

STRUCTURED FINANCE

TRANSACTION PERFORMANCE REPORTING

COUNTRY

Spain

ASSET CLASS

RMBS

TRANSACTION NAME

BBVA RMBS 21 FT

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TRANSACTION PROFILE

Transaction name	BBVA RMBS 21 FT
Issuer LEI	959800T630UM55CA1M89
Asset class	RMBS
Closing date	21 March 2022
Country of assets	Spain
Pool type	Static

REPORT INFORMATION

Date of publication	13 October 2025
Last date of investor report	30 September 2025

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Notes profile

	Currency ¹	Coupon type ¹	Frequency ¹	Spread/ Coupon ¹	Outstanding balance ¹		Credit enhancement ¹	
					Mar 2022	Sep 2025	Mar 2022	Sep 2025
Class A	EUR	Floating	3M	0.15%	12,028,000,000	7,897,766,423	8.00%	12.00%
Class B	EUR	Floating	3M	0.25%	372,000,000	372,000,000	5.00%	7.50%

Notes rating

	Rating	Validity date
Class A	AAA (SF)	28 Aug 2025
Class B	BBB+ (SF)	28 Aug 2025

Accounts

	Mar 2022	Sep 2025
Cash reserve outstanding ¹	620,000,000 EUR	620,000,000 EUR

Counterparties

Entity role	Entity name	Rating	Validity date
Account bank	Banco Bilbao Vizcaya Argentaria S.A.	A+	13 Dec 2024
Arranger	Banco Bilbao Vizcaya Argentaria S.A.	A+	13 Dec 2024
Hedge counterparty IR	Banco Bilbao Vizcaya Argentaria S.A.	A+	13 Dec 2024
Issuer	Bbva Rmbs 21 Fondo De Titulización		
Originator	Banco Bilbao Vizcaya Argentaria S.A.	A+	13 Dec 2024
Paying agent	Banco Bilbao Vizcaya Argentaria S.A.	A+	13 Dec 2024
Servicer	Banco Bilbao Vizcaya Argentaria S.A.	A+	13 Dec 2024

¹ Source: Transaction report

² Source: EDW

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Portfolio profile

	Mar 2022	Sep 2025
Number of loans ¹	115,534	91,805
Outstanding portfolio balance ¹	12,399,999,730 EUR	8,140,047,370 EUR
Weighted average asset yield ¹	0.57%	2.83%
Weighted average LTV (Current) ¹	69.39%	57.94%
Weighted average remaining term ¹	262 months	225 months

Concentration

	Mar 2022		Sep 2025	
	Share	Geo/Business	Share	Geo/Business
Top 1 region (borrower) ¹	21.58%	Cataluña	22.02%	Cataluña

	Mar 2022	Aug 2025	Sep 2025
	Share	Share	Share
Top 1 obligor ¹	0.01%	0.02%	0.02%
Top 10 obligor ²	0.10%	0.12%	
Top 100 obligor ²	0.60%	0.71%	

