

BBVA RMBS 22 Fondo de Titulización

Brief report

Date: 10/31/2025
Currency: EUR



Constitution date
11/28/2022

VAT Reg. no.
V72577526

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

Originator
BBVA

Service
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
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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 DBRS / S&P / SCOPE	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0305689004	12/01/2022 13,580	79,140.52 1,074,728,261.60 79.14%	100,000.00 1,358,000,000.00	Floating Interpolacion lineal (1 - 3 meses) 26.Jan/Apr/Jul/Oct	2.2150% 01/26/2026 443.109970 Gross 358.919076 Net	07/26/2066 Quarterly 26.Jan/Apr/Jul/Oct	"Pass-Through" Secuential	AA (high) (sf) AA (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 Interpolacion lineal (1 - 3 meses) 26.Jan/Apr/Jul/Oct	2.3150% 01/26/2026 585.180556 Gross 473.996250 Net	07/26/2066 Quarterly 26.Jan/Apr/Jul/Oct	"Pass-Through" Secuential	AA (low) (sf) AA (sf) Asf	A (high) AA- A
Total		1,116,728,261.60	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												
		% 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	Years	10.36	9.53	8.77	8.09	7.49	6.94	6.47	6.05	
			Date	03/03/2036	05/05/2035	08/01/2034	11/27/2033	04/20/2033	10/04/2032	04/16/2032	11/13/2031	
		Final Maturity	Years	20.26	19.51	18.51	17.51	16.51	15.51	14.76	14.01	
	Without optional redemption *		Date	01/26/2046	04/26/2045	04/26/2044	04/26/2043	04/26/2042	04/26/2041	07/26/2040	10/26/2039	
		Average life	Years	10.52	9.69	8.95	8.29	7.69	7.16	6.69	6.25	
			Date	05/01/2036	07/03/2035	10/06/2034	02/06/2034	07/05/2033	12/23/2032	07/02/2032	01/27/2032	
Series B	With optional redemption *	Final Maturity	Years	24.27	23.51	23.01	22.26	21.51	20.76	20.01	19.26	
			Date	01/26/2050	04/26/2049	10/26/2048	01/26/2048	04/26/2047	07/26/2046	10/26/2045	01/26/2045	
		Average life	Years	20.26	19.51	18.51	17.51	16.51	15.51	14.76	14.01	
	Without optional redemption *		Date	01/26/2046	04/26/2045	04/26/2044	04/26/2043	04/26/2042	04/26/2041	07/26/2040	10/26/2039	
		Final Maturity	Years	20.26	19.51	18.51	17.51	16.51	15.51	14.76	14.01	
			Date	01/26/2046	04/26/2045	04/26/2044	04/26/2043	04/26/2042	04/26/2041	07/26/2040	10/26/2039	
	Without optional redemption *	Average life	Years	25.45	25.10	24.69	24.23	23.71	23.16	22.58	21.98	
			Date	04/02/2051	11/26/2050	07/01/2050	01/13/2050	07/07/2049	12/17/2048	05/20/2048	10/13/2047	
		Final Maturity	Years	36.52	36.52	36.52	36.52	36.52	36.52	36.52	36.52	
			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		% CE	At issue date		% CE
Series A	96.24%	1,074,728,261.60	10.03%	97.00%	1,358,000,000.00	8.00%	
Series B	3.76%	42,000,000.00	6.27%	3.00%	42,000,000.00	5.00%	
Issue of Bonds		1,116,728,261.60			1,400,000,000.00		
Reserve Fund	6.27%	70,000,000.00		5.00%	70,000,000.00		

