

Brief report

Date: 05/31/2026
 Currency: EUR

Constitution date
 11/28/2022

VAT Reg. no.
 V72577526

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

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	75,605.68 1,026,725,134.40	100,000.00 1,358,000,000.00	Floating interpolación lineal (1 - 3 meses) 26.Jan/Apr/Jul/Oct	2.3150% 07/27/2026 442.429738 Gross 358.368088 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	100,000.00 42,000,000.00	Floating interpolación lineal (1 - 3 meses) 26.Jan/Apr/Jul/Oct	2.4150% 07/27/2026 610.458333 Gross 494.471250 Net	07/26/2066 Quarterly 26.Jan/Apr/Jul/Oct	"Pass-Through" Secuential	AA (sf) AA (sf) Asf	A (high) AA- A
Total		1,068,725,134.40	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	% Monthly CPR (SMM)	% 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	10.11	9.29	8.58	7.92	7.33	6.83	6.35	5.93	
		Final Maturity	06/02/2036	08/07/2035	11/21/2034	03/27/2034	08/24/2033	02/20/2033	08/29/2032	03/31/2032	
		Date	19.76	18.76	18.01	17.01	16.01	15.26	14.26	13.51	
	Without optional redemption *	Average life	10.27	9.47	8.76	8.12	7.55	7.04	6.57	6.15	
		Final Maturity	08/01/2036	10/15/2035	01/27/2035	06/08/2034	11/11/2033	05/07/2033	11/19/2032	06/20/2032	
		Date	23.77	23.01	22.52	21.76	21.01	20.26	19.51	19.01	
Series B	With optional redemption *	Average life	10.11	9.29	8.58	7.92	7.33	6.83	6.35		
		Final Maturity	01/26/2046	01/26/2045	04/26/2044	04/26/2043	04/26/2042	07/26/2041	07/26/2040	10/26/2039	
		Date	19.76	18.76	18.01	17.01	16.01	15.26	14.26	13.51	
	Without optional redemption *	Average life	10.27	9.47	8.76	8.12	7.55	7.04	6.57	6.15	
		Final Maturity	03/26/2051	11/19/2050	06/26/2050	01/10/2050	07/08/2049	12/23/2048	05/31/2048	10/29/2047	
		Date	36.02	36.02	36.02	36.02	36.02	36.02	36.02	36.02	
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	96.07%	1,026,725,134.40	10.48%	97.00%	1,358,000,000.00	8.00%
Series B	3.93%	42,000,000.00	6.55%	3.00%	42,000,000.00	5.00%
Issue of Bonds		1,068,725,134.40			1,400,000,000.00	
Reserve Fund	6.55%	70,000,000.00	5.00%		70,000,000.00	

Other financial operations (current)				
Assets		Balance		Interest
		Available	Balance	
Treasury Account			82,251,487.85	2.094%
Servicer ppal collect not yet credited			4,120,120.13	
Servicer ints collect not yet credited			1,357,169.97	
Liabilities				
Subordinated Loan L/T			70,000,000.00	2.265%
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	
Principal			
Principal outstanding		1,054,910,234.03	1,399,981,745.21
Average loan		124,487.87	146,610.30
Minimum		343.73	63,327.04
Maximum		1,372,393.05	1,547,730.80
Interest rate			
Weighted average (wac)		1.70%	1.38%
Minimum		0.50%	0.00%
Maximum		7.12%	6.53%
Final maturity			
Weighted average (WARM) (months)		258	298
Minimum		06/30/2026	11/30/2027
Maximum		05/31/2062	05/31/2062
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		16.98%	22.63%
Mortgage Market: Savings Banks		0.16%	0.16%
Mortgage Market: All Institutions		0.52%	0.60%
Fixed Interest		82.35%	76.61%

LTV Distribution					
		Current		At constitution date	
		% Pool	% LTV	% Pool	% LTV
0.01 - 10%		0.15	7.06	0.01	8.75
10.01 - 20%		1.18	15.97	0.34	16.86
20.01 - 30%		2.86	25.71	1.21	25.94
30.01 - 40%		6.67	35.57	3.22	35.88
40.01 - 50%		11.07	45.37	6.18	45.51
50.01 - 60%		19.29	55.49	9.94	55.29
60.01 - 70%		43.96	65.32	15.65	65.47
70.01 - 80%		13.06	72.73	42.11	76.14
80.01 - 90%		1.02	83.59	18.84	82.53
90.01 - 100%		0.29	93.54	1.46	94.14
100.01 - 110%		0.16	104.95	0.48	104.68
110.01 - 120%		0.10	114.19	0.18	114.26
120.01 - 130%		0.05	123.37	0.13	125.11
130.01 - 140%		0.02	133.99	0.09	135.50
140.01 - 150%		0.02	144.49	0.01	147.05
150.01 - 160%		0.04	155.08	0.04	154.55
160.01 - 170%		0.02	168.98	0.01	163.04
170.01 - 180%		0.03	171.61	0.03	173.97
210.01 - 220%		0.01	216.45	0.01	211.88
Weighted average (WALTV)			58.95		70.34
Minimum			0.13		7.49
Maximum			220.94		240.38

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.

Europea 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 Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

Additional information
 Europea 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 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)	0.34%	0.32%	0.36%	0.34%	0.32%
Annual Percentage Rate (CPR)	3.97%	3.81%	4.21%	4.05%	3.76%

Geographic distribution

	Current	At constitution date
Andalucia	16.52%	16.36%
Aragon	1.40%	1.54%
Asturias	1.00%	1.00%
Balearic Islands	2.55%	2.45%
Basque Country	4.48%	4.60%
Canary Islands	3.38%	3.27%
Cantabria	1.10%	1.11%
Castilla-La Mancha	2.11%	2.25%
Castilla-Leon	2.54%	2.50%
Catalonia	32.68%	32.40%
Ceuta	0.52%	0.54%
Extremadura	1.26%	1.25%
Galicia	2.35%	2.30%
La Rioja	0.36%	0.39%
Madrid	15.60%	15.90%
Melilla	0.55%	0.51%
Murcia	2.35%	2.20%
Navarra	0.48%	0.54%
Valencia	8.74%	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	217	81,194.64	52,603.57	0.00	133,798.21	15.77	25,317,242.78	25,451,040.99	83.00	58.38
from > 1 to = 2 months	23	19,174.01	17,940.47	0.00	37,114.48	4.38	2,595,421.11	2,632,535.59	8.58	65.59
from > 2 to = 3 months	1	1,130.06	755.62	0.00	1,885.68	0.22	76,704.17	78,589.85	0.26	44.99
from > 3 to = 6 months	3	7,494.96	4,433.31	0.00	11,928.27	1.41	465,143.87	477,072.14	1.56	67.95
from > 6 to < 12 months	6	15,347.95	10,366.75	0.00	25,714.70	3.03	645,635.65	671,350.35	2.19	60.09
from = 12 to < 18 months	3	3,946.04	11,370.09	0.00	15,316.13	1.81	422,804.53	438,120.66	1.43	72.40
from = 18 to < 24 months	4	292,873.78	21,406.67	237.12	314,517.57	37.08	219,614.89	534,132.46	1.74	90.42
from ≥ 2 years	3	281,875.21	25,801.16	240.38	307,916.75	36.30	73,962.79	381,879.54	1.25	80.05
Subtotal	260	703,036.65	144,677.64	477.50	848,191.79	100.00	29,816,529.79	30,664,721.58	100.00	59.81
Total	260	703,036.65	144,677.64	477.50	848,191.79		29,816,529.79	30,664,721.58		

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