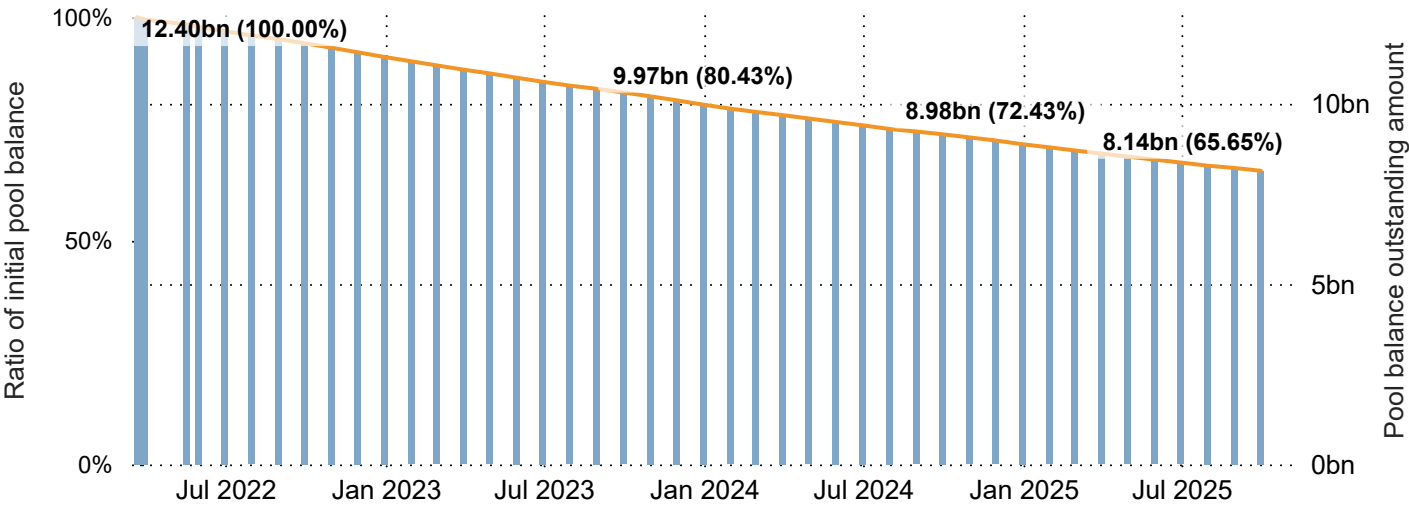
¹ Source: Transaction report
² Source: EDW

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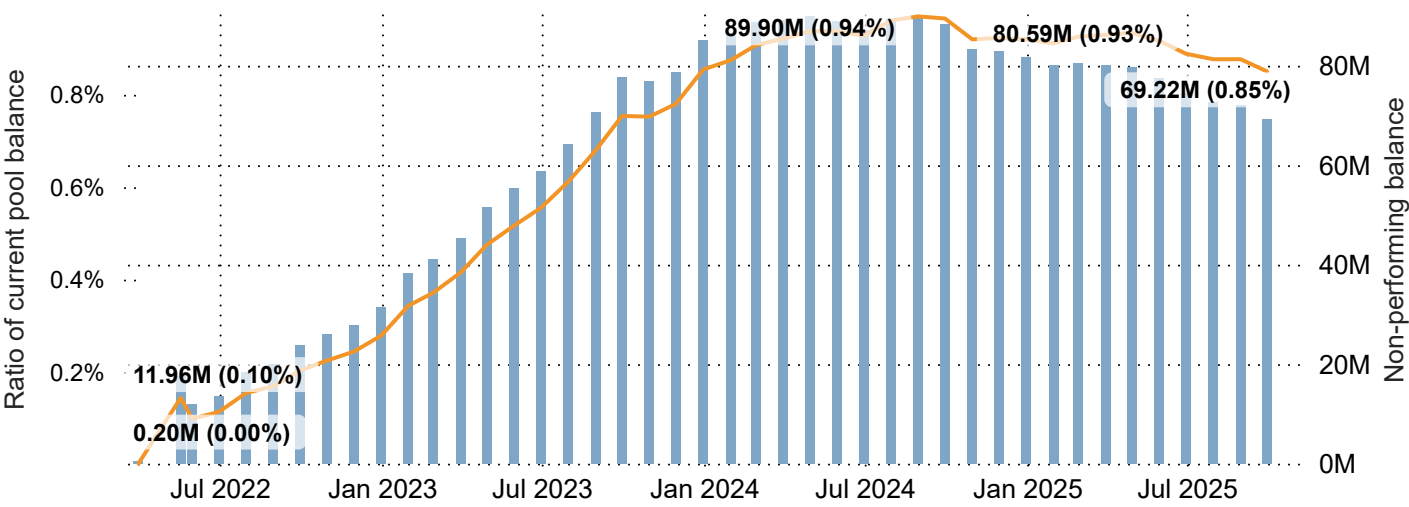
Asset pool balance (currency : EUR)

