82% | 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 | 173 | 66,671.54 | 57,643.64 | 0.00 | 124,315.18 | 9.21 | 21,244,469.31 | 21,368,784.49 | 75.50 | 60.13 |
| from > 1 to = 2 months | 25 | 18,146.12 | 22,746.88 | 0.00 | 40,893.00 | 3.03 | 2,864,905.59 | 2,905,798.59 | 10.27 | 66.76 |
| from > 2 to = 3 months | 2 | 2,128.87 | 2,990.41 | 0.00 | 5,119.28 | 0.38 | 209,751.19 | 214,870.47 | 0.76 | 89.72 |
| from > 3 to = 6 months | 3 | 1,596.59 | 3,526.45 | 0.00 | 5,123.04 | 0.38 | 301,660.84 | 306,783.88 | 1.08 | 73.69 |
| from > 6 to < 12 months | 11 | 23,316.74 | 40,617.29 | 0.00 | 63,934.03 | 4.74 | 1,316,302.88 | 1,380,236.91 | 4.88 | 83.30 |
| from = 12 to < 18 months | 4 | 20,749.64 | 31,012.01 | 29.04 | 51,790.69 | 3.84 | 652,401.72 | 704,192.41 | 2.49 | 69.66 |
| from = 18 to < 24 months | 6 | 996,807.72 | 42,832.38 | 730.41 | 1,040,370.51 | 77.09 | 237,695.35 | 1,278,065.86 | 4.52 | 73.95 |
| from ≥ 2 years | 1 | 5,013.60 | 13,000.38 | 29.04 | 18,043.02 | 1.34 | 124,514.58 | 142,557.60 | 0.50 | 84.61 |
| Subtotal | 225 | 1,134,430.82 | 214,369.44 | 788.49 | 1,349,588.75 | 100.00 | 26,951,701.46 | 28,301,290.21 | 100.00 | 62.73 |
| Total | 225 | 1,134,430.82 | 214,369.44 | 788.49 | 1,349,588.75 | | 26,951,701.46 | 28,301,290.21 | | |