

STRUCTURED FINANCE

TRANSACTION PERFORMANCE REPORTING

COUNTRY

Spain



ASSET CLASS

RMBS



TRANSACTION NAME

BBVA RMBS 22 FT

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TRANSACTION PROFILE

Transaction name BBVA RMBS 22 FT

Issuer LEI 959800L5L89K3N5Z4X03

Asset class RMBS

Closing date 28 November 2022

Country of assets Spain

Pool type Static

REPORT INFORMATION

Date of publication 13 February 2026

Last date of investor report 31 January 2026

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Notes profile

Currency ¹				Coupon type ¹		Frequency ¹		Spread/ Coupon ¹		Outstanding balance ¹		Credit enhancement ¹			
										Nov 2022		Jan 2026		Dec 2022	Jan 2026
Class A	EUR	Floating	3M	0.15%	1,358,000,000	1,050,314,952	8.00%	10.26%							
Class B	EUR	Floating	3M	0.25%	42,000,000	42,000,000	5.00%	6.41%							

Notes rating

	Rating	Validity date
Class A	AAA (SF)	06 Sep 2024
Class B	A (SF)	06 Sep 2024

Accounts

	Dec 2022	Jan 2026
Cash reserve outstanding ¹	70,000,000 EUR	70,000,000 EUR

Counterparties

Entity role	Entity name	Rating	Validity date
Account bank	Banco Bilbao Vizcaya Argentaria S.A.	A+	29 Oct 2025
Arranger	Banco Bilbao Vizcaya Argentaria S.A.	A+	29 Oct 2025
Hedge counterparty IR	Banco Bilbao Vizcaya Argentaria S.A.	A+	29 Oct 2025
Issuer	Bbva Rmbs 22 Fondo De Titulización		
Originator	Banco Bilbao Vizcaya Argentaria S.A.	A+	29 Oct 2025
Paying agent	Banco Bilbao Vizcaya Argentaria S.A.	A+	29 Oct 2025
Servicer	Banco Bilbao Vizcaya Argentaria S.A.	A+	29 Oct 2025

¹ Source: Transaction report

² Source: EDW

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Portfolio profile

	Nov 2022	Dec 2022	Nov 2024	Jan 2026
Number of loans ¹		9,496	8,999	8,596
Outstanding portfolio balance ¹	1,399,981,745 EUR	1,380,231,213 EUR	1,198,188,774 EUR	1,084,865,605 EUR
Weighted average asset yield ¹		1.52%	1.90%	1.68%
Weighted average LTV (Current) ¹		69.90%	62.56%	59.76%
Weighted average remaining term ¹		297 months	275 months	262 months
Weighted average seasoning ¹			53 months	66 months

Concentration

	Dec 2022		Jan 2026	
	Share	Geo/Business	Share	Geo/Business
Top 1 region (borrower) ¹	32.50%	Cataluña	32.64%	Cataluña

	Nov 2022	Dec 2022	Oct 2025	Jan 2026
	Share	Share	Share	Share
Top 1 obligor ¹		0.11%	0.13%	0.13%
Top 10 obligor ²	0.73%		0.78%	
Top 100 obligor ²	4.26%		4.59%	

