

Brief report

Date: 02/28/2019
Currency: EUR

Constitution date
 07/19/2010

VAT Reg. no.
 V86005485

Management Company
 Europea de Titulización, S.G.F.T

Originator
 BBVA

Servicer
 BBVA

Lead Manager and Subscriber
 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

Assets Custodian
 BBVA

Fund Auditor
 KPMG Auditores

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 DBRS / Moody's / S&P | |
| | | Current | Original | | | Final maturity (legal) | Next | Current | Original |
| Bonds ES0313280002 | 07/21/2010 17,000 | 2,060.45 35,027,650.00 2.06% | 100,000.00 1,700,000,000.00 | Floating 3-M Euribor+0.300% 23.Feb/May/Aug/Nov | 0.0000% 05/23/2019 0.000000 Gross 0.000000 Net | 02/23/2045 Quarterly 23.Feb/May/Aug/Nov | 05/23/2019 "Pass-Through" | A(high) (sf) Aa2 A-sf | n.c. Aaa AAA |
| Total | | 35,027,650.00 | 1,700,000,000.00 | | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date | | | | | | | | | | |
|---|-------------------------------|---------------------|-------|------------|------------|------------|------------|------------|------------|------------|
| | | % Monthly CPR (SMM) | | | | | | | | |
| | | 0,17 | 0,34 | 0,51 | 0,69 | 0,87 | 1,06 | 1,25 | 1,44 | |
| | % Annual equivalent CPR | 2,00 | 4,00 | 6,00 | 8,00 | 10,00 | 12,00 | 14,00 | 16,00 | |
| Bonds | With optional redemption * | Average life | Years | 0,24 | 0,24 | 0,24 | 0,24 | 0,24 | 0,24 | 0,24 |
| | Final Maturity | Years | Date | 05/23/2019 | 05/23/2019 | 05/23/2019 | 05/23/2019 | 05/23/2019 | 05/23/2019 | 05/23/2019 |
| | Without optional redemption * | Average life | Years | 3,58 | 3,37 | 3,18 | 3,00 | 2,84 | 2,69 | 2,55 |
| | Final Maturity | Years | Date | 09/23/2022 | 07/08/2022 | 04/29/2022 | 02/24/2022 | 12/27/2021 | 11/03/2021 | 09/14/2021 |
| | | | Date | 05/23/2039 | 05/23/2039 | 05/23/2039 | 05/23/2039 | 05/23/2039 | 05/23/2039 | 05/23/2039 |

* 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) | | | | | |
|-------------------------|---------|---------------|---------|------------------|--------|
| | | Current | | At issue date | |
| | | | % CE | | % CE |
| Bonds | 100.00% | 35,027,650.00 | 121.33% | 1,700,000,000.00 | 36.00% |
| Issue of Bonds | | 35,027,650.00 | | 1,700,000,000.00 | |
| Reserve Fund | 121.33% | 42,500,000.00 | 36.00% | 612,000,000.00 | |

| Other financial operations (current) | | | |
|--|-----------|---------------|----------|
| Assets | | Balance | Interest |
| Treasury Account | | 43,413,186.78 | 0.000% |
| Servicer ppal collect not yet credited | | 458,756.09 | |
| Servicer ints collect not yet credited | | 26,695.11 | |
| Liabilities | Available | Balance | Interest |
| Subordinated Loan L/T | | 64,143,012.19 | 0.000% |
| Subordinated Loan S/T | | 0.00 | |
| Start-up Loan L/T | | 0.25 | |
| Start-up Loan S/T | | 0.00 | |

Collateral: Enterprise loans

| General | | | |
|--|--|---------------|----------------------|
| | | Current | At constitution date |
| Count | | 190 | 4,723 |
| Principal | | | |
| Principal outstanding | | 33,496,463.86 | 1,700,025,015.38 |
| Average loan | | 176,297.18 | 359,946.01 |
| Minimum | | 379.53 | 515.48 |
| Maximum | | 3,169,026.73 | 20,000,000.00 |
| Interest rate | | | |
| Weighted average (wac) | | 2.55% | 3.15% |
| Minimum | | 0.01% | 1.02% |
| Maximum | | 5.75% | 12.00% |
| Final maturity | | | |
| Weighted average (WARM) (months) | | 83 | 77 |
| Minimum | | 03/20/2019 | 09/05/2010 |
| Maximum | | 07/10/2039 | 01/19/2040 |
| Index (principal outstanding distribution) | | | |
| 1-month EURBOR/MIBOR | | 0.00% | 0.04% |
| 2-month EURBOR/MIBOR | | 1.49% | 1.72% |
| 3-month EURBOR/MIBOR | | 20.87% | 38.17% |
| 5-month EURBOR/MIBOR | | 0.27% | 0.07% |
| 6-month EURBOR/MIBOR | | 26.42% | 19.20% |
| 8-month EURBOR/MIBOR | | 0.00% | 0.00% |
| 9-month EURBOR/MIBOR | | 0.00% | 0.00% |
| 11-month EURBOR/MIBOR | | 0.09% | 0.06% |
| 1-year EURBOR/MIBOR | | 20.79% | 15.01% |
| 1-year EURBOR/MIBOR (Mortgage Market) | | 9.68% | 2.12% |
| Mortgage Market: Banks | | 0.00% | 0.05% |
| Mortgage Market: All Institutions | | 0.15% | 0.16% |
| Fixed Interest | | 20.23% | 23.40% |

