

Otra Información Relevante de**BBVA RMBS 22 FONDO DE TITULIZACIÓN**

En virtud de lo establecido en el Folleto Informativo de **BBVA RMBS 22 FONDO DE TITULIZACIÓN** (el “Fondo”) se comunica a la COMISIÓN NACIONAL DEL MERCADO DE VALORES la presente información relevante:

La Agencia de Calificación **DBRS Ratings GmbH (“DBRS Morningstar”)**, con fecha 28 de noviembre de 2025, comunica que ha elevado la calificación asignada a la siguiente Serie de Bonos emitidos por el Fondo:

- **Serie B: AA (sf)** (anterior **AA (low) (sf)**)

Asimismo, DBRS Morningstar ha confirmado las calificaciones asignadas a las restantes Series de Bonos:

- **Serie A: AA (high) (sf)**

Se adjunta la comunicación emitida por DBRS Morningstar.

Madrid, 1 de diciembre de 2025.

Morningstar DBRS Upgrades and Confirms Credit Ratings on BBVA RMBS 22 FT

RMBS

DBRS Ratings GmbH (Morningstar DBRS) took the following rating actions on the notes issued by BBVA RMBS 22 FT (the Issuer):

- Class A notes confirmed at AA (high) (sf)
- Class B notes upgraded to AA (sf) from AA (low) (sf)

The credit rating on the Class A notes addresses the timely payment of interest and the ultimate repayment of principal on or before the legal final maturity date in June 2066. The credit rating on the Class B notes addresses the ultimate payment of interest and the ultimate repayment of principal, and the timely payment of interest once it becomes the most senior class of notes outstanding, on or before the legal final maturity date.

The rating actions follow an annual review of the transaction and are based on the following analytical considerations:

- Portfolio performance, in terms of delinquencies, and defaults, as of the October 2025 payment date;
- Updated portfolio default rate (PD), loss given default (LGD), and expected loss assumptions on the outstanding collateral pool; and
- The credit enhancement available to the rated notes to cover the expected losses at their respective credit rating levels.

The Issuer is a static securitisation of first-lien residential mortgage loans originated and serviced by Banco Bilbao Vizcaya Argentaria, S.A. (BBVA), Catalunya Banc S.A. (CX), and UNIMM Banc (UNIMM). CX and UNIMM are currently owned by BBVA. The mortgage loans are secured over residential properties located in Spain. The transaction closed in December 2022 with an initial collateral balance of EUR 1.40 billion.

PORTFOLIO PERFORMANCE

The performance of the transaction remains within Morningstar DBRS' expectations. As of the October 2025 payment date, loans more than three months delinquent represented 0.04% of the portfolio balance. Cumulative defaults, defined as loans 12 or more months in arrears, amounted to 0.24% of the initial collateral balance, with cumulative recoveries of 46.8%.

PORTFOLIO ASSUMPTIONS AND KEY DRIVERS

Morningstar DBRS conducted a loan-by-loan analysis on the remaining pool of receivables and updated its base case PD and LGD assumptions to 0.9% and 15.0%, respectively.

CREDIT ENHANCEMENT

The Class A notes benefit from the subordination of the Class B notes and the cash reserve, while the Class B notes benefit solely from the cash reserve, once the Class A notes have been repaid in full, and to the extent available at such time. As of the October 2025 payment date, credit enhancement to the Class A notes was 10.0%, up from 9.3% twelve months ago. The credit enhancement to the Class B notes is provided by the reserve fund and increased to 6.3% from 5.9% twelve months ago.

The cash reserve amortises with a target balance equal to the lower of EUR 70.0 million and 10.0% of the outstanding balance of the Class A and Class B notes, subject to a floor of EUR 35.0 million. The reserve fund will not amortise if certain performance triggers are breached. As of the October 2025 payment date, the cash reserve was at its target balance of EUR 70.0 million.

BBVA acts as the account bank for the transaction. Based on the account bank reference credit rating of AA (low) on BBVA (which is one notch below the Morningstar DBRS Long Term Critical Obligations Rating (COR) of AA), the downgrade provisions outlined in the transaction documents, and other mitigating factors inherent in the transaction's structure, Morningstar DBRS considers the risk arising from the exposure to the account bank to be consistent with the credit ratings assigned to the notes, as described in Morningstar DBRS' "Legal and Derivative Criteria for European and Asia-Pacific Structured Finance Transactions" methodology.

BBVA also acts as the swap counterparty for the transaction. Morningstar DBRS' Long Term COR of AA on BBVA is above the first rating threshold as described in Morningstar DBRS' "Legal and Derivative Criteria for European and Asia-Pacific Structured Finance Transactions" methodology.

Morningstar DBRS' credit ratings on the notes address the credit risk associated with the identified financial obligations in accordance with the relevant transaction documents. Where applicable, a description of these financial obligations can be found in the transaction press release at issuance.

Morningstar DBRS' long-term credit ratings provide opinions on risk of default. Morningstar DBRS considers risk of default to be the risk that an issuer will fail to satisfy the financial obligations in accordance with the terms under which a long-term obligation has been issued.

ENVIRONMENTAL, SOCIAL, GOVERNANCE CONSIDERATIONS

There were no Environmental/Social/Governance factors that had a significant or relevant effect on the credit analysis.

A description of how Morningstar DBRS considers ESG factors within the Morningstar DBRS analytical framework can be found in the Morningstar DBRS Criteria: Approach to Environmental, Social, and Governance Factors in Credit Ratings at <https://dbrs.morningstar.com/research/454196/>.

Morningstar DBRS analysed the transaction structure in Intex Dealmaker.

Notes:

All figures are in euros unless otherwise noted.