¹ Source: Transaction report

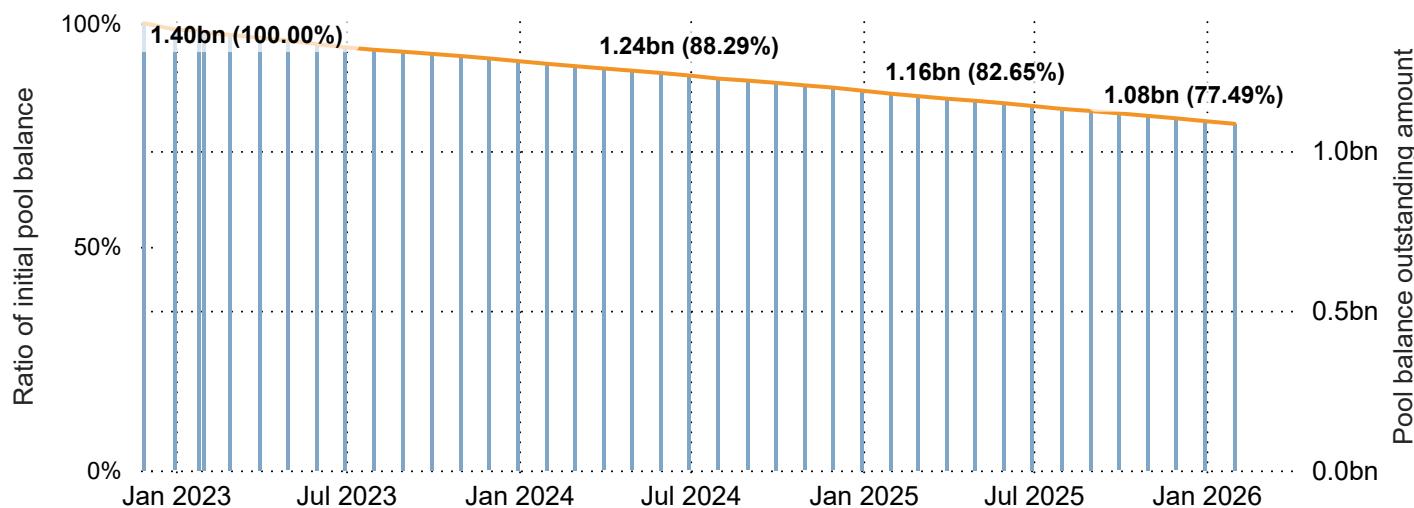
² Source: EDW

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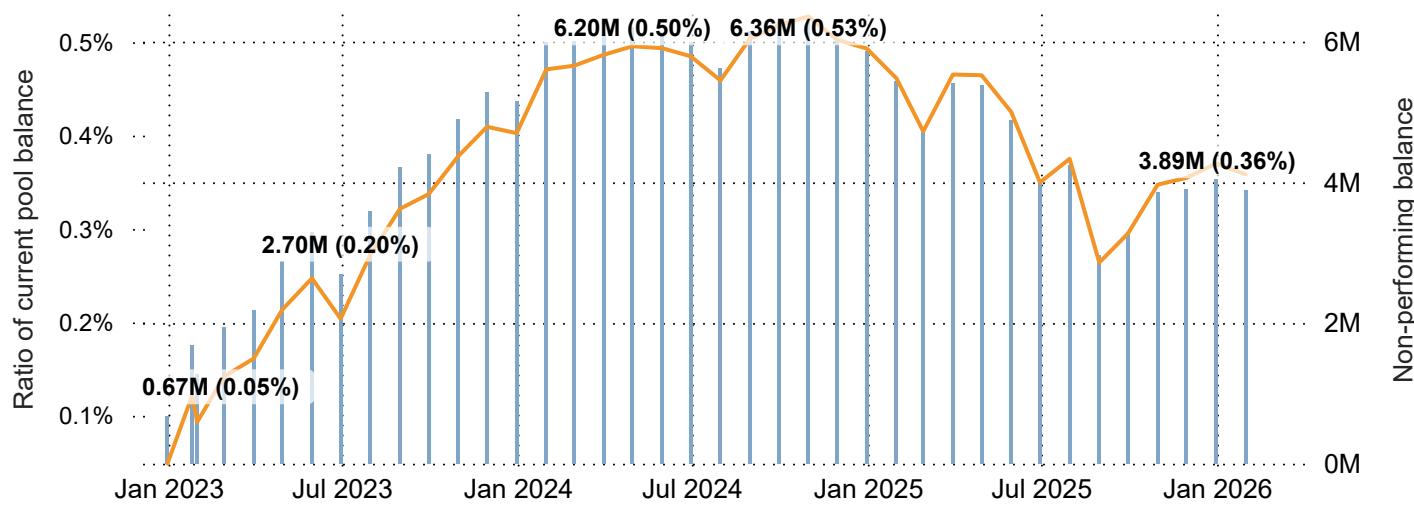
Asset pool balance (currency : EUR)

