

Brief report

Date: 05/31/2025
 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
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Treasury Account
 BBVA

Start-up Loan
 BBVA

Subordinated Loan
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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	82,495.43 1,120,287,939.40	100,000.00 1,358,000,000.00	Floating interpolación lineal (1 - 3 meses) 26.Jan/Apr/Jul/Oct	2.3110% 07/28/2025 481.913095 Gross 390.349607 Net	07/26/2066 Quarterly 26.Jan/Apr/Jul/Oct	"Pass-Through" Secutorial	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	2.4110% 07/28/2025 609.447222 Gross 493.652250 Net	07/26/2066 Quarterly 26.Jan/Apr/Jul/Oct	"Pass-Through" Secutorial	AA (low) (sf) AA (sf)	A (high) AA- A
Total		1,162,287,939.40	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
	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
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	37.52	37.52	37.52	37.52	37.52	37.52	37.52	37.52
	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	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	96.39%	1,120,287,939.40	9.63%	97.00%	1,358,000,000.00
Series B	3.61%	42,000,000.00	6.02%	3.00%	42,000,000.00
Issue of Bonds		1,162,287,939.40			1,400,000,000.00
Reserve Fund	6.02%	70,000,000.00		5.00%	70,000,000.00

Other financial operations (current)			
Assets		Balance	
		Interest	
Treasury Account		81,947,099.54	2.090%
Servicer ppal collect not yet credited		4,292,947.65	
Servicer ints collect not yet credited		1,531,485.82	
Liabilities		Available	Balance
Subordinated Loan L/T			70,000,000.00
Subordinated Loan S/T			0.00
Start-up Loan L/T			127,745.89
Start-up Loan S/T			0.00

Collateral: Residential mortgage loans (PTCs)

General			
		Current	At constitution date
		Count	
Principal			
Principal outstanding		1,149,196,725.32	1,399,981,745.21
Average loan		130,102.65	146,610.30
Minimum		406.33	63,327.04
Maximum		1,421,704.25	1,547,730.80
Interest rate			
Weighted average (wac)		1.75%	1.38%
Minimum		0.50%	0.00%
Maximum		7.68%	6.53%
Final maturity			
Weighted average (WARM) (months)		270	298
Minimum		08/31/2025	11/30/2027
Maximum		05/31/2062	05/31/2062
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		17.82%	22.63%
Mortgage Market: Savings Banks		0.15%	0.16%
Mortgage Market: All Institutions		0.57%	0.60%
Fixed Interest		81.45%	76.61%

LTV Distribution					
		Current		At constitution date	
		% Pool	% LTV	% Pool	% LTV
0.01 - 10%		0.12	7.94	0.01	8.75
10.01 - 20%		0.90	16.29	0.34	16.86
20.01 - 30%		2.47	25.78	1.21	25.94
30.01 - 40%		5.76	35.74	3.22	35.88
40.01 - 50%		9.51	45.40	6.18	45.51
50.01 - 60%		16.15	55.42	9.94	55.29
60.01 - 70%		39.56	65.82	15.65	65.47
70.01 - 80%		23.01	73.11	42.11	76.14
80.01 - 90%		1.56	83.45	18.84	82.53
90.01 - 100%		0.44	93.95	1.46	94.14
100.01 - 110%		0.18	104.82	0.48	104.68
110.01 - 120%		0.12	113.78	0.18	114.26
120.01 - 130%		0.08	125.51	0.13	125.11
130.01 - 140%		0.02	135.55	0.09	135.50
140.01 - 150%		0.02	145.71	0.01	147.05
150.01 - 160%		0.03	153.61	0.04	154.55
160.01 - 170%		0.03	163.46	0.01	163.04
170.01 - 180%		0.04	176.24	0.03	173.97
Weighted average (WALTV)		61.35		70.34	
Minimum		0.11		7.49	
Maximum		225.29		240.38	

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)	0.35%	0.30%	0.34%	0.31%	0.31%
Annual Percentage Rate (CPR)	4.18%	3.55%	3.99%	3.64%	3.64%

Geographic distribution

	Current	At constitution date
Andalucía	16.36%	16.36%
Aragón	1.40%	1.54%
Asturias	1.02%	1.00%
Balearic Islands	2.54%	2.45%
Basque Country	4.50%	4.60%
Canary Islands	3.38%	3.27%
Cantabria	1.10%	1.11%
Castilla-La Mancha	2.14%	2.25%
Castilla-León	2.56%	2.50%
Catalonia	32.70%	32.40%
Ceuta	0.54%	0.54%
Extremadura	1.26%	1.25%
Galicia	2.37%	2.30%
La Rioja	0.36%	0.39%
Madrid	15.60%	15.90%
Melilla	0.54%	0.51%
Murcia	2.33%	2.20%
Navarra	0.49%	0.54%
Valencia	8.83%	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	215	78,993.32	62,752.32	0.00	141,745.64	21.10	26,058,631.74	26,200,377.38	78.81	62.42
from > 1 to = 2 months	30	24,461.20	23,891.22	0.00	48,352.42	7.20	3,427,190.11	3,475,542.53	10.45	67.74
from > 2 to = 3 months	3	1,291.81	1,369.38	0.00	2,661.19	0.40	311,159.13	313,820.32	0.94	65.99
from > 3 to = 6 months	3	1,168.72	2,503.18	0.00	3,671.90	0.55	258,379.18	262,051.08	0.79	73.26
from > 6 to < 12 months	7	13,084.75	24,368.01	0.00	37,452.76	5.57	848,732.30	886,185.06	2.67	81.09
from = 12 to < 18 months	8	33,414.97	46,531.48	29.04	79,975.49	11.90	1,079,002.50	1,158,977.99	3.49	74.59
from = 18 to < 24 months	5	291,217.97	37,842.32	647.75	329,708.04	49.07	397,756.38	727,464.42	2.19	71.18
from ≥ 2 years	2	7,434.96	20,849.60	87.12	28,371.68	4.22	194,137.72	222,509.40	0.67	94.54
Subtotal	273	451,067.70	220,107.51	763.91	671,939.12	100.00	32,574,989.06	33,246,928.18	100.00	64.13
Total	273	451,067.70	220,107.51	763.91	671,939.12		32,574,989.06	33,246,928.18		

Additional information