

Brief report

Date: 04/30/2021  
 Currency: EUR

Constitution date  
 11/25/2019

VAT Reg. no.  
 V87964110

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

Originator  
 BBVA

Servicer  
 BBVA

Assets Custodian  
 BBVA

Bond Paying Agent  
 BBVA

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
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Treasury Account  
 BBVA

Start-up Loan  
 BBVA

Subordinated Loan  
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Fund Auditor  
 KPMG Auditores

Lead Manager  
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Suscribers  
 BBVA  
 Banco Europeo de Inversiones

Issued securities: Asset-Backed Bonds

| Bonds issue            |                        |   |                                |  |   |   |                              |                          |          |
|------------------------|------------------------|---|--------------------------------|--|---|---|------------------------------|--------------------------|----------|
| Series<br>ISIN Code    | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                                | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                            | Redemption                              |                              | Rating<br>DBRS / Moody's |          |
|                        |                        | Current   | Original                       |  |   | Final maturity (legal)                  | Next                         | Current                  | Original |
| Series<br>ES0305462006 | 11/28/2019<br>18,000   | 91,055.55<br>1,638,999,900.00                                 | 100,000.00<br>1,800,000,000.00 | Floating<br>3-M Euribor+0.500%<br>20.May/Nov               | 0.0000%<br>05/20/2021<br>0.000000 Gross<br>0.000000 Net | 08/20/2062<br>Half-yearly<br>20.May/Nov | "Pass-Through"<br>Secuential | AA (sf)<br>Aa1 (sf)      | AA Aa1   |
| Total                  |                        | 1,638,999,900.00  | 1,800,000,000.00               |  |   |   |                              |                          |          |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date |                               |                         |       |            |            |            |            |            |            |            |            |       |       |       |       |       |       |       |       |
|---|-------------------------------|-------------------------|-------|------------|------------|------------|------------|------------|------------|------------|------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Series  | With optional redemption *    | % Monthly CPR (SMM)     |       | 0.08       |            | 0.17       |            | 0.25       |            | 0.34       |            | 0.42  |       | 0.51  |       | 0.60  |       | 0.69  |       |
|   |                               | Average life            | Years | Date       | Date       | Date       | Date       | Date       | Date       | Date       | Date       | Date  | Date  | Date  | Date  | Date  | Date  | Date  | Date  |
|   |                               | % Annual equivalent CPR |       | 1.00       |            | 2.00       |            | 3.00       |            | 4.00       |            | 5.00  |       | 6.00  |       | 7.00  |       | 8.00  |       |
|   |                               | Final Maturity          | Years | 09/01/2032 | 07/04/2031 | 06/29/2030 | 08/12/2029 | 11/06/2028 | 03/09/2028 | 08/11/2027 | 02/08/2027 | 23.76 | 23.01 | 22.01 | 20.76 | 19.76 | 18.50 | 17.50 | 16.50 |
|   |                               |                         | Date  | 11/20/2044 | 02/20/2044 | 02/20/2043 | 11/20/2041 | 11/20/2040 | 08/20/2039 | 08/20/2038 | 08/20/2037 |       |       |       |       |       |       |       |       |
|   | Without optional redemption * | Average life            | Years | 11.53      | 10.37      | 9.35       | 8.48       | 7.71       | 7.05       | 6.47       | 5.96       |       |       |       |       |       |       |       |       |
|   |                               | Final Maturity          | Years | 09/01/2032 | 07/04/2031 | 06/29/2030 | 08/12/2029 | 11/06/2028 | 03/09/2028 | 08/11/2027 | 02/08/2027 |       |       |       |       |       |       |       |       |
|   |                               |                         | Date  | 11/20/2044 | 02/20/2044 | 02/20/2043 | 11/20/2041 | 11/20/2040 | 08/20/2039 | 08/20/2038 | 08/20/2037 |       |       |       |       |       |       |       |       |