Source: Transaction report



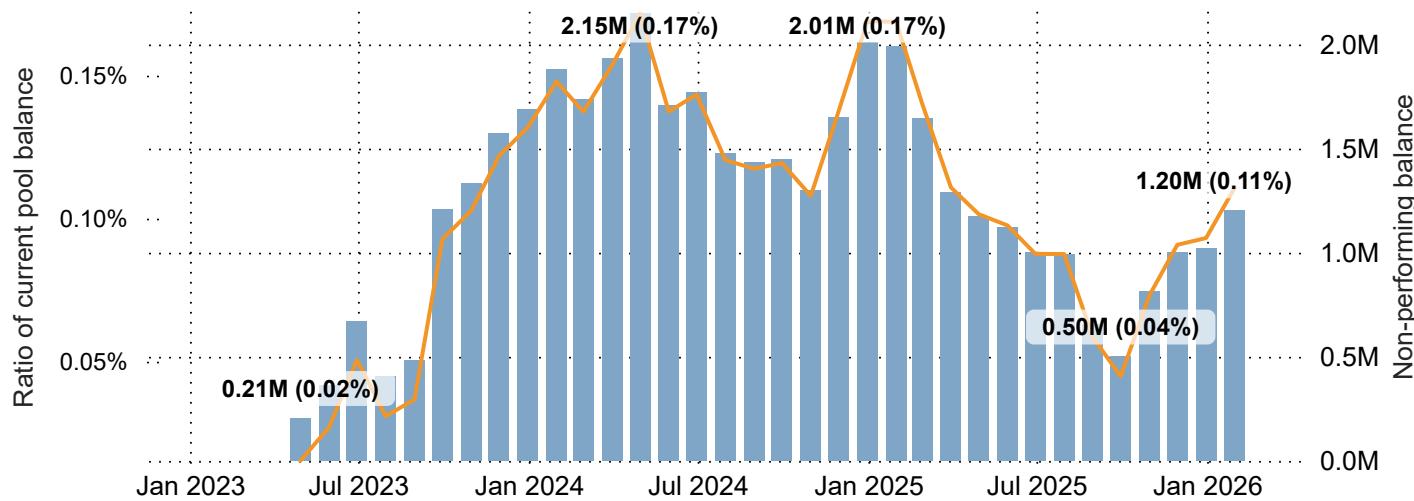
Non-performing balance due for more than 30 days in arrears (currency : EUR, default : 12M)

Source: Transaction report



Non-performing balance due for more than 90 days in arrears (currency : EUR, default : 12M)

