

Brief report

Date: 07/31/2014
 Currency: EUR

Date of constitution
 12/09/2013

VAT Reg. no.
 V86887791

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 Auditors
 Deloitte

Issued securities: Asset-Backed Bonds

| Bonds issue | | | | | | | | | |
|-------------|--------------|------------|--------------------------------------|------------------|---------------------------|------------------|------------------------|----------------|----------|
| Series | ISIN Code | Issue date | Principal outstanding | | Interest type | Interest Rate | Redemption | | Rating |
| | | | (Bond Unit / Series Total / %Factor) | | | | Next | | |
| | | | Current | Original | Reference rate and margin | Next coupon | Final maturity (legal) | Next | Current |
| Series A | ES0308935008 | 12/09/2013 | 96,854.69 | 100,000.00 | Floating | 0.5060% | 04/24/2057 | | A(low) |
| | | 36,105 | 3,496,938,582.45 | 3,610,500,000.00 | 6-M Euribor+0.300% | 10/24/2014 | Quarterly | "Pass-Through" | A(sf) |
| | | | 96.85% | | 24.Jan/Apr/Jul/Oct | 125,243876 Gross | 24.Jan/Apr/Jul/Oct | Secutorial | A-(sf) |
| | | | | | | 98.942662 Net | | | |
| Series B | ES0308935016 | 12/09/2013 | 100,000.00 | 100,000.00 | Floating | 0.6060% | 04/24/2057 | | BB(sf) |
| | | 7,395 | 739,500,000.00 | 739,500,000.00 | 6-M Euribor+0.400% | 10/24/2014 | Quarterly | "Pass-Through" | BBB-(sf) |
| | | | 100.00% | | 24.Jan/Apr/Jul/Oct | 154,866667 Gross | 24.Jan/Apr/Jul/Oct | Secutorial | BBB-(sf) |
| | | | | | | 122.344667 Net | | | |
| Total | | | 4,236,438,582.45 | 4,350,000,000.00 | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) | | | | | | | | | | | |
|---|-------------------------------|----------------|-------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | | 0,08 | 0,17 | 0,25 | 0,34 | 0,42 | 0,51 | 0,60 | 0,69 |
| | | | | 1,00 | 2,00 | 3,00 | 4,00 | 5,00 | 6,00 | 7,00 | 8,00 |
| Series A | With optional redemption * | Average life | Years | 10.76 | 9.52 | 8.49 | 7.62 | 6.89 | 6.27 | 5.74 | 5.28 |
| | | Final Maturity | Years | 04/22/2025 | 01/27/2024 | 01/15/2023 | 03/05/2022 | 06/11/2021 | 10/28/2020 | 04/17/2020 | 11/02/2019 |
| | Without optional redemption * | Average life | Years | 10.76 | 9.52 | 8.49 | 7.62 | 6.89 | 6.27 | 5.74 | 5.28 |
| | | Final Maturity | Years | 10/24/2037 | 01/24/2036 | 04/24/2034 | 10/24/2032 | 07/24/2031 | 04/24/2030 | 01/24/2029 | 01/24/2028 |
| Series B | With optional redemption * | Average life | Years | 26.18 | 24.43 | 22.74 | 21.23 | 19.77 | 18.50 | 17.27 | 16.24 |
| | | Final Maturity | Years | 09/21/2040 | 12/23/2038 | 04/15/2037 | 10/11/2035 | 04/24/2034 | 01/16/2033 | 10/27/2031 | 10/13/2030 |
| | Without optional redemption * | Average life | Years | 28.55 | 27.09 | 25.63 | 24.20 | 22.83 | 21.53 | 20.30 | 19.15 |
| | | Final Maturity | Years | 02/02/2043 | 08/17/2041 | 03/03/2040 | 09/29/2038 | 05/17/2037 | 01/28/2036 | 11/06/2034 | 09/13/2033 |
| | | | | | | | | | | | |

* 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 |
| Series A | 82.54% | 3,496,938,582.45 | 22.59% | 83.00% | 3,610,500,000.00 |
| Series B | 17.46% | 739,500,000.00 | 5.13% | 17.00% | 739,500,000.00 |
| Issue of Bonds | | 4,236,438,582.45 | | | 4,350,000,000.00 |
| Reserve Fund | 5.13% | 217,500,000.00 | 5.00% | | 217,500,000.00 |

| Other financial operations (current) | | | |
|--|----------------|----------------|----------|
| Assets | Balance | Interest | |
| Treasury Account | 220,248,887.44 | 0.221% | |
| Servicer ppal collect not yet credited | 9,675,765.22 | | |
| Servicer ints collect not yet credited | 4,537,258.09 | | |
| Liabilities | Available | Balance | Interest |
| Subordinated Loan L/T | | 217,500,000.00 | 0.418% |
| Subordinated Loan S/T | | 0.00 | |
| Start-up Loan L/T | | 312,669.80 | 0.418% |
| Start-up Loan S/T | | 208,446.52 | |

