

Brief report

Date: 12/31/2018
 Currency: EUR

Constitution date
 05/26/2008

VAT Reg. no.
 V85447654

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

Originator
 BBVA

Servicer
 BBVA

Lead Manager and Suscriber
 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

Issued securities: Asset-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date N° 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
Series A ES0310003001	05/29/2008 46,750	43,699.92 2,042,971,260.00 43.70%	100,000.00 4,675,000,000.00	Floating 3-M Euribor+0.300% 20.Mar/Jun/Sep/Dec	0.0000% 03/20/2019 0.000000 Gross 0.000000 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	03/20/2019 "Pass-Through"	A(h)(sf) Aa1 A-sf	n.c. n.c. AAA
Series B ES0310003019	05/29/2008 2,500	93,929.72 234,824,300.00 93.93%	100,000.00 250,000,000.00	Floating 3-M Euribor+0.700% 20.Mar/Jun/Sep/Dec	0.3890% 03/20/2019 91.346653 Gross 73.990789 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	n.c. A- BBB	n.c. n.c. A
Series C ES0310003027	05/29/2008 750	93,929.72 70,447,290.00 93.93%	100,000.00 75,000,000.00	Floating 3-M Euribor+1.100% 20.Mar/Jun/Sep/Dec	0.7890% 03/20/2019 185.276373 Gross 150.073862 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BB(h) (sf) n.c. BBB	n.c. n.c. BBB-
Total		2,348,242,850.00	5,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date														
Series	Option	Redemption	Average life Years	Final Maturity Date	% Monthly CPR (SMM)									
					1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00		
Series A	With optional redemption *	Average life	11.01	10.00	9.05	8.26	7.59	6.99	6.44	6.00	5.60	5.25		
		Final Maturity	12/22/2029	12/18/2028	01/06/2028	03/21/2027	07/21/2026	12/14/2025	05/29/2025	12/16/2024	06/20/2023	01/22/2022		
		Date	03/20/2038	12/20/2036	06/20/2035	03/20/2034	03/20/2033	03/20/2032	03/20/2031	06/20/2030				
	Without optional redemption *	Average life	12.10	11.10	10.22	9.44	8.75	8.14	7.59	7.10	6.64	6.25		
		Final Maturity	01/22/2031	01/22/2030	03/07/2029	05/27/2028	09/18/2027	02/06/2027	07/20/2026	01/22/2026	06/20/2025	01/22/2024		
		Date	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052		
Series B	With optional redemption *	Average life	11.01	10.00	9.05	8.26	7.59	6.99	6.44	6.00	5.60	5.25		
		Final Maturity	12/22/2029	12/18/2028	01/06/2028	03/21/2027	07/21/2026	12/14/2025	05/29/2025	12/16/2024	06/20/2023	01/22/2022		
		Date	03/20/2038	12/20/2036	06/20/2035	03/20/2034	03/20/2033	03/20/2032	03/20/2031	06/20/2030				
	Without optional redemption *	Average life	12.10	11.10	10.22	9.44	8.75	8.14	7.59	7.10	6.64	6.25		
		Final Maturity	01/22/2031	01/22/2030	03/07/2029	05/27/2028	09/18/2027	02/06/2027	07/20/2026	01/22/2026	06/20/2025	01/22/2024		
		Date	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052		
Series C	With optional redemption *	Average life	11.01	10.00	9.05	8.26	7.59	6.99	6.44	6.00	5.60	5.25		
		Final Maturity	12/22/2029	12/18/2028	01/06/2028	03/21/2027	07/21/2026	12/14/2025	05/29/2025	12/16/2024	06/20/2023	01/22/2022		
		Date	03/20/2038	12/20/2036	06/20/2035	03/20/2034	03/20/2033	03/20/2032	03/20/2031	06/20/2030				
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		Final Maturity	01/22/2031	01/22/2030	03/07/2029	05/27/2028	09/18/2027	02/06/2027	07/20/2026	01/22/2026	06/20/2025	01/22/2024		
		Date	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052		