Source: Transaction report



ASSET PERFORMANCE | DEFAULTS, RECOVERIES & PREPAYMENTS

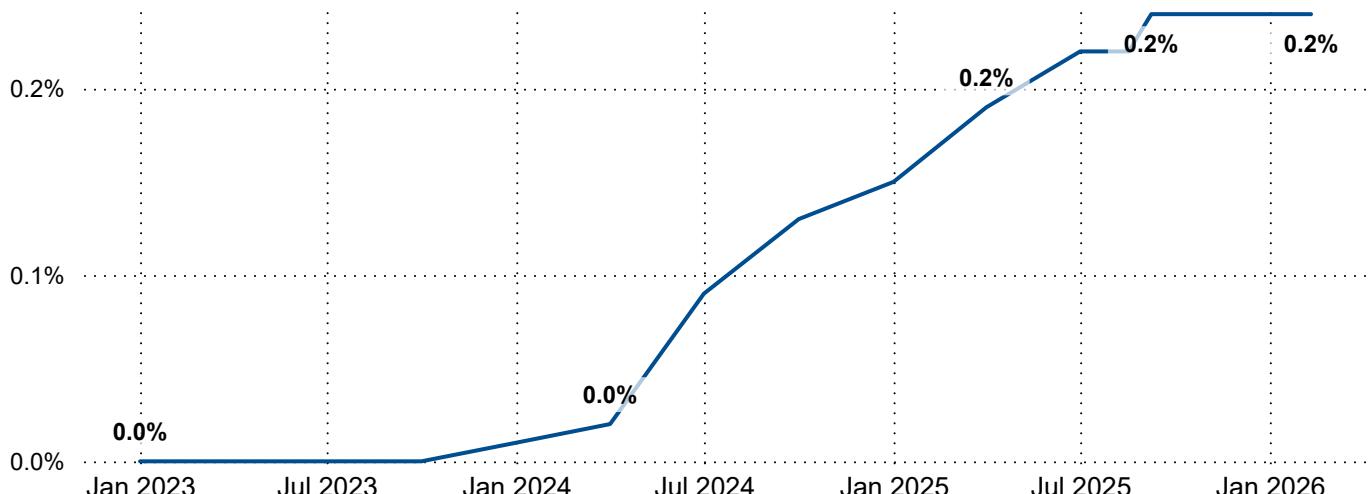


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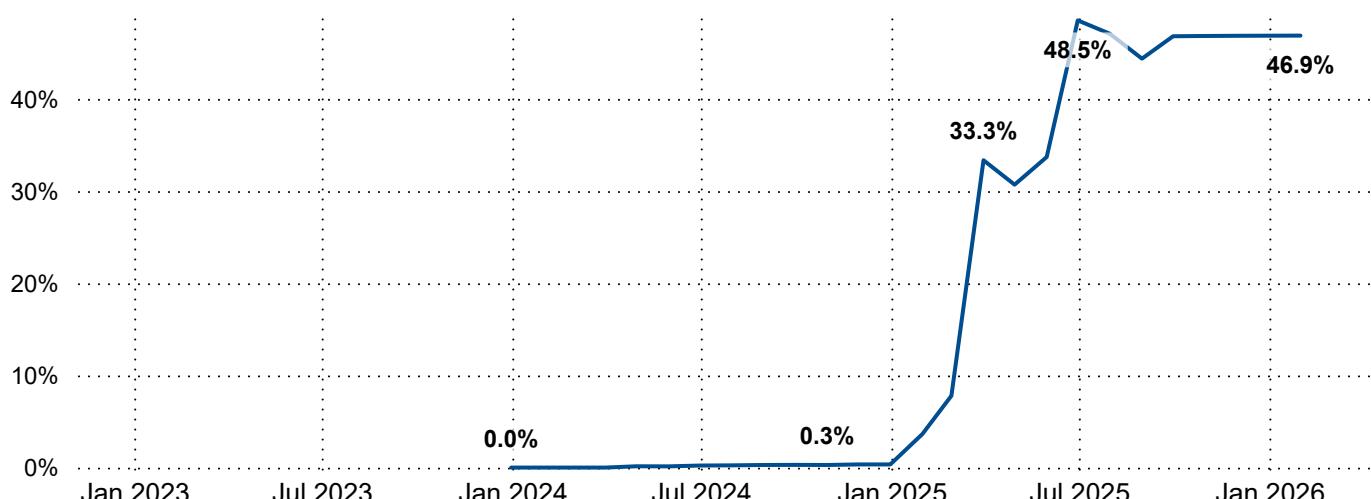
Cumulative default ratio (default : 12M)

