

Brief report

Date: 08/31/2010
 Currency: EUR

Date of constitution
 09/26/2005

VAT Reg. no.
 V84455740

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

Originator
 BBVA

Servicer
 BBVA

Lead Managers
 BBVA
 Calyon
 JPMorgan

Bond Underwriters and Placement
 Agents

BBVA
 Calyon
 JPMorgan
 Fortis Bank
 ABN AMRO
 Banco Cooperativo
 BNP Paribas
 Dresdner Kleinwort Wasserstein
 HELABA
 HSBC
 IXIS CIB

Bond Paying Agent
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Amortisation Account
 BBVA

Subordinated Credit
 BBVA

Start-up Loan
 BBVA

Swap
 BBVA

Assets Custodian
 BBVA

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

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		
		Current	Original			Final maturity (legal)	Next	Fitch / Moody's / S&P	Current	Original
Series A1 ES0370458004	09/29/2005 3,000	0.00 0.00 0.00%	100,000.00 300,000,000.00	Floating 3-M Euribor+0.070% 19.Feb/May/Aug/Nov		02/19/2007 08/19/2038	Amortized	AAA Aaa AAA	AAA Aaa AAA	
Series A2 ES0370458012	09/29/2005 8,793	12,158.37 106,908,547.41 12.16%	100,000.00 879,300,000.00	Floating 3-M Euribor+0.120% 19.Feb/May/Aug/Nov	1.0150% 11/19/2010 31.537461 Gross 25.545343 Net	08/19/2038 Quarterly 19.Feb/May/Aug/Nov	To be determined "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aaa AAA	AAA Aaa AAA	
Series B ES0370458020	09/29/2005 288	63,923.16 18,409,870.08 63.92%	100,000.00 28,800,000.00	Floating 3-M Euribor+0.240% 19.Feb/May/Aug/Nov	1.1350% 11/19/2010 185.412677 Gross 150.184268 Net	08/19/2038 Quarterly 19.Feb/May/Aug/Nov	To be determined "Pass-Through" deferred start / Secuential	AA A1 AA-	AA+ A2 AA-	
Series C ES0370458038	09/29/2005 419	63,923.16 26,783,804.04 63.92%	100,000.00 41,900,000.00	Floating 3-M Euribor+0.580% 19.Feb/May/Aug/Nov	1.4750% 11/19/2010 240.954800 Gross 195.173388 Net	08/19/2038 Quarterly 19.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	B- Ba1 BBB	BBB+ Baa3 BBB	
Total		152,102,221.53	1,250,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% 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		
Series A2	With optional redemption *	Average life	Years	0.68	0.67	0.67	0.66	0.66	0.66	0.67	0.47	
		Final Maturity	Date	04/22/2011	04/21/2011	04/20/2011	04/18/2011	04/17/2011	04/15/2011	02/07/2011	02/06/2011	
	Without optional redemption *	Average life	Years	0.75	0.75	0.75	0.75	0.75	0.75	0.50	0.50	
		Final Maturity	Date	05/19/2011	05/19/2011	05/19/2011	05/19/2011	05/19/2011	05/19/2011	02/19/2011	02/19/2011	
Series B	With optional redemption *	Average life	Years	1.75	1.66	1.58	1.50	1.43	1.37	1.31	1.26	
		Final Maturity	Date	05/18/2012	04/15/2012	03/16/2012	02/18/2012	01/24/2012	01/01/2012	12/11/2011	11/21/2011	
	Without optional redemption *	Average life	Years	4.00	3.75	3.51	3.25	3.25	3.00	3.00	3.00	
		Final Maturity	Date	08/19/2014	05/19/2014	05/19/2014	02/19/2014	11/19/2013	11/19/2013	08/19/2013	08/19/2013	
Series C	With optional redemption *	Average life	Years	0.75	0.75	0.75	0.75	0.75	0.75	0.50	0.50	
		Final Maturity	Date	05/19/2011	05/19/2011	05/19/2011	05/19/2011	05/19/2011	05/19/2011	02/19/2011	02/19/2011	
	Without optional redemption *	Average life	Years	4.62	4.40	4.20	4.01	3.84	3.68	3.51	3.37	
		Final Maturity	Date	04/03/2015	01/11/2015	10/30/2014	08/20/2014	06/18/2014	04/21/2014	02/20/2014	12/31/2013	

* 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	
Class A	70.29%	106,908,547.41	34.72%	94.34%	1,179,300,000.00	7.55%
Series A1	0.00%	0.00		24.00%	300,000,000.00	
Series A2	70.29%	106,908,547.41		70.34%	879,300,000.00	
Series B	12.10%	18,409,870.08	22.62%	2.30%	28,800,000.00	5.25%
Series C	17.61%	26,783,804.04	5.01%	3.35%	41,900,000.00	1.90%
Issue of Bonds		152,102,221.53			1,250,000,000.00	
Reserve Fund	5.01%	7,617,448.52		1.90%	23,750,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		8,560,312.57	0.806%
Amortization Account		0.00	
Servicer ppal collect not yet credited		2,298,295.42	
Servicer ints collect not yet credited		171,332.56	
Liabilities	Available	Balance	Interest
A Subordinated Loan L/T		15,181,750.25	2.895%
A Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