Source: Transaction report



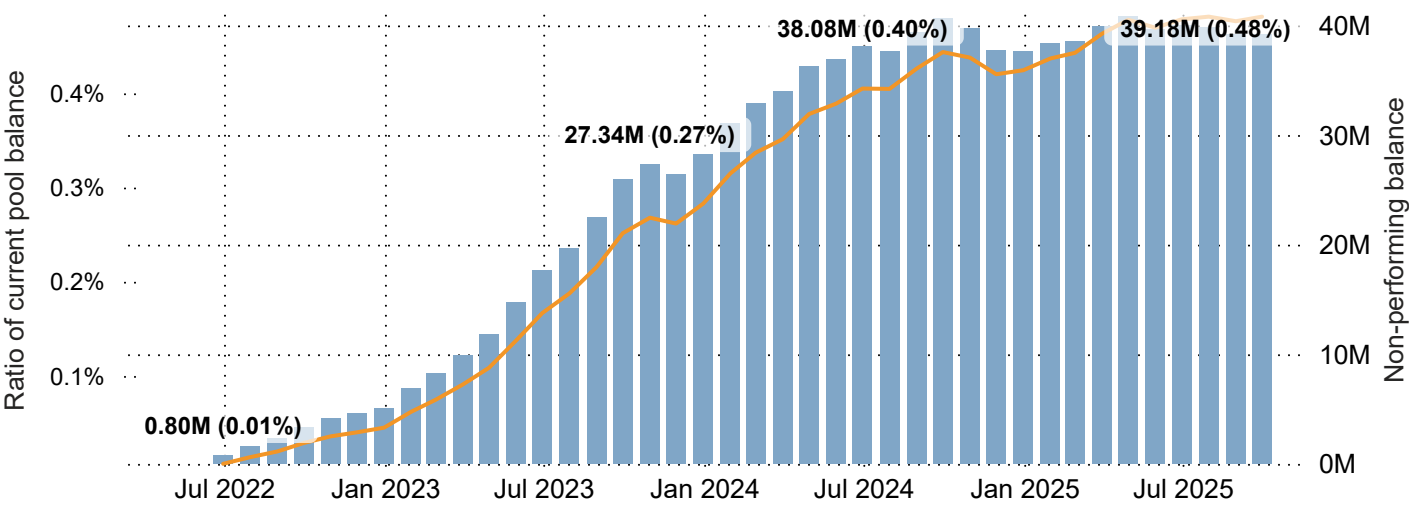
Non-performing balance due for more than 30 days in arrears (currency : EUR)

Source: Transaction report



Non-performing balance due for more than 90 days in arrears (currency : EUR)