Source: Transaction report



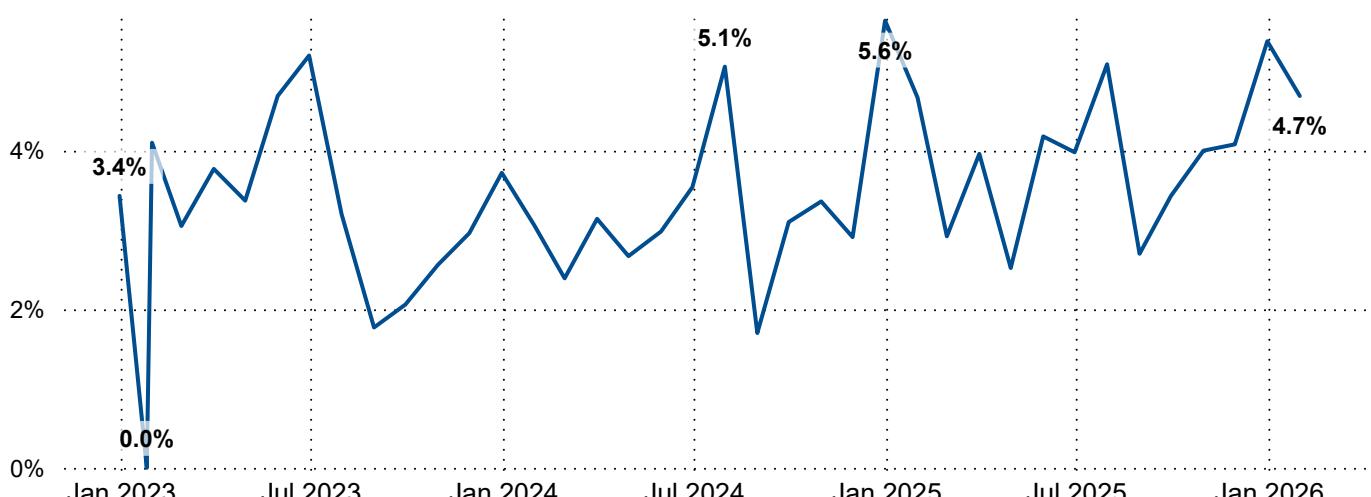
Cumulative recovery ratio (default : 12M)

Source: Transaction report



Annualised constant prepayment rate (CPR)

Source: Transaction report

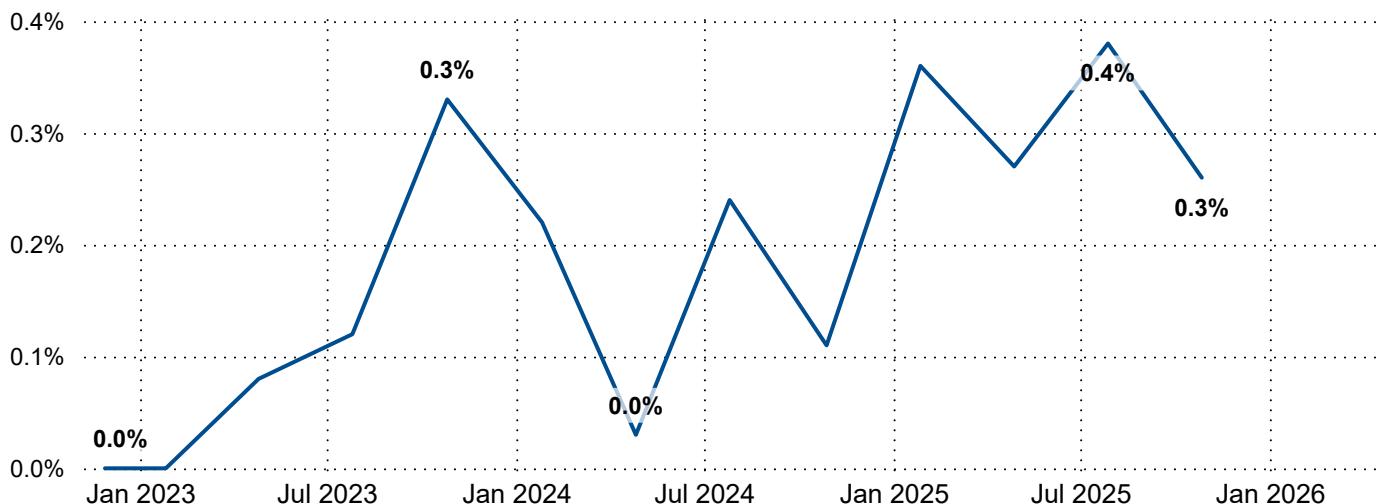


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Annualised constant default ratio (CDR)

