Hecho Relevante de BBVA RMBS 12 FONDO DE TITULIZACIÓN DE ACTIVOS

En virtud de lo establecido en el Folleto Informativo de **BBVA RMBS 12 FONDO DE TITULIZACIÓN DE ACTIVOS** (el "**Fondo**") se comunica a la COMISIÓN NACIONAL DEL MERCADO DE VALORES el presente hecho relevante:

- La Agencia de Calificación **Standard & Poor's Ratings Services** ("**S&P**"), con fecha 30 de mayo de 2018, comunica que ha elevado la calificación asignada a la siguiente Serie de Bonos emitidos por el Fondo:

  - **Serie B**: **A- (sf)** (anterior **BBB+ (sf)**)

  Asimismo, S&P ha confirmado la calificación asignada a la restante Serie de Bonos:

  - **Serie A**: **A- (sf)**

  Se adjunta la comunicación emitida por S&P.

Madrid, 31 de mayo de 2018.

José Luis Casillas González
Apoderado

Paula Torres Esperante
Apoderada

S&P Global
Ratings

RatingsDirect®

Various Rating Actions Taken In Spanish RMBS Transactions BBVA RMBS 11, 12, And 13 Following Review

Primary Credit Analyst:
Ignacio T Estruga, Madrid (34) 91-389-6964; ignacio.estruga@spglobal.com

Research Contributor:
Tripti Gawankar, CRISIL Global Analytical Center, an S&P affiliate, Mumbai

OVERVIEW

- On March 23, 2018, we raised our unsolicited long-term sovereign rating on Spain to 'A-' from 'BBB+'.
- On April 17, 2018, we revised our outlook assumptions for the Spanish residential mortgage market to benign to reflect the improved Spanish residential mortgage and real estate market, and lowered our projected losses at the 'B' rating level for the archetypal Spanish pool.
- On April 24, 2018, we placed on CreditWatch positive our ratings on BBVA RMBS 11, 12, and 13's class B notes and BBVA RMBS 11's class C notes, as we needed to conduct a full analysis to determine the impact of these recent events.
- Following our review of these transactions under our relevant criteria, we have taken various rating actions and resolved our CreditWatch placements.
- All three funds are Spanish RMBS transactions, which securitizes a portfolio of first-ranking mortgage loans granted to Spanish residents.

MADRID (S&P Global Ratings) May 30, 2018--S&P Global Ratings today took various credit rating actions in BBVA RMBS 11, Fondo de Titulizacion de Activos , BBVA RMBS 12, Fondo de Titulizacion de Activos, and BBVA RMBS 13, Fondo de Titulizacion de Activos (see list below).

Today's rating actions follow the application of our relevant criteria and our full analysis of the most recent transaction information that we have received, and reflect the transaction's current structural features (see "Related Criteria"). We have also considered our updated outlook assumptions for the Spanish residential mortgage market (see "Outlook Assumptions For The Spanish Residential Mortgage Market," published on April 17, 2018).
Our structured finance ratings above the sovereign (RAS) criteria classify the sensitivity of these transactions as moderate (see "Ratings Above The Sovereign - Structured Finance: Methodology And Assumptions," published on Aug. 8, 2016). Therefore, after our March 23, 2018 upgrade of Spain to 'A-' from 'BBB+', the highest rating that we can assign to the senior-most tranche in this transaction is six notches above the Spanish sovereign rating, or 'AAA (sf)', if certain conditions are met (see "Spain Long-Term Ratings Raised To 'A-' On Economic Growth And Budgetary Consolidation; Outlook Positive"). For all the other tranches, the highest rating that we can assign is four notches above the sovereign rating, if certain conditions are met.

Banco Bilbao Vizcaya Argentaria S.A. (BBVA; A-/Stable/A-2) is the transaction bank account provider in all three transactions. We consider that the transactions' documented replacement mechanisms adequately mitigate their counterparty risk exposure, up to a 'A-' rating for BBVA RMBS 11 and 12, and up to 'A' for BBVA RMBS 13, under our current counterparty criteria (see " Counterparty Risk Framework Methodology And Assumptions," published on June 25, 2013). Therefore, these criteria cap our ratings on all of the notes issued by BBVA RMBS 11 and 12's notes at 'A- (sf)', and at 'A (sf)' for all of BBVA RMBS 13's classes of notes.