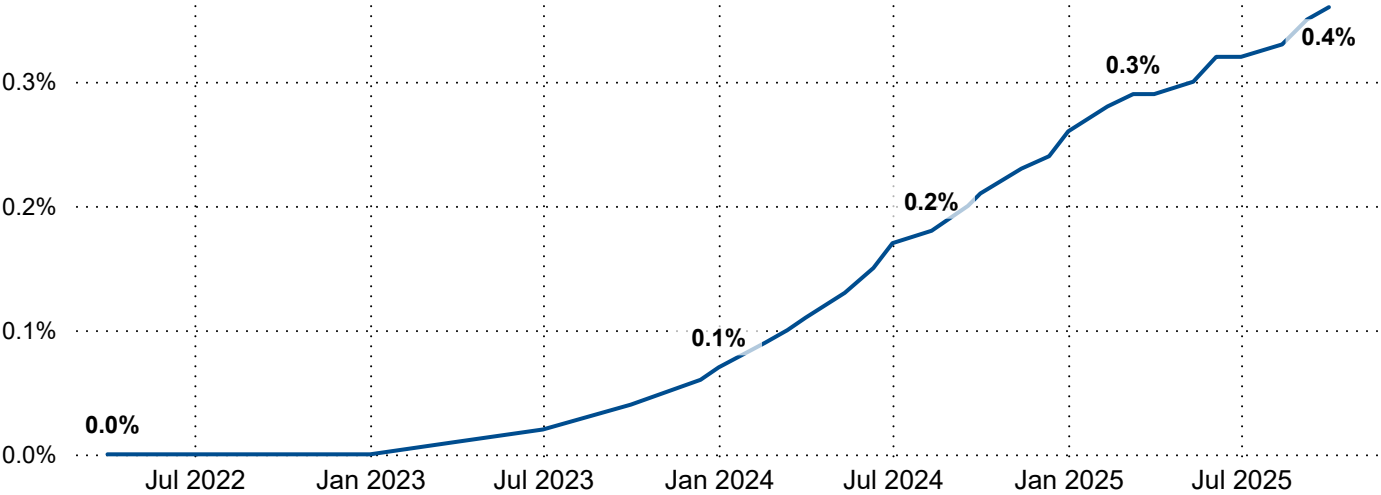
Source: Transaction report



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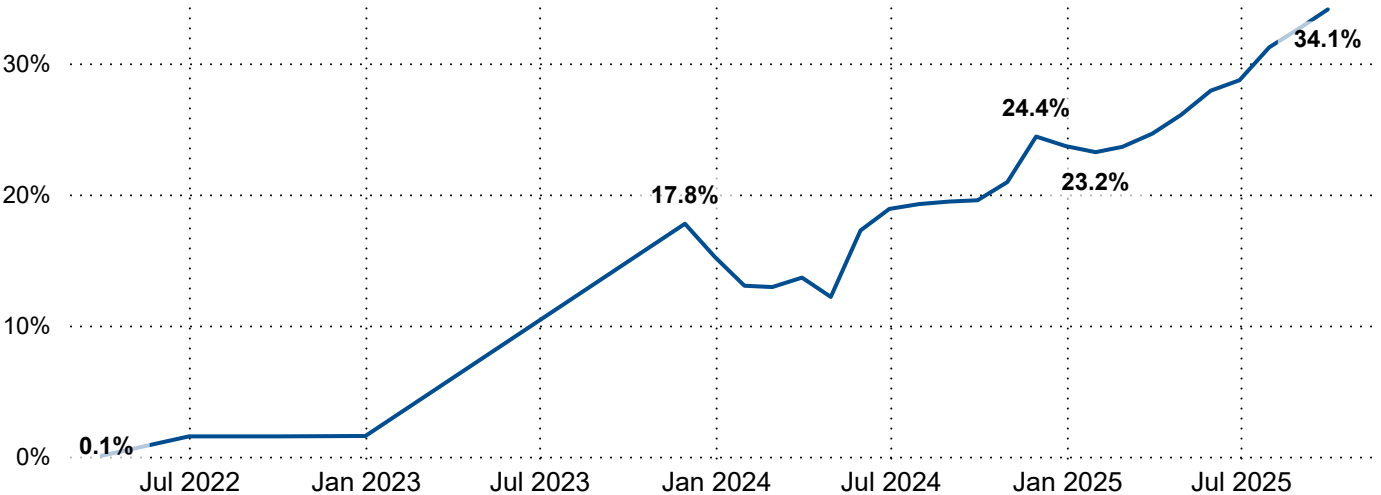
Cumulative default ratio (default : 12M)