Source: EDW

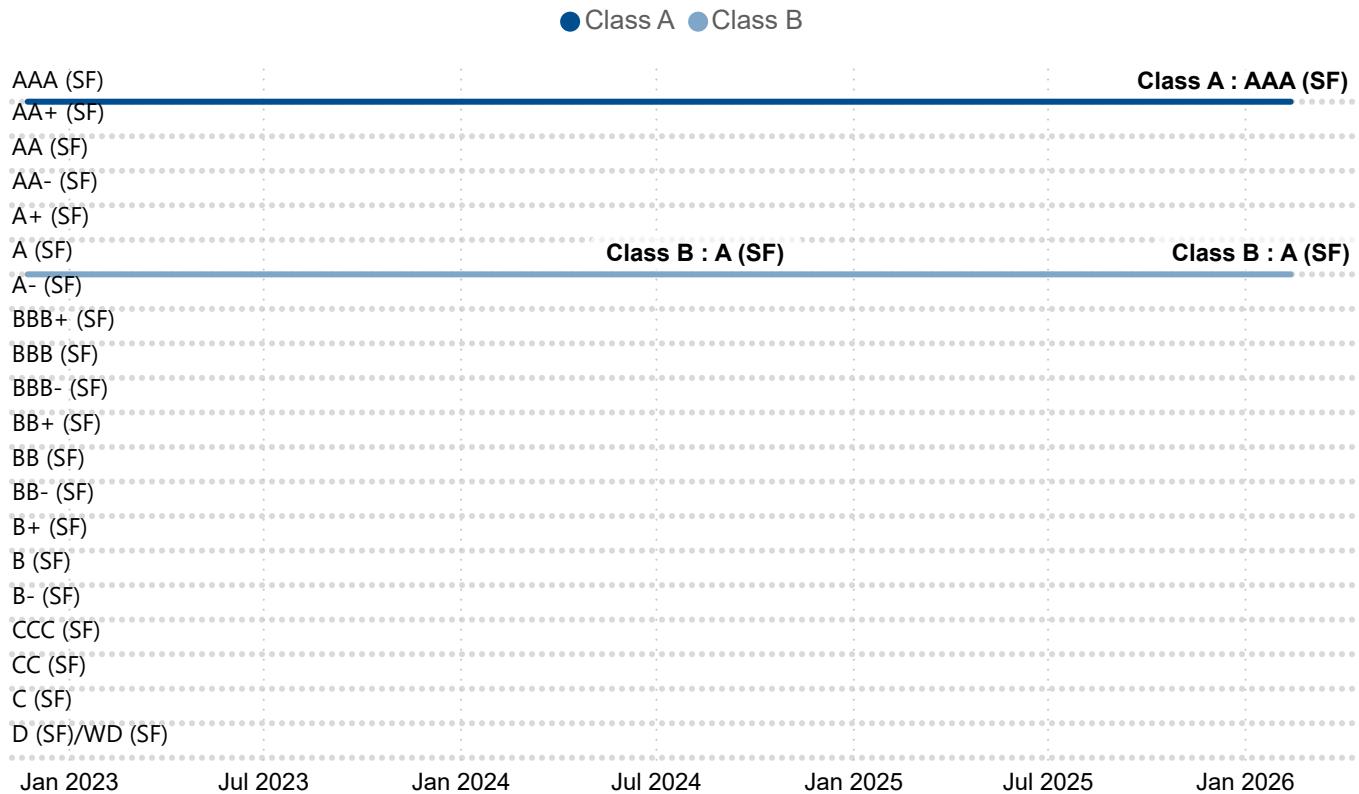


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Rating history

Source: Scope



24 Nov 2022 01 Dec 2022 08 Aug 2024 06 Sep 2024

Class A	AAA (SF)	AAA (SF)	AAA (SF)
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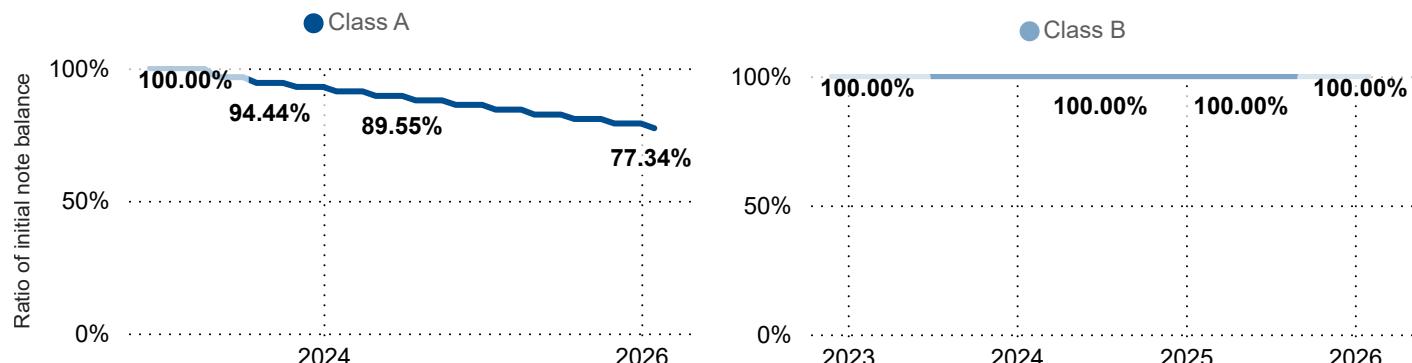
Class B	A (SF)	A (SF)	A (SF)