Other financial operations (current)				
Assets		Balance	Interest	
Treasury Account		74,069,417.08	1.992%	
Servicer ppal collect not yet credited		3,982,620.80		
Servicer ints collect not yet credited		1,437,004.40		
Liabilities		Available	Balance	Interest
Subordinated Loan L/T			70,000,000.00	2.165%
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		8,685	9,549
Principal			
Principal outstanding		1,109,681,114.36	1,399,981,745.21
Average loan		127,769.85	146,610.30
Minimum		380.65	63,327.04
Maximum		1,401,193.85	1,547,730.80
Interest rate			
Weighted average (wac)		1.69%	1.38%
Minimum		0.50%	0.00%
Maximum		6.72%	6.53%
Final maturity			
Weighted average (WARM) (months)		265	298
Minimum		12/31/2025	11/30/2027
Maximum		05/31/2062	05/31/2062
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		17.51%	22.63%
Mortgage Market: Savings Banks		0.16%	0.16%
Mortgage Market: All Institutions		0.56%	0.60%
Fixed Interest		81.78%	76.61%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.12	7.44	0.01	8.75
10.01 - 20%	0.99	16.13	0.34	16.86
20.01 - 30%	2.70	25.76	1.21	25.94
30.01 - 40%	5.97	35.68	3.22	35.88
40.01 - 50%	10.41	45.44	6.18	45.51
50.01 - 60%	17.23	55.52	9.94	55.29
60.01 - 70%	41.87	65.67	15.65	65.47
70.01 - 80%	18.56	72.95	42.11	76.14
80.01 - 90%	1.29	83.53	18.84	82.53
90.01 - 100%	0.39	93.95	1.46	94.14
100.01 - 110%	0.16	105.46	0.48	104.68
110.01 - 120%	0.09	112.90	0.18	114.26
120.01 - 130%	0.08	123.54	0.13	125.11
130.01 - 140%	0.02	133.55	0.09	135.50
140.01 - 150%	0.02	143.30	0.01	147.05
150.01 - 160%	0.02	154.42	0.04	154.55
160.01 - 170%	0.02	161.41	0.01	163.04
170.01 - 180%	0.04	174.23	0.03	173.97
Weighted average (WALT)		60.37		70.34
Minimum		0.04		7.49
Maximum		223.52		240.38

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
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Additional information

Europea de Titulización: C/Jorge Juan 68 - 28009 Madrid www.edt-sg.com info@edt-sg.com
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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.34%	0.29%	0.33%	0.33%	0.31%
Annual Percentage Rate (CPR)	4.00%	3.38%	3.90%	3.84%	3.67%

Geographic distribution		
	Current	At constitution date
Andalucia	16.49%	16.36%
Aragon	1.42%	1.54%
Asturias	1.01%	1.00%
Balearic Islands	2.56%	2.45%
Basque Country	4.50%	4.60%
Canary Islands	3.37%	3.27%
Cantabria	1.11%	1.11%
Castilla-La Mancha	2.13%	2.25%
Castilla-Leon	2.55%	2.50%
Catalonia	32.69%	32.40%
Ceuta	0.54%	0.54%
Extremadura	1.27%	1.25%
Galicia	2.37%	2.30%
La Rioja	0.37%	0.39%
Madrid	15.51%	15.90%
Melilla	0.55%	0.51%
Murcia	2.33%	2.20%
Navarra	0.49%	0.54%
Valencia	8.75%	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	168	61,833.15	44,709.99	0.00	106,543.14	9.51	19,531,887.55	19,638,430.69	77.20	60.59
from > 1 to = 2 months	22	20,365.50	17,556.51	0.00	37,922.01	3.39	2,669,573.05	2,707,495.06	10.64	64.39
from > 2 to = 3 months	4	4,112.14	3,352.98	0.00	7,465.12	0.67	348,487.35	355,952.47	1.40	77.19
from > 3 to = 6 months	4	5,990.84	5,109.15	0.00	11,099.99	0.99	477,189.99	488,289.98	1.92	53.99
from > 6 to < 12 months	3	2,692.71	8,567.23	0.00	11,259.94	1.01	325,897.37	337,157.31	1.33	89.86
from = 12 to < 18 months	6	23,626.19	23,707.63	19.06	47,352.88	4.23	664,059.30	711,412.18	2.80	88.12
from = 18 to < 24 months	5	365,749.48	42,928.54	738.20	409,416.22	36.56	300,696.70	710,112.92	2.79	70.58
from ≥ 2 years	3	458,265.31	29,273.32	1,346.17	488,884.80	43.65	0.00	488,884.80	1.92	85.89
Subtotal	215	942,635.32	175,205.35	2,103.43	1,119,944.10	100.00	24,317,791.31	25,437,735.41	100.00	62.44
Total	215	942,635.32	175,205.35	2,103.43	1,119,944.10		24,317,791.31	25,437,735.41		