Our European residential loans criteria, as applicable to Spanish residential loans, establish how our loan-level analysis incorporates our current opinion of the local market outlook (see "Methodology And Assumptions: Assessing Pools Of European Residential Loans," published on Aug. 4, 2017). Our current outlook for the Spanish housing and mortgage markets, as well as for the overall economy in Spain, is benign. Therefore, we revised our expected level of losses for an archetypal Spanish residential pool at the 'B' rating level to 0.9% from 1.6%, in line with table 87 of our European residential loans criteria, by lowering our foreclosure frequency assumption to 2.00% from 3.33% for the archetypal pool at the 'B' rating level (see "Guidance: Methodology And Assumptions: Assessing Pools Of European Residential Loans," published on April 17, 2018).

After applying our European residential loans criteria to these transactions, the overall effect in our credit analysis results is a decrease in the required credit coverage for each rating level in BBVA RMBS 12 and 13, compared with our previous review, mainly driven by our revised foreclosure frequency assumptions. Given the higher current loan to values observed in BBVA RMBS 11, the overall effect in our analysis is higher required credit coverage at the 'AAA' rating level, and lower at all other ratings.

BBVA RMBS 11

Rating level	WAFF (%)	WALS (%)
AAA	29.56	54.59
AA	20.15	49.79
A	15.20	41.13
BBB	11.24	35.87
BB	7.31	31.92
B	4.31	28.12

BBVA RMBS 12

Rating level	WAFF (%)	WALS (%)
AAA	16.47	45.56
AA	11.24	40.40
A	8.49	31.43
BBB	6.28	26.25
BB	4.14	22.51
B	2.48	19.05

BBVA RMBS 13

Rating level	WAFF (%)	WALS (%)
AAA	14.55	44.93
AA	9.96	39.67
A	7.52	30.41
BBB	5.57	24.98
BB	3.68	21.04
B	2.21	17.38

WAFF--Weighted-average foreclosure frequency. WALS--Weighted-average loss severity.

Available credit enhancement for BBVA RMBS 11's class A, B, and C notes has increased to 25.20%, 14.06%, and 6.87%, respectively, from 24.80%, 13.87%, and 6.80% at our previous full review, owing to the notes' sequential amortization (see "Ratings Raised On BBVA RMBS 11's Class B And C Spanish RMBS Notes; Class A Rating Affirmed," published on Feb. 6, 2018). The reserve fund is at target and meets all required conditions to amortize.

The available credit enhancement for BBVA RMBS 12's class A and B notes has increased to 28.00% and 6.37%, respectively, from 25.70% and 5.84% at our previous full review, owing to the notes' sequential amortization (see "Various Rating Actions Taken In Spanish RMBS Transaction BBVA RMBS 12 Following Review, " published on Feb. 21, 2017). The reserve fund is at target and meets all required conditions to amortize.

The available credit enhancement for BBVA RMBS 13's class A and B notes has increased to 24.90% and 6.22%, respectively, from 22.50% and 5.55% at our previous full review, owing to the notes' sequential amortization (see "Ratings Affirmed In Spanish RMBS Transaction BBVA RMBS 13 Following Review," published on March 22, 2017). The reserve fund is at target and meets all required conditions to amortize.

Following the application of our criteria, we have determined that our assigned ratings on the classes of notes in this transaction should be the lower of (i) the rating that the class of notes can attain under our European residential loans criteria, (ii) the rating as capped by our RAS criteria, or (iii) the rating as capped by our counterparty criteria.

According to our RAS criteria, the available credit enhancement for the class A notes in all three transactions is sufficient to withstand severe stresses, but not extreme stresses. Therefore, under our RAS criteria, our ratings on the class A notes are capped at four notches above our unsolicited 'A-' long-term sovereign rating on Spain, that is 'AA'. However, our current counterparty criteria cap our ratings on BBVA RMBS 11 and 12's class A notes at 'A-', and at 'A' for BBVA RMBS 13's class A notes (see above). We have therefore affirmed our ratings on the class A notes in all three transactions.

According to our RAS criteria, the current credit support of the class B notes in all three transactions is not sufficient to mitigate a severe stress of economic conditions. Therefore, the ratings on the class B notes are capped at our unsolicited 'A-' long-term sovereign rating on Spain under our RAS criteria. Taking into account the results of our updated credit and cash flow analysis, we consider the available credit enhancement for the class B notes in all three transactions to be commensurate with higher ratings than those currently assigned. We have therefore raised to 'A- (sf)' from 'BBB+ (sf)' and removed from CreditWatch positive our ratings on BBVA RMBS 11 and 12's class B notes. We have also raised to 'A- (sf)' from 'BBB (sf)' and removed from CreditWatch positive our rating on BBVA RMBS 13's class B notes.