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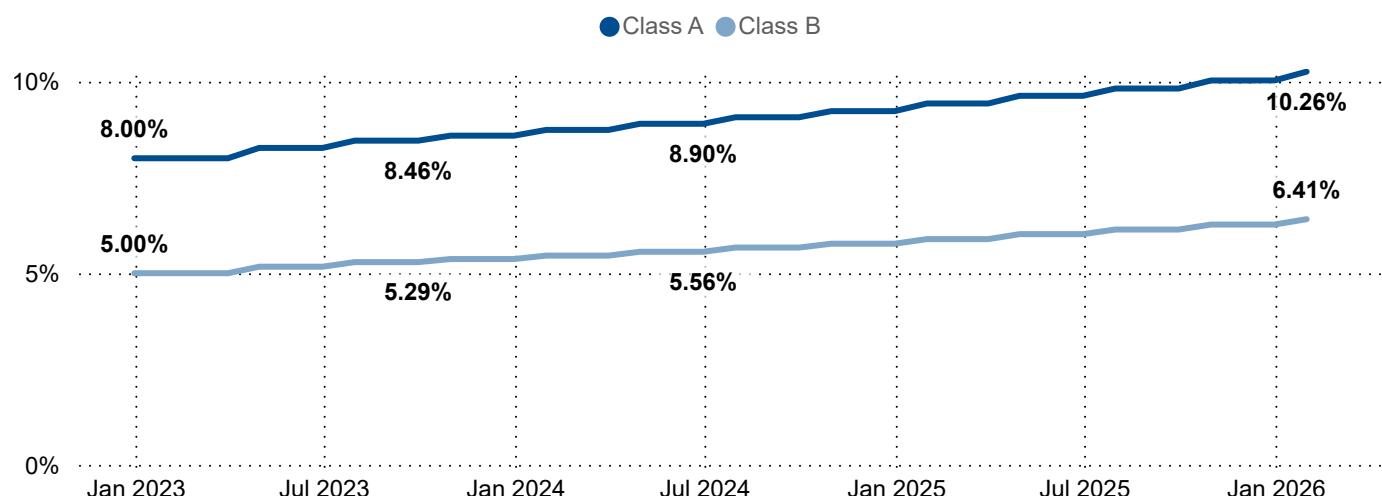
Outstanding notes balance

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

Defaults are classified as 360+ days past due, in line with definitions in the documentation.

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.

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