

Brief report

Date: 04/30/2013
Currency: EUR

Date of constitution
 06/20/2011

VAT Reg. no.
 V86245453

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

Servicer

Lead Manager and Subscriber
 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

Financial Swap
 BBVA

Fund Auditors
 Por Determinar

Issued securities: Asset-Backed Bonds

| Bonds Issue | | | | | | | | | | | |
|--------------|--------------|------------|----------|---|--------------------------------|---|---|---|--|---------------------------|------------------------|
| Series | ISIN Code | Issue date | Nº bonds | Principal outstanding | | Interest type | Interest Rate | Redemption | | Rating | |
| | | | | (Bond Unit / Series Total / %Factor) | | | | Reference rate and margin | Next coupon | | Final maturity (legal) |
| | | | | Current | Original | Payment Date | | | | Current | Original |
| Series A | ES0369994001 | 06/22/2011 | 13,760 | 93,353.31 1,284,541,545.60 93.35% | 100,000.00 1,376,000,000.00 | Floating 3M Euribor+0.300% 21.Jan/Apr/Jul/Oct | 0.5080% 07/22/2013 119.876023 Gross 94.702058 Net | 10/21/2054 Quarterly 21.Jan/Apr/Jul/Oct | 07/22/2013 "Pass-Through" Secuential | AAA sf A3sf A-sf | AAA sf Aaa sf |
| Series B | ES0369994019 | 06/22/2011 | 2,240 | 100,000.00 224,000,000.00 100.00% | 100,000.00 224,000,000.00 | Floating 3M Euribor+0.500% 21.Jan/Apr/Jul/Oct | 0.7080% 07/22/2013 178.966667 Gross 141.383667 Net | 10/21/2054 Quarterly 21.Jan/Apr/Jul/Oct | 07/22/2013 "Pass-Through" Secuential | BBB sf B1 sf BBB-sf | BBB sf B1 sf |
| Total | | | | 1,508,541,545.60 | 1,600,000,000.00 | | | | | | |

| 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 A | With optional redemption * | Average life | Years | 12.18 | 9.40 | 7.51 | 6.18 | 5.22 | 4.50 | 3.94 | 3.50 |
| | | Final Maturity | Years | 06/22/2025 | 09/13/2022 | 10/21/2020 | 06/25/2019 | 07/09/2018 | 10/19/2017 | 03/30/2017 | 10/19/2016 |
| | Without optional redemption * | Average life | Years | 12.18 | 9.40 | 7.51 | 6.18 | 5.22 | 4.50 | 3.94 | 3.50 |
| | | Final Maturity | Years | 01/21/2040 | 04/21/2036 | 10/21/2032 | 10/21/2029 | 07/21/2027 | 07/21/2025 | 01/21/2024 | 10/21/2022 |
| Series B | With optional redemption * | Average life | Years | 28.89 | 25.15 | 21.64 | 18.63 | 15.96 | 13.96 | 12.26 | 11.00 |
| | | Final Maturity | Years | 03/07/2042 | 06/10/2038 | 12/05/2034 | 12/02/2031 | 04/02/2029 | 04/05/2027 | 07/24/2025 | 04/20/2024 |
| | Without optional redemption * | Average life | Years | 29.27 | 25.52 | 22.01 | 19.01 | 16.26 | 14.25 | 12.51 | 11.25 |
| | | Final Maturity | Years | 07/21/2042 | 10/21/2038 | 04/21/2035 | 04/21/2032 | 07/21/2029 | 07/21/2027 | 10/21/2025 | 07/21/2024 |

* 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 | |
| Series A | 85.15% | 1,284,541,545.60 | 27.58% | 86.00% | 1,376,000,000.00 | 26.00% |
| Series B | 14.85% | 224,000,000.00 | 12.73% | 14.00% | 224,000,000.00 | 12.00% |
| Issue of Bonds | | 1,508,541,545.60 | | | 1,600,000,000.00 | |
| Reserve Fund | 12.73% | 192,000,000.00 | 12.00% | | 192,000,000.00 | |

| Other financial operations (current) | | | |
|--|------------------|----------------|-----------------|
| Assets | Balance | Interest | |
| Treasury Account | 192,455,489.00 | 0.110% | |
| Servicer ppal collect not yet credited | 2,605,308.51 | | |
| Servicer ints collect not yet credited | 2,605,590.40 | | |
| Liabilities | Available | Balance | Interest |
| Subordinated Loan L/T | | 192,000,000.00 | 0.308% |
| Subordinated Loan S/T | | 0.00 | |
| Start-up Loan L/T | | 40,254.32 | 0.308% |
| Start-up Loan S/T | | 161,017.12 | |

