

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Product name	Vonovia Kuponki Autocall 2
Product identifier	ISIN: XS3497950199
Name of PRIIP manufacturer	Banco Bilbao Vizcaya Argentaria, S.A. ("BBVA"), acts as the manufacturer, while BBVA Global Markets B.V. is the issuer of the Product (the "Issuer") and assumes all the payment obligations towards the Client.
Contact Data	Web: www.bbva.es
For more information call	+34 900 108 637
Competent Authority	Comisión Nacional del Mercado de Valores (CNMV) is responsible for supervising BBVA and Autoriteit Financiële Markten (AFM) is responsible for supervising BBVA Global Markets B.V. in relation to this Key Information Document. This PRIIP is authorised in Ireland.
Date of production of the KID	24/09/2026

You are about to purchase a product that is not simple and may be difficult to understand.

1. What is this product?**Type**

English law governed equity-linked notes / Return depends on the performance of the underlying / No capital protection against market risk

Term

The product has a fixed term and will be due on 21 November 2033, subject to an early redemption.

Objectives

The product is linked to a decrement index, which means that the **reference level** of the **underlying** is adjusted by reference to the closing level of the corresponding reference index (the non-decrement index with the same constituents) after deducting 1.25 index points (annualised) on a daily basis (the decrement amount). Should the total dividends of the index constituents be less than the decrement amount, then the decrement index will likely underperform the reference index. In some scenarios, this decrement mechanism will have a negative effect on the return from the product. Should the decrement index reach a level of zero, it will remain at that level and cannot be any lower.

The product is designed to provide a return in the form of (1) conditional interest payments and (2) a cash payment on termination of the product. The timing and amount of these payments will depend on the performance of the **underlying**. If, at maturity, the **final reference level** of the **underlying** has fallen below the **barrier level**, the product may return less than the **product notional amount** or even zero.

Early termination following an autocall: The product will terminate prior to the **maturity date** if, on any **autocall observation date**, the **reference level** is at or above the **autocall barrier level**. On any such early termination, you will on the immediately following **autocall payment date** receive, in addition to any final interest payment, a cash payment equal to the autocall payment of EUR 1,000. No interest payments will be made on any date after such **autocall payment date**. The relevant dates are shown in the table(s) below.

<i>Autocall observation dates</i>	<i>Autocall payment dates</i>
8 May 2028	22 May 2028
6 November 2028	20 November 2028
7 May 2029	21 May 2029
6 November 2029	20 November 2029
6 May 2030	20 May 2030
6 November 2030	20 November 2030
6 May 2031	20 May 2031
6 November 2031	20 November 2031
6 May 2032	20 May 2032
8 November 2032	22 November 2032
6 May 2033	20 May 2033

Interest: If the product has not terminated early, on each **interest payment date** you will receive an interest, which is indicatively seven (7) per cent, subject to a minimum of six (6) per cent ** together with any previously unpaid interest payments if the **reference level** is at or above the **interest barrier level** on the immediately preceding **interest observation date**. If this condition is not met, you will receive no interest payment on such **interest payment date**. The relevant dates are shown in the table(s) below.

<i>Interest observation dates</i>	<i>Interest payment dates</i>
6 May 2027	20 May 2027
8 November 2027	22 November 2027
8 May 2028	22 May 2028
6 November 2028	20 November 2028
7 May 2029	21 May 2029
6 November 2029	20 November 2029
6 May 2030	20 May 2030
6 November 2030	20 November 2030
6 May 2031	20 May 2031
6 November 2031	20 November 2031
6 May 2032	20 May 2032
8 November 2032	22 November 2032
6 May 2033	20 May 2033
7 November 2033	Maturity date

Termination on the maturity date: If the product has not terminated early, on the **maturity date** you will receive:

1. if the **final reference level** is at or above the **barrier level**, a cash payment equal to EUR 1,000; or
2. if the **final reference level** is below the **barrier level**, a cash payment directly linked to the performance of the **underlying**. The cash payment will equal (i) the **product notional amount** multiplied by (ii) (A) the **final reference level** divided by (B) the **strike level**.

Under the product terms, certain dates specified above and below will be adjusted if the respective date is either not a business day or not a trading day (as applicable). Any adjustments may affect the return, if any, you receive.

The product terms also provide that if certain exceptional events occur (1) adjustments may be made to the product and/or (2) the issuer may terminate the product early. These events are specified in the product terms and principally relate to the **underlying**, the product and the issuer. The return (if any) you receive on such early termination is likely to be different from the scenarios described above and may be less than the amount you invested.

When purchasing this product during its lifetime, the purchase price may include accrued interest on a pro rata basis.

** BBVA will determine and publish the final rate prior to the Issue Date on the following website: <https://www.bbvaci.com/solutions/capital-markets-productsservices/regulation>

Underlying	Solactive VNA EOD AR 1.25 Index (2026-05-22) (ISIN: DE000SL0U8T2; Bloomberg: SOLVN125 Index)	Barrier level	50.00% of the initial reference level
Underlying market	Equity	Reference level	The closing level of the underlying as per the reference source
Product notional amount	EUR 1,000	Reference source	Solactive (Structured Solutions)
Issue price	100.00% of the product notional amount	Final reference level	The reference level on the final valuation date
Product currency	Euro (EUR)	Initial valuation date	6 November 2026
Underlying currency	EUR	Final valuation date	7 November 2033
Subscription period	6 October 2026 (inclusive) to 30 October 2026 (exclusive)	Maturity date / term	21 November 2033
Issue date	20 November 2026	Autocall barrier level	100.00% of the initial reference level
Initial reference level	The reference level on the initial valuation date	Interest barrier level	70.00% of the initial reference level
Strike level	100.00% of the initial reference level		

