

Brief report

Date: 11/30/2019  
 Currency: EUR

Constitution date  
 05/09/2016

VAT Reg. no.  
 V87560744

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  
 Iberclear

Treasury Account  
 BBVA

Start-up Loan  
 BBVA

Subordinated Loan  
 BBVA

Fund Auditor  
 KPMG Auditores

Lead Manager  
 BBVA

Suscribers  
 BBVA  
 Banco Europeo de Inversiones

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	Current	Original
Series ES0305132005	05/09/2016 13,440	74,754.54 1,004,701,017.60 74.75%	100,000.00 1,344,000,000.00	Floating 3-M Euribor+0.500% 17 Feb/May/Aug/Nov	0.1010% 02/17/2020 19,085249 Gross 15.459052 Net	08/17/2064 Quarterly 17 Feb/May/Aug/Nov	"Pass-Through" Secuential	A (high) (sf) Aa1 (sf) AA(sf)	A(high) (sf) Aa2 (sf) AA-(sf)
Total		1,004,701,017.60	1,344,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date											
Series				% Monthly CPR (SMM)							
				% Annual equivalent CPR	0,08	0,17	0,25	0,34	0,42	0,51	0,60
	With optional redemption *	Average life	Years	11.25	10.22	9.31	8.50	7.82	7.16	6.61	6.15
		Date		02/15/2031	02/03/2030	03/09/2029	05/17/2028	09/10/2027	01/15/2027	06/26/2026	01/08/2026
	Final Maturity	Years		20.76	19.51	18.26	17.01	16.01	14.76	13.76	13.01
		Date		08/17/2040	05/17/2039	02/17/2038	11/17/2036	11/17/2035	08/17/2034	08/17/2033	11/17/2032
	Without optional redemption *	Average life	Years	11.99	10.98	10.09	9.30	8.60	7.98	7.43	6.93
		Date		11/10/2031	11/06/2030	12/16/2029	03/04/2029	06/22/2028	11/09/2027	04/20/2027	10/21/2026
	Final Maturity	Years		35.77	35.77	35.77	35.77	35.77	35.77	35.77	35.77
		Date		08/17/2055	08/17/2055	08/17/2055	08/17/2055	08/17/2055	08/17/2055	08/17/2055	08/17/2055

\* 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		At issue date	
		% CE	% CE	% CE	% CE
Issue of Bonds	100.00%	1,004,701,017.60	25.38%	1,344,000,000.00	20.00%
B Loan	25.48%	256,000,000.00	19.05%	256,000,000.00	
Reserve Fund	6.37%	64,000,000.00	4.76%	64,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	67,018,588.37	0.000%	
Servicer ppal collect not yet credited	4,622,439.46		
Servicer ints collect not yet credited	935,712.93		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		64,000,000.00	0.000%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans (PTCs)

General			
	Current	At constitution date	
Count	10,307	11,333	
Principal			
Principal outstanding	1,253,940,819.32	1,599,973,393.06	
Average loan	121,659.15	141,178.28	
Minimum	688.09	57,460.25	
Maximum	742,717.41	910,287.59	
Interest rate			
Weighted average (wac)	0.94%	1.32%	
Minimum	0.00%	0.24%	
Maximum	6.47%	6.60%	
Final maturity			
Weighted average (WARM) (months)	289	331	
Minimum	12/31/2019	01/25/2021	
Maximum	10/31/2055	10/31/2055	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	99.26%	99.19%	
Mortgage Market: All Institutions	0.74%	0.81%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.03	7.92		
10.01 - 20%	0.23	17.18	0.00	17.38
20.01 - 30%	1.35	25.14	0.65	26.85
30.01 - 40%	3.03	35.75	1.06	35.83
40.01 - 50%	14.68	46.12	2.94	46.14
50.01 - 60%	34.49	55.55	17.39	55.61
60.01 - 70%	38.20	64.47	42.58	65.45
70.01 - 80%	6.37	73.42	29.88	73.32
80.01 - 90%	1.45	85.05	3.77	84.32
90.01 - 100%	0.16	92.52	1.72	94.16
Weighted average (WALTV)		58.11		66.17
Minimum		0.33		17.38
Maximum		151.23		98.89

**Brief report**
**Date:** 11/30/2019  
**Currency:** EUR

**Constitution date**  
 05/09/2016

**VAT Reg. no.**  
 V87560744

**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**  
 Iberclear

**Treasury Account**  
 BBVA

**Start-up Loan**  
 BBVA

**Subordinated Loan**  
 BBVA

**Fund Auditor**  
 KPMG Auditores

**Lead Manager**  
 BBVA

**Suscribers**  
 BBVA  
 Banco Europeo de Inversiones

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.27%	0.28%	0.26%	0.30%	0.24%
Annual Percentage Rate (CPR)	3.24%	3.30%	3.12%	3.48%	2.79%

Geographic distribution		
	Current	At constitution date
Andalucia	17.54%	17.14%
Aragon	2.18%	2.16%
Asturias	1.99%	1.98%
Balearic Islands	2.42%	2.50%
Basque Country	3.82%	3.94%
Canary Islands	4.28%	4.33%
Cantabria	1.43%	1.41%
Castilla-La Mancha	3.32%	3.29%
Castilla-Leon	3.85%	3.74%
Catalonia	16.16%	16.31%
Ceuta	1.24%	1.24%
Extremadura	1.57%	1.52%
Galicia	4.49%	4.46%
La Rioja	0.50%	0.48%
Madrid	23.15%	23.52%
Melilla	0.87%	0.84%
Murcia	2.47%	2.44%
Navarra	0.72%	0.73%
Valencia	8.01%	8.00%

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	519	217,345.57	54,227.11	0.00	271,572.68	24.42	67,322,902.40	67,594,475.08	89.01	57.06
from > 1 to = 2 months	22	25,829.86	4,717.21	0.00	30,547.07	2.75	2,643,936.74	2,674,483.81	3.52	60.08
from > 2 to = 3 months	6	8,063.70	900.50	0.00	8,964.20	0.81	699,530.38	708,494.58	0.93	52.31
from > 3 to = 6 months	5	24,288.02	2,258.39	0.00	26,546.41	2.39	743,918.62	770,465.03	1.01	54.14
from > 6 to < 12 months	7	23,885.31	6,799.14	0.00	30,684.45	2.76	808,060.99	838,745.44	1.10	64.93
from = 12 to < 18 months	8	367,666.98	13,793.00	528.39	381,988.37	34.35	731,867.89	1,113,856.26	1.47	57.75
from = 18 to < 24 months	9	100,735.45	18,808.83	2,502.31	122,046.59	10.98	1,405,135.56	1,527,182.15	2.01	57.19
from ≥ 2 years	5	220,058.17	14,983.10	4,629.73	239,671.00	21.55	475,476.90	715,147.90	0.94	65.01
Subtotal	581	987,873.06	116,487.28	7,660.43	1,112,020.77	100.00	74,830,829.48	75,942,850.25	100.00	57.24
Total	581	987,873.06	116,487.28	7,660.43	1,112,020.77		74,830,829.48	75,942,850.25		