* 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	% CE	% CE	
Series A	87.00%	2,042,971,260.00	23.00%	93.50%	4,675,000,000.00	9.34%
Series B	10.00%	234,824,300.00	13.00%	5.00%	250,000,000.00	4.34%
Series C	3.00%	70,447,290.00	10.00%	1.50%	75,000,000.00	2.84%
Issue of Bonds		2,348,242,850.00			5,000,000,000.00	
Reserve Fund	10.00%	234,824,285.00		2.84%	142,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	240,039,879.70	0.000%	
Servicer ppal collect not yet credited	7,741,918.51		
Servicer ints collect not yet credited	908,683.26		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		234,824,285.00	2.689%
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	18,891	28,601	
Principal			
Principal outstanding	2,349,528,483.61	5,000,000,624.09	
Average loan	124,372.90	174,819.08	
Minimum	251.16	5,919.48	
Maximum	738,012.89	996,555.56	
Interest rate			
Weighted average (wac)	0.54%	5.25%	
Minimum	0.00%	3.60%	
Maximum	3.80%	6.84%	
Final maturity			
Weighted average (WARM) (months)	283	402	
Minimum	01/31/2019	07/31/2012	
Maximum	10/31/2052	01/31/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	99.85%	99.05%	
Mortgage Market: Banks	0.00%	0.05%	
Mortgage Market: All Institutions	0.15%	0.90%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.10	7.06		
10.01 - 20%	0.51	16.08	0.00	18.35
20.01 - 30%	1.17	25.45	0.01	24.35
30.01 - 40%	2.96	35.75	0.01	35.83
40.01 - 50%	8.44	46.19	0.02	44.50
50.01 - 60%	22.13	55.44	0.09	55.59
60.01 - 70%	32.73	65.12	8.39	67.95
70.01 - 80%	27.46	74.99	37.09	76.51
80.01 - 90%	4.27	83.06	31.01	84.92
90.01 - 100%	0.05	95.68	23.38	96.04
100.01 - 110%	0.04	102.99		
110.01 - 120%	0.02	114.20		
120.01 - 130%	0.04	124.74		
Weighted average (WALTV)	63.34		82.93	
Minimum	0.22		15.71	
Maximum	210.35		100.00	

BBVA RMBS 5 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)	0.25%	0.19%	0.16%	0.16%	0.24%
Annual Percentage Rate (CPR)	2.96%	2.31%	1.91%	1.86%	2.86%

Geographic distribution		
	Current	At constitution date
Andalucia	20.16%	18.77%
Aragon	1.66%	1.70%
Asturias	1.94%	1.76%
Balearic Islands	3.22%	2.95%
Basque Country	3.02%	2.80%
Canary Islands	5.59%	5.66%
Cantabria	1.28%	1.18%
Castilla-La Mancha	4.00%	3.91%
Castilla-Leon	4.25%	4.18%
Catalonia	19.59%	21.91%
Ceuta	0.49%	0.51%
Extremadura	1.33%	1.28%
Galicia	3.70%	3.54%
La Rioja	0.43%	0.44%
Madrid	11.62%	11.66%
Melilla	0.69%	0.63%
Murcia	2.41%	2.53%
Navarra	0.66%	0.65%
Valencia	13.98%	13.96%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	1,223	565,204.32	93,314.93	72.61	658,591.86	4.04	154,275,610.50	154,934,202.36	72.94	63.17
from > 1 to = 2 months	137	162,356.50	25,711.38	0.00	188,067.88	1.15	17,773,734.25	17,961,802.13	8.46	62.29
from > 2 to = 3 months	10	15,578.51	2,607.64	0.00	18,186.15	0.11	1,463,093.54	1,481,279.69	0.70	68.38
from > 3 to = 6 months	14	27,739.53	5,026.95	256.32	33,022.80	0.20	1,594,946.68	1,627,969.48	0.77	68.80
from > 6 to < 12 months	22	121,515.46	16,361.41	3,654.89	141,531.76	0.87	3,050,875.60	3,192,407.36	1.50	55.51
from = 12 to < 18 months	27	226,557.67	25,458.35	15,396.38	267,412.40	1.64	2,862,183.56	3,129,595.96	1.47	65.72
from = 18 to < 24 months	24	161,735.22	41,518.66	12,273.36	215,527.24	1.32	2,788,975.48	3,004,502.72	1.41	69.29
from ≥ 2 years	183	13,134,386.06	1,323,178.20	338,257.94	14,795,822.20	90.67	12,297,295.51	27,093,117.71	12.75	84.82
Subtotal	1,640	14,415,073.27	1,533,177.52	369,911.50	16,318,162.29	100.00	196,106,715.12	212,424,877.41	100.00	65.27
Total	1,640	14,415,073.27	1,533,177.52	369,911.50	16,318,162.29		196,106,715.12	212,424,877.41		

Additional information