Source: Transaction report



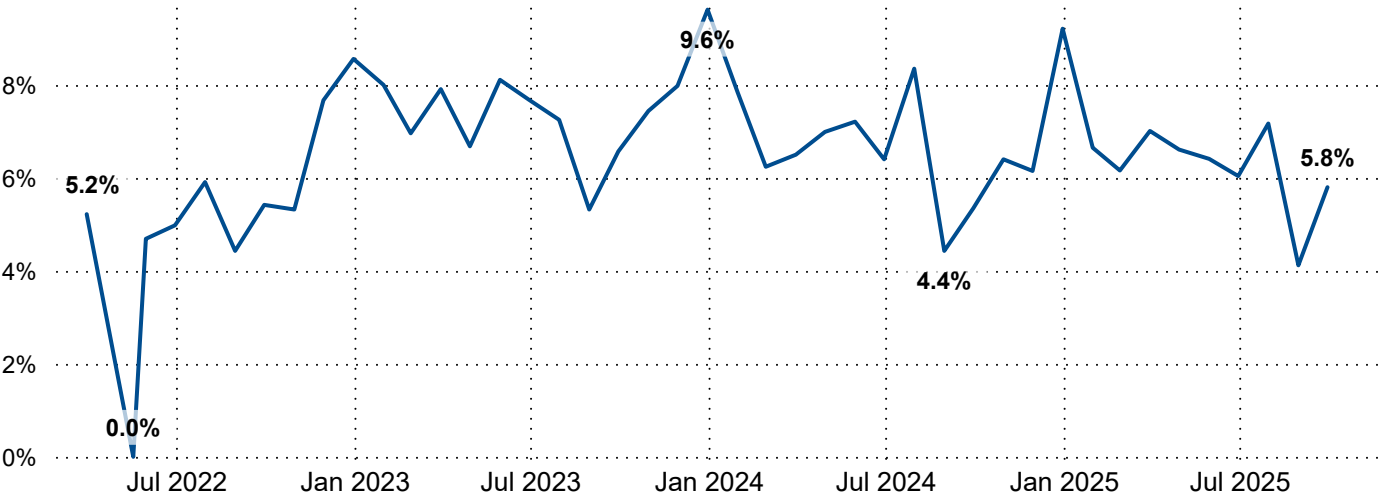
Cumulative recovery ratio (default : 12M)

Source: Transaction report



Annualised constant prepayment rate (CPR)

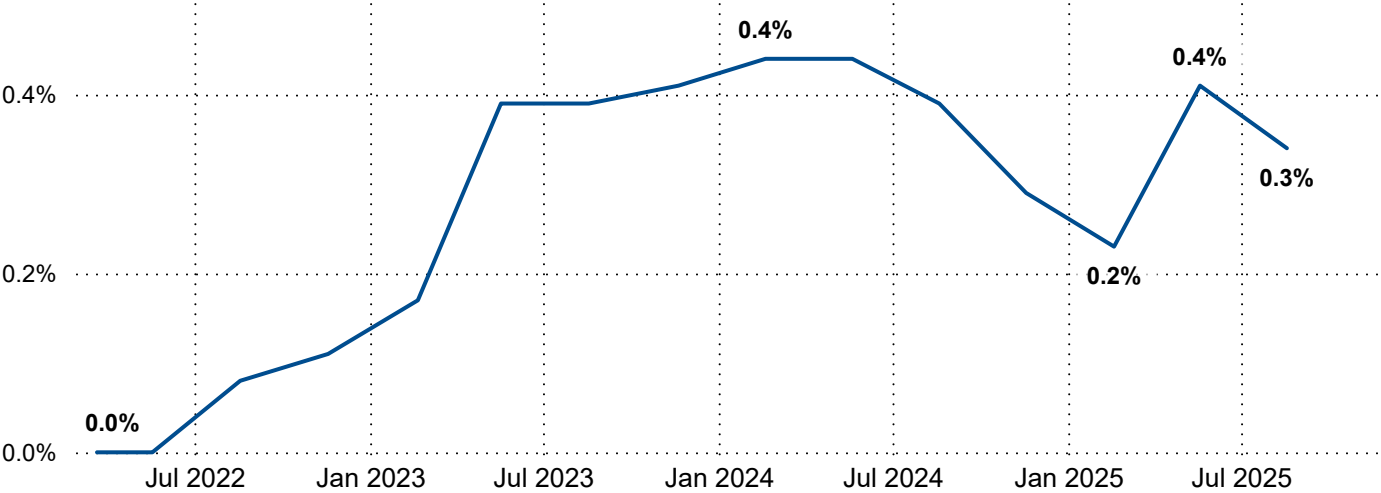
Source: Transaction report



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Annualised constant default ratio (CDR)