BBVA-4 PYME Fondo de Titulización de Activos



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Collateral: SME Loans

General			
	Current	At constitution date	
Count	817	6.021	
Principal			
Principal outstanding	152,356,712.46	1,250,024,793.40	
Average loan	186,483.12	207,610.83	
Minimum	512.19	4,686.57	
Maximum	3,169,322.24	4,849,708.61	
Interest rate			
Weighted average (wac)	2.05%	2.98%	
Minimum	0.95%	2.00%	
Maximum	7.00%	11.07%	
Final maturity			
Weighted average (WARM) (months)	69	69	
Minimum	09/26/2010	01/01/2007	
Maximum	10/31/2034	12/31/2034	
Index (principal outstanding distribution)			
1-month EURIBOR/MIBOR	2.66%	3.74%	
2-month EURIBOR/MIBOR	3.20%	1.27%	
3-month EURIBOR/MIBOR	29.39%	28.28%	
4-month EURIBOR/MIBOR	1.22%	0.32%	
6-month EURIBOR/MIBOR	37.09%	45.08%	
10-month EURIBOR/MIBOR	0.76%	0.42%	
11-month EURIBOR/MIBOR	0.09%	0.15%	
1-year EURIBOR/MIBOR	17.97%	11.77%	
1-year EURIBOR/MIBOR (Mortgage Market)	2.85%	0.95%	
Mortgage Market: Banks	0.09%	0.15%	
Mortgage Market: All Institutions	0.00%	0.01%	
Fixed Interest	4.67%	7.85%	

Distribution by sector (CNAE)		
	Current	At constitution date
(D) - Manufacturing industry	22.14%	34.00%
(K) - Real Estate and Rental Activities; Business Services	32.52%	19.05%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	20.37%	17.48%
(F) - Building	7.60%	8.50%
(I) - Transport, Storage and Communications	3.40%	5.87%
(O) - Other social activities and services provided to the Community; Personal Services	2.19%	3.93%
(H) - Catering trade	4.98%	3.65%
(C) - Extractive industries	0.39%	2.08%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.81%	1.79%
(N) - Health and Veterinary Activities, Social Services	1.83%	1.43%
(E) - Production and distribution of electric power, gas and water	1.67%	1.15%
(B) - Fishing	1.08%	0.85%
(J) - Financial brokering	0.00%	0.16%
(M) - Education	0.01%	0.05%
(L) - Public Administration, Defence and Compulsory Social Security	0.00%	0.01%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.00%	0.26%	0.31%	0.34%	0.51%
Annual Percentage Rate (CPR)	0.00%	3.09%	3.67%	3.97%	5.94%

Geographic distribution		
	Current	At constitution date
Andalucia	15.50%	13.17%
Aragon	3.19%	3.10%
Asturias	2.27%	2.33%
Balearic Islands	1.89%	1.55%
Basque Country	9.01%	11.03%
Canary Islands	4.16%	3.79%
Cantabria	0.66%	0.73%
Castilla-La Mancha	3.49%	3.18%
Castilla-Leon	1.73%	4.09%
Catalonia	27.05%	20.77%
Extremadura	0.01%	0.97%
Galicia	0.77%	3.43%
La Rioja	0.45%	0.94%
Madrid	13.78%	13.21%
Melilla	0.03%	0.11%
Murcia	2.64%	2.35%
Navarra	2.39%	1.81%
Valencia	10.96%	13.45%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	61	272,352.20	17,930.76	9,055.46	299,338.42	2.92	7,301,899.56	7,601,237.98	22.35
from > 1 to ≤ 2 months	21	292,541.50	13,346.60	344.66	306,232.76	2.99	4,060,931.44	4,367,164.20	12.84
from > 2 to ≤ 3 months	8	111,009.59	13,016.11	3,859.79	127,885.49	1.25	2,249,560.43	2,377,445.92	6.99
from > 3 to ≤ 6 months	11	354,237.53	17,521.85	759.35	372,518.73	3.64	1,827,003.89	2,199,522.62	6.47
from > 6 to < 12 months	27	874,643.55	42,127.43	13,526.59	930,297.57	9.08	2,723,065.43	3,653,363.00	10.74
from ≥ 12 to < 18 months	33	716,434.10	32,825.55	15,338.41	764,598.06	7.47	594,644.95	1,359,243.01	4.00
from ≥ 18 to < 24 months	34	1,610,114.64	269,307.78	12,439.72	1,891,862.14	18.47	2,509,107.36	4,400,969.50	12.94
from ≥ 2 years	87	4,959,221.42	506,145.10	82,770.22	5,548,136.74	54.18	2,498,160.49	8,046,297.23	23.66
Subtotal	282	9,190,554.53	912,221.18	138,094.20	10,240,869.91	100.00	23,764,373.55	34,005,243.46	100.00
<i>Doubt debts (subjectives)</i>									
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	282	9,190,554.53	912,221.18	138,094.20	10,240,869.91		23,764,373.55	34,005,243.46	

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Additional information

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