Collateral: Residential mortgage loans

| General | | | |
|--|------------------|----------------------|--|
| | Current | At constitution date | |
| Count | 8,854 | 9,021 | |
| Principal | | | |
| Principal outstanding | 1,505,298,157.48 | 1,600,064,566.01 | |
| Average loan | 170,013.35 | 177,371.09 | |
| Minimum | 5,733.34 | 41,066.66 | |
| Maximum | 750,335.80 | 752,000.00 | |
| Interest rate | | | |
| Weighted average (wac) | 2.34% | 2.61% | |
| Minimum | 0.80% | 1.46% | |
| Maximum | 6.00% | 6.11% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 394 | 418 | |
| Minimum | 11/30/2014 | 01/31/2021 | |
| Maximum | 02/01/2051 | 02/01/2051 | |
| Index (principal outstanding distribution) | | | |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 99.84% | 99.87% | |
| Mortgage Market: All Institutions | 0.16% | 0.13% | |

| LTV Distribution | | | |
|--------------------------|---------|----------------------|-------|
| | Current | At constitution date | |
| | % Pool | % LTV | % LTV |
| 0.01 - 10% | 0.00 | 5.57 | |
| 10.01 - 20% | 0.01 | 17.53 | |
| 30.01 - 40% | 0.04 | 32.20 | |
| 40.01 - 50% | 0.03 | 44.86 | |
| 50.01 - 60% | 0.19 | 55.75 | |
| 60.01 - 70% | 0.68 | 66.46 | |
| 70.01 - 80% | 35.59 | 77.91 | 0.01 |
| 80.01 - 90% | 37.98 | 84.45 | 63.61 |
| 90.01 - 100% | 25.44 | 93.59 | 36.37 |
| 100.01 - 110% | 0.01 | 109.63 | |
| 110.01 - 120% | 0.01 | 118.75 | |
| Weighted average (WALTV) | 84.25 | 87.76 | |
| Minimum | 5.57 | 80.00 | |
| Maximum | 159.27 | 99.98 | |

BBVA RMBS 10 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) | 0.08% | 0.07% | 0.08% | 0.10% | 0.10% |
| Annual Percentage Rate (CPR) | 0.98% | 0.81% | 1.00% | 1.15% | 1.16% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 18.68% | 18.65% |
| Aragon | 2.02% | 2.03% |
| Asturias | 1.82% | 1.80% |
| Balearic Islands | 3.04% | 2.97% |
| Basque Country | 6.14% | 6.18% |
| Canary Islands | 4.31% | 4.32% |
| Cantabria | 1.64% | 1.66% |
| Castilla-La Mancha | 4.86% | 4.91% |
| Castilla-Leon | 5.87% | 5.91% |
| Catalonia | 9.80% | 9.80% |
| Ceuta | 1.12% | 1.14% |
| Extremadura | 2.10% | 2.09% |
| Galicia | 4.46% | 4.44% |
| La Rioja | 0.40% | 0.40% |
| Madrid | 19.81% | 19.74% |
| Melilla | 0.67% | 0.66% |
| Murcia | 2.88% | 2.91% |
| Navarra | 0.84% | 0.82% |
| Valencia | 9.53% | 9.58% |

| Current delinquency | | | | | | | | | | |
|----------------------------------|--------|--------------|------------|----------|------------|--------|------------------|---------------|--------|--------------------------------|
| Aging | Assets | Overdue debt | | | | | Outstanding debt | Total debt | | % Total debt / Appraisal Value |
| | | Principal | Interest | Other | Total | % | | % | | |
| <i>Delinquencies</i> | | | | | | | | | | |
| Up to 1 month | 479 | 127,130.84 | 191,309.13 | 0.00 | 318,439.97 | 71.43 | 73,924,705.44 | 74,243,145.41 | 88.88 | 84.28 |
| from > 1 to ≤ 2 months | 34 | 20,252.39 | 30,407.44 | 0.00 | 50,659.83 | 11.36 | 5,236,478.85 | 5,287,138.68 | 6.33 | 83.41 |
| from > 2 to ≤ 3 months | 6 | 2,825.67 | 4,015.03 | 0.00 | 6,840.70 | 1.53 | 680,803.99 | 687,644.69 | 0.82 | 67.37 |
| from > 3 to ≤ 6 months | 14 | 8,228.60 | 11,345.33 | 857.04 | 20,430.97 | 4.58 | 2,221,764.71 | 2,242,195.68 | 2.68 | 80.01 |
| from > 6 to < 12 months | 5 | 5,942.99 | 14,718.02 | 3,029.33 | 23,690.34 | 5.31 | 707,578.58 | 731,268.92 | 0.88 | 82.38 |
| from ≥ 12 to < 18 months | 2 | 5,116.04 | 17,467.72 | 3,167.31 | 25,751.07 | 5.78 | 311,024.04 | 336,775.11 | 0.40 | 90.66 |
| Subtotal | 540 | 169,496.53 | 269,262.67 | 7,053.68 | 445,812.88 | 100.00 | 83,082,355.61 | 83,528,168.49 | 100.00 | 83.94 |
| <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 | 0.00 |
| Total | 540 | 169,496.53 | 269,262.67 | 7,053.68 | 445,812.88 | | 83,082,355.61 | 83,528,168.49 | | 83.94 |