Intended retail investor

The product is intended to be offered to retail investors who fulfil all of the criteria below:

- they have the ability to make an informed investment decision through sufficient knowledge and understanding of the product and its specific risks and rewards, either independently or through professional advice, and they may have experience of investing in and/or holding a number of similar products providing a similar market exposure;
- they seek income, expect the movement in the underlying to perform in a way that generates a positive return. They have a long investment horizon and understand that the product may terminate early;
- they are able to bear a total loss of their initial investment, consistent with the redemption profile of the product at maturity (market risk);
- they accept the risk that the Issuer could fail to pay or perform its obligations under the product irrespective of the redemption profile of the product (credit risk);
- they are willing to accept a level of risk of 7 out of 7 to achieve potential returns, which reflects the highest risk (as shown in the summary risk indicator below which takes into account both market risk and credit risk).

2. What are the risks and what could I get in return?

Risk indicator



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 7 out of 7, which is the highest risk class. This rates the potential losses from future performance at a very high level, and poor market conditions are very unlikely to impact our capacity to pay you.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If we are not able to pay you what is owed, you could lose your entire investment.

Performance scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.

Recommended holding period:		Until the product is called or matures	
		This may be different in each scenario and is indicated in the table	
Example investment:		EUR 10,000	
Scenarios		If you exit after 1 year	If you exit at call or maturity
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress (product ends after 7 years)	What you might get back after costs	EUR 877	EUR 700
	Average return each year	-91.11%	-31.60%
Unfavourable (product ends after 7 years)	What you might get back after costs	EUR 4,100	EUR 700
	Average return each year	-58.80%	-31.60%
Moderate (product ends after 1 year and 6 months)	What you might get back after costs	EUR 9,070	EUR 12,100
	Average return each year	-9.25%	13.50%
Favourable (product ends after 3 years)	What you might get back after costs	EUR 11,582	EUR 14,200
	Average return each year	15.72%	12.40%

The stress scenario shows what you might get back in extreme market circumstances. The favorable, moderate and unfavorable scenarios have been calculated using 10,000 simulations based on the underlying asset's past performance and represent the 90th, 50th and 10th percentile outcomes, respectively.

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. Payments made to a client during the life of a product requires BBVA to make certain assumptions. This is for the purpose of undertaking scenario analysis and the calculation of product profitability as shown in the table. BBVA has decided not to capitalize these payments.

3. What happens if BBVA Global Markets B.V. is unable to pay out?

Banco Bilbao Vizcaya Argentaria, S.A. guarantees the payment obligations that the Issuer assumes in the Product, in its same terms. The Product is not covered by the Credit Institutions Deposit Guarantee Scheme or any other guarantee scheme. In the event that BBVA as guarantor could not pay, you would face a financial loss. In the event of the resolution of the Guarantor of such financial instrument (applicable process when the Guarantor is insolvent or it is expected that it will become insolvent in the near future and due to public interest and financial stability it is necessary to avoid its insolvency), such product could be converted into shares or its Nominal Amount and, as a result, you could incur losses on your investment.

4. What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different investment periods. The duration of this product is uncertain as it may terminate at different times depending on how the market evolves. The amounts shown here consider two different scenarios (early call and maturity). In case you decide to exit before the product ends, exit costs may apply in addition to the amounts shown here. We have assumed:

- EUR 10,000 is invested
- a performance of the product that is consistent with each holding period shown.

	If the product is called at the first possible date, on 22 May 2028	If the product reaches maturity
Total costs	EUR 640	EUR 640
Annual cost impact*	5.1% each year	1.0% each year

*This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at maturity your average return per year is projected to be 3.8% before costs and 2.8% after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	6.4% of the amount you pay when entering this investment. These costs are already included in the price you pay.	EUR 640
Exit costs	This product does not incur any exit fees if held until maturity. The exit fee in case of an early exit is defined in the section "How long should I hold it and can I take money out early?"	EUR 50
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.0% of your investment amount per year. This is an estimate of the actual costs.	EUR 0
Transaction costs	0.0% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	EUR 0

5. How long should I hold it and can I take money out early?

Recommended holding period: 7 years

This Product will mature on 21 November 2033. This Product doesn't allow the Client to cancel their investment before 21 November 2033. However, under normal market conditions, BBVA may facilitate to the Client the price at which BBVA is able to buy the Product. Such a price will be calculated subtracting (i) from the fair value of the Product calculated by BBVA in accordance to the market variables and methodologies commonly used in market (ii) an estimated cost of 0.5% over the Nominal Amount. This anticipated sale may generate a financial loss to the Client.

6. How can I complain?

Customer Service. P.O. Box 1598. 28080 Madrid. e-mail: reclamacionesSAC@bbva.com. Telephone: +34 900 812 679. Web: www.bbva.es. For claims related to the sale or advice of this Product by an entity other than BBVA, please contact the entity which sold you or advised you about the Product.

7. Other relevant information

For further information about the functioning and risks of this Product, contact the entity which advises you or which is going to sell the Product to you. Prospectus registered with the Central Bank of Ireland. The Product will be issued under the most recent version of the Prospectus of the Issuer, which is available on the website of BBVA (<https://shareholdersandinvestors.bbva.com/debt-investors/programas/structured-medium-term-note/>). The Client should also check the issue terms of the Product. According to the Prospectus, the Product is governed by English law and the Client submits to the jurisdiction of the English courts.