Source: EDW

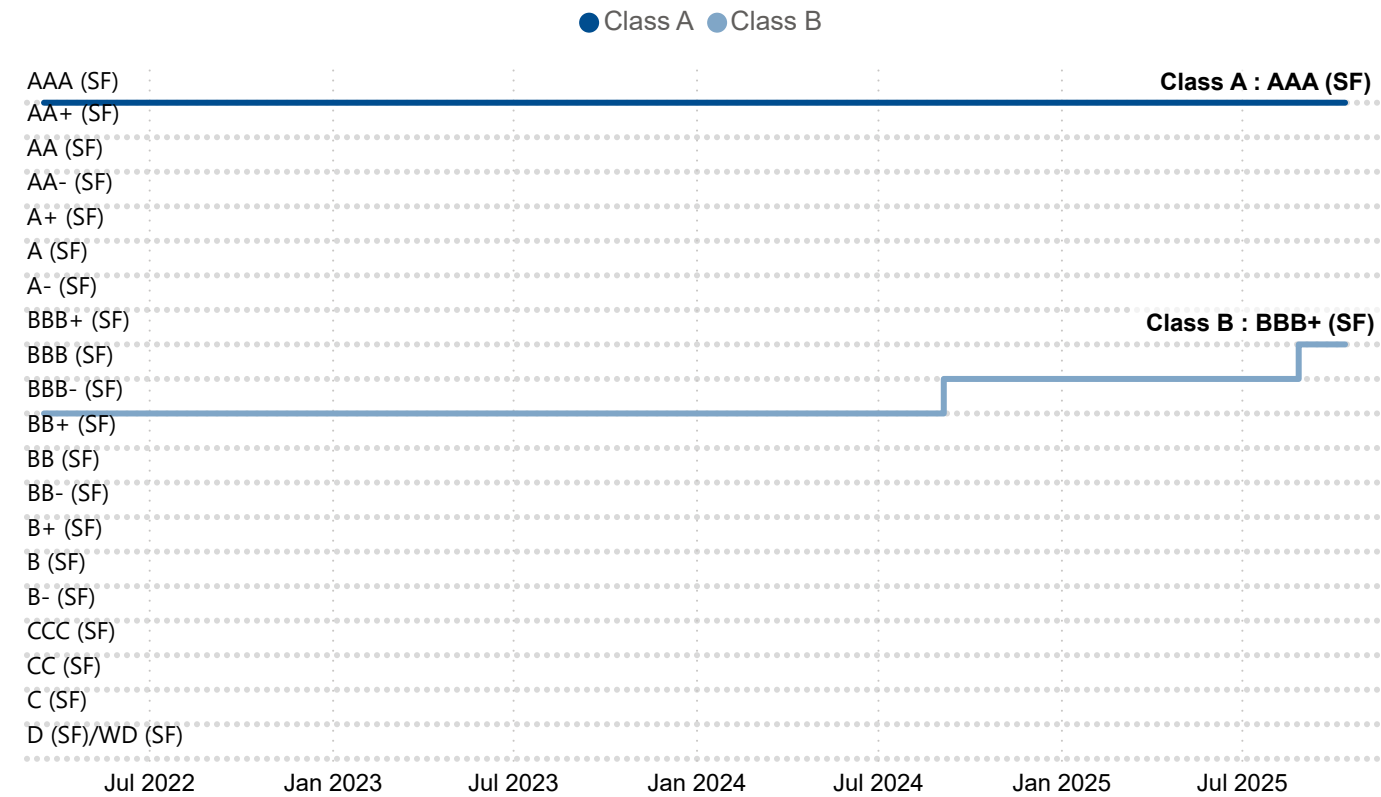


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Rating history

Source: Scope

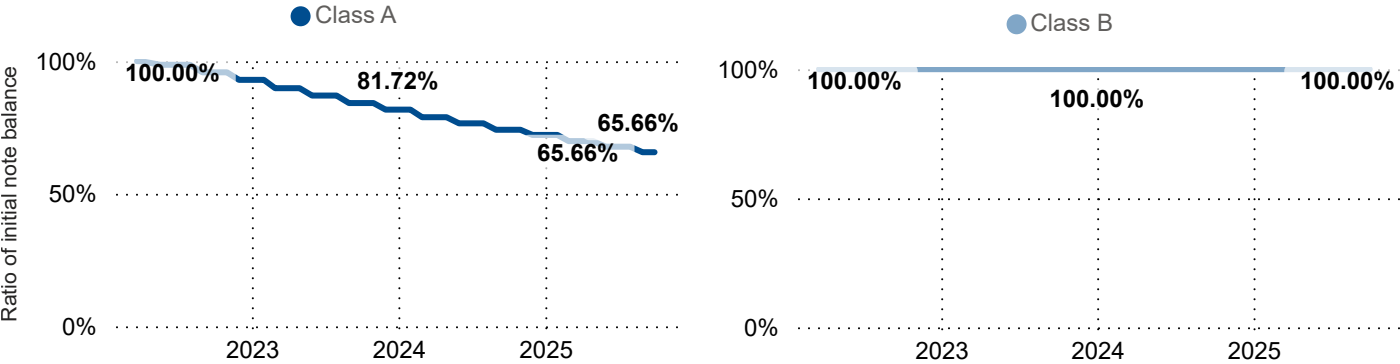


	18 Mar 2022	21 Mar 2022	28 Nov 2022	06 Sep 2024	28 Aug 2025