The principal methodology applicable to the credit ratings is the "Master European Structured Finance Surveillance Methodology" (4 February 2025) <https://dbrs.morningstar.com/research/447080>.

Other methodologies referenced in this transaction are listed at the end of this press release.

Morningstar DBRS has applied the principal methodology consistently and conducted a review of the transaction in accordance with the principal methodology.

A review of the transaction's legal documents was not conducted as the legal documents have remained unchanged since the most recent credit rating action.

For a more detailed discussion of the sovereign risk impact on Structured Finance credit ratings, please refer to "Appendix C: The Impact of Sovereign Credit Ratings on Other Morningstar DBRS Credit Ratings" of the "Global Methodology for Rating Sovereign Governments" at: <https://dbrs.morningstar.com/research/457952>.

The sources of data and information used for these ratings include reports and information provided by Europea de Titulización, S.A., S.G.F.T., the Management Company, and loan-level data provided by the European DataWarehouse GmbH.

Morningstar DBRS did not rely upon third-party due diligence in order to conduct its analysis.

At the time of the initial credit ratings, Morningstar DBRS was supplied with third-party assessments. However, this did not impact the credit rating analysis.

Morningstar DBRS considers the data and information available to it for the purposes of providing these credit ratings to be of satisfactory quality.

Morningstar DBRS does not audit or independently verify the data or information it receives in connection with the credit rating process.

Morningstar DBRS expects Structured Finance issuers and originators of Structured Finance products to make all relevant information regarding these products available to investors to conduct their own analyses.

The last credit rating action on this transaction took place on 28 November 2024, when Morningstar DBRS confirmed its credit rating on the Class A and Class B notes at AA (high) (sf) and AA (low) (sf), respectively.

Information regarding Morningstar DBRS credit ratings, including definitions, policies, and methodologies, is available at dbrs.morningstar.com.

To assess the impact of changing the transaction parameters on the credit ratings, Morningstar DBRS considered the following stress scenarios as compared with the parameters used to determine the credit ratings (the base case):

- Morningstar DBRS expected a lifetime base case PD and LGD for the pool based on a review of the current assets. Adverse changes to asset performance may cause stresses to base case assumptions and therefore have a negative effect on credit ratings.
- The base case PD and LGD assumptions for the collateral pool are 0.9% and 15.0%, respectively.

Class A Risk Sensitivity:

- 25% increase in LGD, expected credit rating of AA (high) (sf)
- 50% increase in LGD, expected credit rating of AA (high) (sf)
- 25% increase in PD, expected credit rating of AA (high) (sf)

- 50% increase in PD, expected credit rating of AA (high) (sf)
- 25% increase in PD and 25% increase in LGD, expected credit rating of AA (high) (sf)
- 25% increase in PD and 50% increase in LGD, expected credit rating of AA (high) (sf)
- 50% increase in PD and 25% increase in LGD, expected credit rating of AA (high) (sf)
- 50% increase in PD and 50% increase in LGD, expected credit rating of AA (high) (sf)

Class B Risk Sensitivity:

- 25% increase in LGD, expected credit rating of AA (sf)
- 50% increase in LGD, expected credit rating of AA (sf)
- 25% increase in PD, expected credit rating of AA (low) (sf)
- 50% increase in PD, expected credit rating of A (high) (sf)
- 25% increase in PD and 25% increase in LGD, expected credit rating of AA (low) (sf)
- 25% increase in PD and 50% increase in LGD, expected credit rating of AA (low) (sf)
- 50% increase in PD and 25% increase in LGD, expected credit rating of A (high) (sf)
- 50% increase in PD and 50% increase in LGD, expected credit rating of A (sf)

For further information on Morningstar DBRS historical default rates published by the European Securities and Markets Authority (ESMA) in a central repository, see: <https://registers.esma.europa.eu/cerep-publication>. For further information on Morningstar DBRS historical default rates published by the Financial Conduct Authority (FCA) in a central repository, see <https://data.fca.org.uk/#/ceres/craStats>.

These credit ratings are endorsed by DBRS Ratings Limited for use in the United Kingdom.

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 Rating Committee Chair: Ketan Thaker, Managing Director
 Initial Rating Dates: 24 November 2022

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The credit rating methodologies used in the analysis of this transaction can be found at: <https://dbrs.morningstar.com/about/methodologies>.

- Master European Structured Finance Surveillance Methodology (4 February 2025)
<https://dbrs.morningstar.com/research/447080>
- European RMBS Insight Methodology (28 July 2025) and European RMBS Insight Model v10.1.0.1
<https://dbrs.morningstar.com/research/459586>
- Legal and Derivative Criteria for European and Asia-Pacific Structured Finance Transactions (10 November 2025)
<https://dbrs.morningstar.com/research/466839>
- Operational Risk Assessment for European and Asia-Pacific Structured Finance Originators and Servicers (18 November 2025)
<https://dbrs.morningstar.com/research/467510>

-- Interest Rate and Currency Stresses for Global Structured Finance Transactions (3 September 2025)

<https://dbrs.morningstar.com/research/461958>

-- Morningstar DBRS Criteria: Approach to Environmental, Social, and Governance Factors in Credit Ratings (16 May 2025)

<https://dbrs.morningstar.com/research/454196>

A description of how Morningstar DBRS analyses structured finance transactions and how the methodologies are collectively applied can be found at: <https://dbrs.morningstar.com/research/439604>.

For more information on this credit or on this industry, visit dbrs.morningstar.com or contact us at info-DBRS@morningstar.com.

Ratings

BBVA RMBS 22 FT

Date Issued	Debt Rated	Action	Rating	Trend	Attributes
28-Nov-25	Class A	Confirmed	AA (high) (sf)	--	EU U
28-Nov-25	Class B	Upgraded	AA (sf)	--	EU U

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