

Fondo de Titulización de Activos BBVA-1

Quarterly Performance Report

May 31st, 2010

(ALL AMOUNTS IN EURO)

Euro 1.112.800.000,00

CONSTITUTION DATE:	February 24th, 2000	PLACEMENT AGENTS	BBVA
MANAGEMENT COMPANY	Europea de Titulización, S.A. SGFT		Goldman Sachs
ORIGINATOR	BBVA	PAYING AGENT	BBVA
ACCOUNT HOLDER	BBVA	LISTING	A.I.A.F.
IR SWAP PROVIDER	BBVA	CLEARING	IBERCLEAR
CURRENCY SWAP PROVIDER	BBVA	AUDITORS	ERNST & YOUNG
SUBORDINATED LOAN PROVIDER	BBVA		

Information about the Bonds:

(ALL AMOUNTS IN EURO)

	Outstand. Amount (Euro)	Percent of Initial	Rating (S&P / Fitch IBCA)	Floating Interest Rate Spread over 3M EURIBOR	Coupon 08/31/2010	Allocated Defaulted Amount
Class A	0,00	0,000%	AAA/AAA	0,300%	-	0
Class B	0,00	0,000%	AA/AA+	0,390%	-	0
Class C	0,00	0,000%	A/A	0,550%	-	0
Class D	2.174.967,30	9,886%	BBB/BBB	1,150%	1,849%	0
Class E	28.000.000,00	100,000%	BB/BB	2,250%	2,949%	0
	30.174.967,30	2,712%				

Expected Average Life with Collateral historical prepayment rate = 1,23%
(Based on exercise 20% Clean-up Call)

	Expected factor 08/31/2010	Expected average life (years)	Expected Final Maturity	Legal Final Maturity
Class A	0,0000%	0,00	-	Nov.30th, 2014
Class B	0,0000%	0,00	-	Nov. 30th, 2014
Class C	0,0000%	0,00	-	Nov.30th, 2014
Class D	0,0000%	0,25	Aug 31st, 2010	Nov.30th, 2014
Class E	0,0000%	0,25	Aug 31st, 2010	Nov.30th, 2014

Information about credit enhancement

	Rating S&P/Fitch	Current Amount	Credit enhanc. % over Bonds	Initial Amount	Credit enhanc. % over Bonds
Class A	AAA/AAA	0,00	201,42%	928.400.000,00	19,32%
Class B	AA/AA+	0,00	201,42%	25.600.000,00	17,02%
Class C	A/A	0,00	201,42%	108.800.000,00	7,24%
Class D	BBB/BBB	2.174.967,30	194,21%	22.000.000,00	5,27%
Class E	BB/BB	28.000.000,00	101,42%	28.000.000,00	2,75%
Cash Collateral Account		30.602.000,00		30.602.600,00	
		60.776.967,30		1.143.402.600,00	

Cash Collateral Account	Euros	% Bonds (current)	% Bonds (initial)
Deficit(-)/Surplus	0,00		
Required Reserve Amount	30.602.000,00	101,42%	
Current Balance	30.602.000,00	101,42%	
Earlier quarter Balance	30.602.000,00	101,42%	
Initial Balance	30.602.000,00	101,42%	2,75%

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Collateral: Loans and Lines of Credit (as on 04/30/2010)

Distribution by type of facility							
		Current			Initial		
		Facilities	Commitment	%	Facilities	Commitment	%
Loans	Drawn	2	30.175.100,64	100,00%	46	923.349.204,50	82,98%
	Available		0,00	0,00%		10.818.217,88	0,97%
Lines of Credit:	Drawn	0	0,00	0,00%	9	96.396.153,53	8,66%
	Available		0,00	0,00%		82.236.659,88	7,39%
		2	30.175.100,64	100,00%	55	1.112.800.235,79	100,0%

Average spread			
	Spread	Commitment	%
Euribor	0,2956	30.175.100,64	100,00%
Libor	-	0,00	0,00%
	0,2956	30.175.100,64	100,00%

Distribution by Currency		
	Commitment	%
EUR	30.175.100,64	100,00%
USD	0,00	0,00%
	30.175.100,64	100,00%

Distribution by Multicurrency Option				
	Facilities	% Facilities	Commit.	% Commit.
No	2	100,0%	30.175.100,64	100,00%
Yes	0	0,0%	0,00	0,00%
	2	100,0%	30.175.100,64	100,00%