Finally, the application of our European residential loans criteria, including our updated credit figures, constrains our rating on BBVA RMBS 11's class C notes at 'BB (sf)'. We have therefore affirmed and removed from CreditWatch positive our 'BB (sf)' rating on the class C notes.

BBVA RMBS 11, 12, and 13 are Spanish residential mortgage-backed securities (RMBS) transactions, which closed between June 2012 and July 2014. The transactions securitize pools of first-ranking mortgage loans granted to prime borrowers, which BBVA originated. The portfolios are mainly located in Catalonia, Andalucía, and Madrid.

RELATED CRITERIA

- Criteria - Structured Finance - General: Methodology And Assumptions: Assessing Pools Of European Residential Loans, Aug. 4, 2017
- Legal Criteria: Structured Finance: Asset Isolation And Special-Purpose Entity Methodology, March 29, 2017
- Criteria - Structured Finance - General: Ratings Above The Sovereign - Structured Finance: Methodology And Assumptions, Aug. 8, 2016
- Criteria - Structured Finance - General: Methodology: Criteria For Global

Structured Finance Transactions Subject To A Change In Payment Priorities Or Sale Of Collateral Upon A Nonmonetary EOD, March 2, 2015
- Criteria - Structured Finance - General: Global Framework For Assessing Operational Risk In Structured Finance Transactions, Oct. 9, 2014
- Criteria - Structured Finance - General: Counterparty Risk Framework Methodology And Assumptions, June 25, 2013
- Criteria - Structured Finance - General: Criteria Methodology Applied To Fees, Expenses, And Indemnifications, July 12, 2012
- General Criteria: Methodology: Credit Stability Criteria, May 3, 2010
- General Criteria: Use Of CreditWatch And Outlooks, Sept. 14, 2009
- Criteria - Structured Finance - General: Standard & Poor's Revises Criteria Methodology For Servicer Risk Assessment, May 28, 2009

RELATED RESEARCH

- Ratings On 213 Tranches In 82 Spanish RMBS Transactions Placed On CreditWatch Positive, April 24, 2018
- Outlook Assumptions For The Spanish Residential Mortgage Market, April 17, 2018
- Guidance: Methodology And Assumptions: Assessing Pools Of European Residential Loans, April 17, 2018
- Reduced Funding Risks Lead To Upgrades At Several Spanish Banks, April 6, 2018
- Spain Long-Term Ratings Raised To 'A-' On Economic Growth And Budgetary Consolidation; Outlook Positive, March 23, 2018
- Spanish RMBS Index Report Q4 2017, March 1, 2018
- Ratings Raised On BBVA RMBS 11's Class B And C Spanish RMBS Notes; Class A Rating Affirmed, Feb. 6, 2018
- 2017 EMEA RMBS Scenario And Sensitivity Analysis, July 6, 2017
- Ratings Affirmed In Spanish RMBS Transaction BBVA RMBS 13 Following Review , March 22, 2017
- Various Rating Actions Taken In Spanish RMBS Transaction BBVA RMBS 12 Following Review, Feb. 21, 2017
- Global Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors, Dec. 16, 2016
- European Structured Finance Scenario And Sensitivity Analysis 2016: The Effects Of The Top Five Macroeconomic Factors, Dec. 16, 2016

RATINGS LIST

Class	Rating	
	To	From

BBVA RMBS 11, Fondo de Titulizacion de Activos
€1.385 Billion Asset-Backed Floating-Rate Notes

Rating Affirmed

A	A- (sf)	

Rating Affirmed And Removed From CreditWatch Positive

C	BB (sf)	BB (sf)/Watch Pos

Rating Raised And Removed From CreditWatch Positive

B	A- (sf)	BBB+ (sf)/Watch Pos

BBVA RMBS 12, Fondo de Titulizacion de Activos
€4.35 Billion Asset-Backed Floating-Rate Notes

Rating Affirmed

A	A- (sf)

Rating Raised And Removed From CreditWatch Positive

B	A- (sf)	BBB+ (sf)/Watch Pos

BBVA RMBS 13, Fondo de Titulizacion de Activos
€4.1 Billion Residential Mortgage-Backed Floating-Rate Notes

Rating Affirmed

A	A (sf)

Rating Raised And Removed From CreditWatch Positive

B	A- (sf)	BBB (sf)/Watch Pos