| Distribution by sector (CNAE 2009) | | |
|---|---------|----------------------|
| | Current | At constitution date |
| (F) - Building | 23.82% | 20.99% |
| (C) - Manufacturing industry | 2.39% | 20.74% |
| (L) - Real estate activities | 20.71% | 15.52% |
| (G) - Wholesale and retail trade; repair of motor vehicles and motorcycles | 8.91% | 13.34% |
| (I) - Catering trade | 5.26% | 10.09% |
| (Q) - Health Activities and Social Services | 1.45% | 3.66% |
| (N) - Clerical activities and support services | 2.50% | 3.06% |
| (M) - Professional, scientific and technical activities | 8.68% | 2.28% |
| (A) - Agriculture, stockbreeding, fishing and silviculture | 2.96% | 2.00% |
| (H) - Transport and storage | 4.58% | 1.50% |
| (J) - Information and communications | 0.04% | 1.45% |
| (B) - Extractive industries | 0.03% | 1.40% |
| (R) - Artistic, recreational and entertainment activities | 0.23% | 1.18% |
| (O) - Government and defence: compulsory Social Security | 0.00% | 0.90% |
| (D) - Supply of electric power, gas, steam and air-conditioning | 14.37% | 0.87% |
| (S) - Other services | 3.61% | 0.56% |
| (E) - Water supply, sanitation activities, waste management and depollution | 0.00% | 0.31% |
| (P) - Education | 0.44% | 0.12% |
| (U) - Extraterritorial organisation and body activities | 0.00% | 0.01% |

BBVA EMPRESAS 4 Fondo de Titulización de Activos

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Prepayments

| | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
|------------------------------|---------------|---------------|---------------|----------------|------------|
| Single month. mort. (SMM) | 2.44% | 1.46% | 1.43% | 1.02% | 0.92% |
| Annual Percentage Rate (CPR) | 25.65% | 16.13% | 15.91% | 11.56% | 10.54% |

Geographic distribution

| | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucía | 8.01% | 11.47% |
| Aragón | | 2.44% |
| Asturias | 1.51% | 1.69% |
| Balearic Islands | 0.97% | 3.52% |
| Basque Country | 10.26% | 6.18% |
| Canary Islands | 5.64% | 6.77% |
| Cantabria | 0.13% | 1.33% |
| Castilla-La Mancha | 1.30% | 2.94% |
| Castilla-León | 11.76% | 3.50% |
| Catalonia | 28.22% | 18.95% |
| Ceuta | | 0.05% |
| Extremadura | 0.04% | 1.33% |
| Galicia | 3.65% | 5.62% |
| La Rioja | 0.05% | 0.91% |
| Madrid | 22.09% | 17.55% |
| Melilla | 0.18% | 0.03% |
| Murcia | 0.63% | 1.97% |
| Navarra | | 2.15% |
| Valencia | 5.58% | 11.59% |

Current delinquency

| Aging | Assets | Overdue debt | | | | | Outstanding debt | Total debt | |
|--------------------------|--------|---------------|--------------|------------|---------------|--------|------------------|---------------|--------|
| | | Principal | Interest | Other | Total | % | | Total | % |
| <i>Delinquencies</i> | | | | | | | | | |
| Up to 1 month | 47 | 3,527.93 | 119.16 | 146,330.71 | 149,977.80 | 0.47 | 221,942.76 | 371,920.56 | 1.15 |
| from > 1 to ≤ 2 months | 4 | 9,425.63 | 379.49 | 0.00 | 9,805.12 | 0.03 | 105,844.98 | 115,650.10 | 0.36 |
| from > 6 to < 12 months | 4 | 436,898.48 | 330.83 | 5,111.35 | 442,340.66 | 1.40 | 15,165.02 | 457,505.68 | 1.41 |
| from ≥ 12 to < 18 months | 1 | 73,075.57 | 5,641.87 | 0.00 | 78,717.44 | 0.25 | 63,117.82 | 141,835.26 | 0.44 |
| from ≥ 2 years | 291 | 28,151,889.80 | 2,360,802.05 | 457,887.56 | 30,970,579.41 | 97.85 | 361,825.02 | 31,332,404.43 | 96.65 |
| Subtotal | 347 | 28,674,817.41 | 2,367,273.40 | 609,329.62 | 31,651,420.43 | 100.00 | 767,895.60 | 32,419,316.03 | 100.00 |
| Total | 347 | 28,674,817.41 | 2,367,273.40 | 609,329.62 | 31,651,420.43 | | 767,895.60 | 32,419,316.03 | |

Additional information