Class A	AAA (SF)	AAA (SF)	AAA (SF)	AAA (SF)	AAA (SF)
Class B	BBB- (SF)	BBB- (SF)	BBB- (SF)	BBB (SF)	BBB+ (SF)

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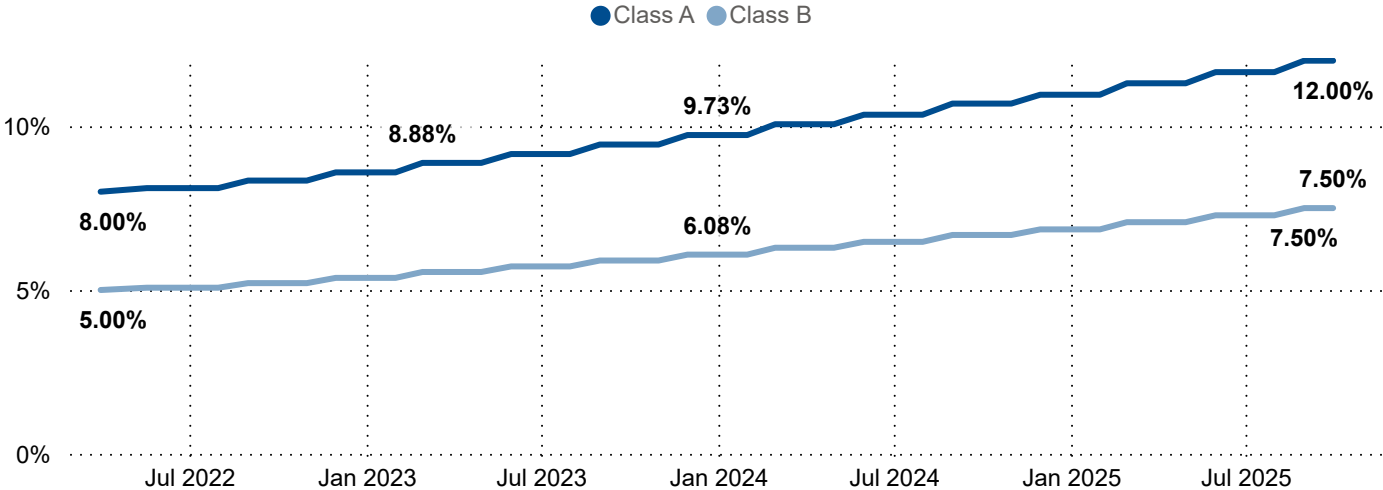
Outstanding notes balance