\* 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) |                             |                            |                             |                            |      |
|-------------------------|-----------------------------|----------------------------|-----------------------------|----------------------------|------|
| Series                  | Current                     | % CE                       |                             | At issue date              |      |
|                         |                             | % CE                       | % CE                        | % CE                       | % CE |
| Issue of Bonds          | 100.00%<br>1,638,999,900.00 | 16.31%<br>1,638,999,900.00 | 100.00%<br>1,800,000,000.00 | 15.00%<br>1,800,000,000.00 |      |
| B Loan                  | 12.20%<br>200,000,000.00    | 11.11%<br>200,000,000.00   |                             |                            |      |
| Reserve Fund            | 6.10%<br>100,000,000.00     | 5.56%<br>100,000,000.00    |                             |                            |      |

| Other financial operations (current)   |                |                |          |
|--|----------------|----------------|----------|
| Assets                                 | Balance        | Interest       |          |
| Treasury Account                       | 144,069,453.24 | 0.000%         |          |
| Servicer ppal collect not yet credited | 5,447,513.85   |                |          |
| Servicer ints collect not yet credited | 2,367,010.15   |                |          |
| Liabilities                            | Available      | Balance        | Interest |
| Subordinated Loan L/T                  |                | 100,000,000.00 | 0.000%   |
| Subordinated Loan S/T                  |                | 0.00           |          |
| Start-up Loan L/T                      |                | 425,174.66     | 0.000%   |
| Start-up Loan S/T                      |                | 0.00           |          |

Collateral: Residential mortgage loans (PTCs/MCs)

| General                                    |                  |                      |  |
|--|------------------|----------------------|--|
|  | Current          | At constitution date |  |
| Count                                      | 15,689           | 16,555               |  |
| Principal                                  |                  |                      |  |
| Principal outstanding                      | 1,794,881,818.48 | 1,999,982,325.11     |  |
| Average loan                               | 114,403.84       | 120,808.36           |  |
| Minimum                                    | 2,711.08         | 1,994.65             |  |
| Maximum                                    | 1,609,249.53     | 1,742,116.26         |  |
| Interest rate                              |                  |                      |  |
| Weighted average (wac)                     | 1.69%            | 1.86%                |  |
| Minimum                                    | 0.00%            | 0.42%                |  |
| Maximum                                    | 6.55%            | 6.55%                |  |
| Final maturity                             |                  |                      |  |
| Weighted average (WARM) (months)           | 316              | 334                  |  |
| Minimum                                    | 05/31/2025       | 10/31/2021           |  |
| Maximum                                    | 01/31/2059       | 12/31/2058           |  |
| Index (principal outstanding distribution) |                  |                      |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 57.46%           | 57.10%               |  |
| Fixed Interest                             | 42.54%           | 42.90%               |  |

| LTV Distribution         |         |        |                      |        |
|--------------------------|---------|--------|----------------------|--------|
|                          | Current |        | At constitution date |        |
|                          | % Pool  | % LTV  | % Pool               | % LTV  |
| 0.01 - 10%               | 0.11    | 8.22   | 0.06                 | 7.92   |
| 10.01 - 20%              | 0.38    | 16.35  | 0.27                 | 15.45  |
| 20.01 - 30%              | 1.46    | 25.64  | 0.92                 | 25.81  |
| 30.01 - 40%              | 4.19    | 35.95  | 2.51                 | 35.63  |
| 40.01 - 50%              | 10.94   | 45.68  | 6.99                 | 45.60  |
| 50.01 - 60%              | 21.30   | 55.40  | 15.23                | 55.49  |
| 60.01 - 70%              | 28.28   | 65.11  | 24.53                | 65.28  |
| 70.01 - 80%              | 22.82   | 74.33  | 26.82                | 74.99  |
| 80.01 - 90%              | 6.38    | 84.04  | 15.41                | 83.58  |
| 90.01 - 100%             | 1.48    | 94.16  | 3.66                 | 93.77  |
| 100.01 - 110%            | 0.82    | 104.95 | 1.07                 | 104.46 |
| 110.01 - 120%            | 0.92    | 114.96 | 0.79                 | 115.04 |
| 120.01 - 130%            | 0.59    | 125.08 | 0.85                 | 125.01 |
| 130.01 - 140%            | 0.29    | 134.25 | 0.55                 | 135.45 |
| 140.01 - 150%            | 0.04    | 144.45 | 0.28                 | 144.16 |
| 150.01 - 160%            | 0.01    | 151.50 | 0.05                 | 151.60 |
| Weighted average (WALTV) |         | 63.99  |                      | 69.58  |
| Minimum                  |         | 1.78   |                      | 2.20   |
| Maximum                  |         | 151.50 |                      | 153.84 |