Collateral: Residential mortgage loans

| General | | | |
|--|------------------|----------------------|--|
| | Current | At constitution date | |
| Count | 30,600 | 30,823 | |
| Principal | | | |
| Principal outstanding | 4,222,082,438.12 | 4,350,000,818.47 | |
| Average loan | 137,976.55 | 141,128.40 | |
| Minimum | 2,132.81 | 1,593.73 | |
| Maximum | 1,102,500.15 | 1,131,547.05 | |
| Interest rate | | | |
| Weighted average (wac) | 1.56% | 1.55% | |
| Minimum | 0.58% | 0.68% | |
| Maximum | 6.85% | 6.85% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 326 | 334 | |
| Minimum | 02/28/2015 | 04/30/2014 | |
| Maximum | 07/31/2053 | 07/31/2053 | |
| Index (principal outstanding distribution) | | | |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 98.76% | 98.48% | |
| Mortgage Market: Banks | 0.23% | 0.23% | |
| Mortgage Market: Savings Banks | 0.04% | 0.04% | |
| Mortgage Market: All Institutions | 0.97% | 1.24% | |

| LTV Distribution | | | |
|--------------------------|----------|----------------------|-------|
| | Current | At constitution date | |
| | % Pool | % LTV | % LTV |
| 0.01 - 10% | 0.02 | 6.70 | 0.02 |
| 10.01 - 20% | 0.07 | 15.89 | 0.06 |
| 20.01 - 30% | 0.29 | 26.50 | 0.22 |
| 30.01 - 40% | 1.21 | 35.55 | 1.06 |
| 40.01 - 50% | 2.65 | 45.96 | 2.08 |
| 50.01 - 60% | 12.68 | 56.65 | 9.07 |
| 60.01 - 70% | 34.07 | 65.23 | 32.74 |
| 70.01 - 80% | 32.10 | 74.08 | 34.75 |
| 80.01 - 90% | 12.59 | 84.21 | 14.27 |
| 90.01 - 100% | 4.29 | 93.09 | 5.73 |
| 100.01 - 110% | 0.01 | 106.99 | |
| 110.01 - 120% | 0.00 | 110.39 | |
| 120.01 - 130% | 0.01 | 125.13 | |
| Weighted average (WALTV) | 69.63 | | 71.00 |
| Minimum | 1.02 | | 0.74 |
| Maximum | 1,184.11 | | 99.42 |

BBVA RMBS 12 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) | 0.05% | 0.05% | 0.05% | | 0.06% |
| Annual Percentage Rate (CPR) | 0.65% | 0.61% | 0.60% | | 0.74% |

Geographic distribution

| | Current | At constitution date |
|--------------------|---------|----------------------|
| Andalucía | 20.13% | 20.17% |
| Aragón | 1.98% | 1.99% |
| Asturias | 2.02% | 2.02% |
| Balearic Islands | 2.68% | 2.69% |
| Basque Country | 3.37% | 3.37% |
| Canary Islands | 5.04% | 5.01% |
| Cantabria | 1.31% | 1.30% |
| Castilla-La Mancha | 4.14% | 4.14% |
| Castilla-León | 4.09% | 4.10% |
| Catalonia | 16.02% | 16.00% |
| Ceuta | 0.56% | 0.55% |
| Extremadura | 1.62% | 1.62% |
| Galicia | 4.37% | 4.38% |
| La Rioja | 0.49% | 0.50% |
| Madrid | 16.55% | 16.54% |
| Melilla | 0.67% | 0.67% |
| Murcia | 2.84% | 2.83% |
| Navarra | 0.65% | 0.65% |
| Valencia | 11.48% | 11.47% |

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 | 4,637 | 1,683,874.89 | 934,938.05 | 362.85 | 2,619,175.79 | 90.52 | 639,538,482.23 | 642,157,658.02 | 96.91 | 68.15 |
| from > 1 to ≤ 2 months | 113 | 112,721.16 | 55,905.67 | 0.00 | 168,626.83 | 5.83 | 14,775,426.47 | 14,944,053.30 | 2.26 | 64.78 |
| from > 2 to ≤ 3 months | 15 | 19,178.19 | 10,718.41 | 86.07 | 29,982.67 | 1.04 | 2,333,376.90 | 2,363,359.57 | 0.36 | 74.03 |
| from > 3 to ≤ 6 months | 16 | 23,352.31 | 16,857.80 | 3,858.56 | 44,068.67 | 1.52 | 2,015,425.67 | 2,059,494.34 | 0.31 | 72.41 |
| from > 6 to < 12 months | 6 | 18,611.65 | 10,484.74 | 2,651.68 | 31,748.07 | 1.10 | 1,105,418.19 | 1,137,166.26 | 0.17 | 74.95 |
| Subtotal | 4,787 | 1,857,738.20 | 1,028,904.67 | 6,959.16 | 2,893,602.03 | 100.00 | 659,768,129.46 | 662,661,731.49 | 100.00 | 68.11 |
| <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 | 4,787 | 1,857,738.20 | 1,028,904.67 | 6,959.16 | 2,893,602.03 | | 659,768,129.46 | 662,661,731.49 | | 68.11 |

Additional information