Source: Transaction report



Credit enhancement

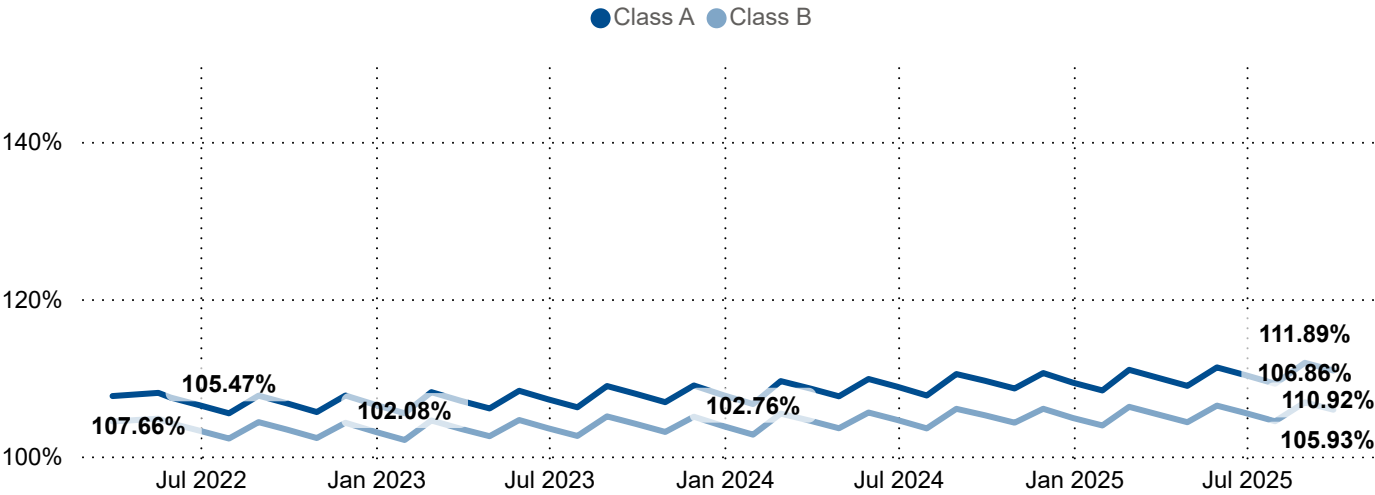
Source: Transaction report



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Notes overcollateralisation

Source: Transaction report



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Remarks on the transaction

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Field name	Description
Credit enhancement	Either as per the investor report or computed as the ratio of (i) the sum of those liabilities' nominal value which rank junior to the notes under consideration, and (ii) the sum of all liabilities' nominal value.
Cumulative default ratio	Ratio of (i) the sum of defaulted amounts since closing and (ii) the initial portfolio balance.
Cumulative recovery ratio	Ratio of (i) the sum of recovered amounts (as per the investor report definition) and (ii) the sum of defaulted amounts since closing.
Notes overcollateralisation	Ratio of (i) the sum of the aggregate loan balance and the reserve account's balance and (ii) the sum of the relevant notes' and all those notes' nominal value which rank pari-passu or senior to the relevant note.
Outstanding notes balance	The relevant note's nominal value at the relevant date.
Outstanding portfolio balance	Aggregate loan balance at the relevant date.

Scope Ratings GmbH

Headquarters Berlin

Lennéstraße 5
D-10785 Berlin
Phone +49 30 27891 0

Frankfurt am Main

Neue Mainzer Straße 66-68
D-60311 Frankfurt am Main
Phone +49 69 66 77 389 0

Paris

10 avenue de Messine
FR-75008 Paris
Phone +33 6 6289 3512

Oslo

Karenslyst allé 53
N-0279 Oslo
Phone +47 21 09 38 35

Madrid

Paseo de la Castellana 141
E-28046 Madrid
Phone +34 91 572 67 11

Milan

Via Nino Bixio, 31
20129 Milano MI
Phone +39 02 30315 814

Scope Ratings UK Limited

52 Grosvenor Gardens
London SW1W 0AU
Phone +44 20 7824 5180

info@scoperatings.com
www.scoperatings.com

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