# BBVA RMBS 19 Fondo de Titulización

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| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.49%         | 0.47%         | 0.44%         | 0.36%          | 0.34%      |
| Annual Percentage Rate (CPR) | 5.74%         | 5.44%         | 5.20%         | 4.28%          | 4.02%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 16.51%  | 16.39%               |
| Aragon                  | 1.40%   | 1.38%                |
| Asturias                | 1.08%   | 1.06%                |
| Balearic Islands        | 3.59%   | 3.61%                |
| Basque Country          | 3.70%   | 3.84%                |
| Canary Islands          | 4.36%   | 4.26%                |
| Cantabria               | 1.44%   | 1.43%                |
| Castilla-La Mancha      | 1.99%   | 1.95%                |
| Castilla-Leon           | 3.34%   | 3.31%                |
| Catalonia               | 30.00%  | 30.08%               |
| Ceuta                   | 0.56%   | 0.54%                |
| Extremadura             | 1.66%   | 1.62%                |
| Galicia                 | 3.72%   | 3.64%                |
| La Rioja                | 0.30%   | 0.30%                |
| Madrid                  | 14.85%  | 15.08%               |
| Melilla                 | 0.92%   | 0.89%                |
| Murcia                  | 2.22%   | 2.19%                |
| Navarra                 | 0.54%   | 0.53%                |
| Valencia                | 7.82%   | 7.91%                |

| 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            | 339    | 78,402.69    | 59,709.69 | 0.00  | 138,112.38 | 65.45  | 32,454,681.34    | 32,592,793.72 | 90.31                          | 67.07 |
| from > 1 to = 2 months   | 22     | 7,753.55     | 7,427.99  | 0.00  | 15,181.54  | 7.19   | 1,636,335.47     | 1,651,517.01  | 4.58                           | 72.46 |
| from > 3 to = 6 months   | 8      | 8,192.04     | 11,732.93 | 0.00  | 19,924.97  | 9.44   | 853,190.29       | 873,115.26    | 2.42                           | 77.59 |
| from > 6 to < 12 months  | 5      | 12,404.12    | 8,238.39  | 0.00  | 20,642.51  | 9.78   | 677,271.68       | 697,914.19    | 1.93                           | 91.73 |
| from = 12 to < 18 months | 2      | 4,624.47     | 4,814.47  | 0.00  | 9,438.94   | 4.47   | 180,578.16       | 190,017.10    | 0.53                           | 50.26 |
| from = 18 to < 24 months | 1      | 2,311.76     | 5,410.14  | 0.00  | 7,721.90   | 3.66   | 78,164.26        | 85,886.16     | 0.24                           | 65.42 |
| Subtotal                 | 377    | 113,688.63   | 97,333.61 | 0.00  | 211,022.24 | 100.00 | 35,880,221.20    | 36,091,243.44 | 100.00                         | 67.75 |
| Total                    | 377    | 113,688.63   | 97,333.61 | 0.00  | 211,022.24 |        | 35,880,221.20    | 36,091,243.44 |                                |       |