Distribution by Industry				
	Facilities	Obligors	Commit.	%Commit.
Utilities (Water, gas, elec.)	1	1	25.757.661,54	85,36%
Telecommunications	0	0	0,00	0,00%
Highways	0	0	0,00	0,00%
Hotels	1	1	4.417.439,10	14,64%
Building & Development	0	0	0,00	0,00%
Other Services	0	0	0,00	0,00%
Transport	0	0	0,00	0,00%
Finance	0	0	0,00	-
Mining, Chemical	0	0	0,00	0,00%
Comunication Media	0	0	0,00	0,00%
Food Products	0	0	0,00	0,00%
Farming and agriculture	0	0	0,00	-
Social Services	0	0	0,00	0,00%
Electronics	0	0	0,00	0,00%
Environment Services	0	0	0,00	-
	2	2	30.175.100,64	100,00%

Portfolio by Country of Obligor				
	Obligors	%Obligors	Commit.	%Commit.
Spain	3	100,00%	30.175.100,64	100,00%
Denmark	0	0,00%	0,00	0,00%
Sweden	0	0,00%	0,00	0,00%
Portugal	0	0,00%	0,00	0,00%
Germany	0	0,00%	0,00	0,00%
Czek Republic	0	0,00%	0,00	0,00%
TOTAL	3	100,00%	30.175.100,64	100,00%

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Portfolio by Maturity Year		
Calculated at historical annual prepayment rate: 1,26%		
	Expec. Outst. Balanc	% of current
	30.175.100,64	
Ago. 31st, 2009	2.198.471,29	7,29%
Ago. 31st, 2010	0,00	0,00%
Ago. 31st, 2011	0,00	0,00%
Ago. 31st, 2012	0,00	0,00%
Ago. 31st, 2013	0,00	0,00%
Ago. 31st, 2014	0,00	0,00%
Ago. 31st, 2015	0,00	0,00%
Ago. 31st, 2016	0,00	0,00%
Ago. 31st, 2017	0,00	0,00%

Collateral: Information about facilities in arrears and recoveries (as on 04/30/2010)

Facilities in Arrears (90+Days)				
	Facilities	% Facilities	Amount	% of Total
Loans	0	0	0	0
Lines of Credit	0	0	0	0
Total Amount in Arrears	0	0	0	0
TOTAL QUARTER	0	0	0	0

(*) Disclosure of Industry will be provided when a facility is in arrears

Cum. Facil. in Arrears since Closing date				
	Facilities	% Facilities	Amount	% of Total
Loans	0	0	0	0
Lines of Credit	0	0	0	0
Total Cumulative Amount	0	0	0	0
TOTAL	0	0	0	0

Recoveries				
	Facilities	% Facilities	Amount	% of Total
Loans	-	-	-	-
Lines of Credit	-	-	-	-
Total Amount	-	-	-	-
TOTAL QUARTER	-	-	-	-

Cumulative Recoveries since Issue Date				
	Facilities	% Facilities	Amount	% of Total
Loans	-	-	-	-
Lines of Credit	-	-	-	-
Total Cumulative Amount	-	-	-	-
TOTAL	-	-	-	-

Collateral: Information about prepayments

Prepayments				
	Last month	Last 3 months	Last 6 months	Historical
% Constant monthly rate	0,00%	0,00%	0,01%	0,10%
% Annual equivalent rate	0,00%	0,00%	0,15%	1,23%

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Information relating to the economic and financial position of the Fondo.

State of Origin and Application of Funds. Payment Date: 05.31.2010

1. ORIGIN OF FUNDS	
Flows Swap collection	322.671,56
Repayment of Principal under the Euro-based Loans	0,00
Repayment of Interest under the Euro-based Loans	19.681,27
Repayment of Principal under the Dollar-based Loans	0,00
Repayment of Interest under the Dollar-based Loans	0,00
Payment of Principal under the Lines of Credit	0,00
Payment of Interest under the Lines of Credit	20,34
Amount undrawn under cancelled Lines of Credit	0,00
Recovered Amounts	0,00
Cash Collateral Account balance	30.602.000,00
Interest on Liquidation of Accounts	44.055,14
Amount drawn under the Liquidity Facility	0,00
Remaining Available Principal for Amortisation	0,38
TOTAL ORIGIN OF FUNDS	30.988.428,69

2. APPLICATION OF FUNDS	
Flows Swap payment	19.701,61
Payment of Liquidity Facility	0,00
Ordinary and extraordinary expenses	98.209,21
Servicing Fee	1.508,75
Set Up Expenses Loan Interest	0,00
Bonds Interest	222.953,60
Repayment of Set Up Expenses Loan	0,00
Repayment of Bonds	0,00
Allocated Defaulting Amounts	0,00
Repayment of Subordinated Loan	44.055,14
Funding of Cash Collateral Account	30.602.000,00
Remaining Available Principal for Amortisation	0,38
TOTAL APLICACION OF FUNDS	30.988.428,69

This report has been prepared by EUROPEA DE TITULIZACION S.A. S.G.F.T.

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