

**Brief report**

**Date:** 04/30/2016  
**Currency:** EUR

**Date of constitution**  
 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 Auditors**  
 Por determinar

**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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Bonds ES0313280002	07/21/2010 17.000	10,124.80 172,121,600.00 10.12%	100,000.00 1,700,000,000.00	Floating 3-M Euribor+0.300% 23.Feb/May/Aug/Nov	0.1020% 05/23/2016 2.581824 Gross 2.091277 Net	02/23/2045 Quarterly 23.Feb/May/Aug/Nov	05/23/2016 "Pass-Through"	Asf Aa3sf A-sf	n.c. Aaa AAA
<b>Total</b>		172,121,600.00	1,700,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Bonds				% 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
With optional redemption *	Average life	Years	Date	0.90	0.89	0.89	0.69	0.69	0.69	0.68	0.68
	Final Maturity	Years	Date	01/14/2017	11/02/2016	11/01/2016	10/31/2016	10/31/2016	10/30/2016	10/29/2016	10/29/2016
Without optional redemption *	Average life	Years	Date	3.37	3.19	3.03	2.89	2.75	2.62	2.51	2.40
	Final Maturity	Years	Date	07/06/2019	05/03/2019	03/05/2019	01/11/2019	11/22/2018	10/07/2018	08/25/2018	07/17/2018
				23.26	23.26	23.26	23.26	23.26	23.26	23.26	23.26
				05/23/2039	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	% CE	% CE
Bonds	100.00%	172,121,600.00	49.38%	100.00%	1,700,000,000.00
Issue of Bonds		172,121,600.00			1,700,000,000.00
Reserve Fund	49.38%	85,000,000.00	36.00%		612,000,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	97,595,968.92
Servicer ppal collect not yet credited	2,570,048.48		
Servicer ints collect not yet credited	174,508.67		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		135,488,269.40	0.000%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

**Collateral: Enterprise loans**

General		
	Current	At constitution date
Count	486	4,723
Principal		
Principal outstanding	165,235,290.32	1,700,025,015.38
Average loan	339,990.31	359,946.01
Minimum	171.76	515.48
Maximum	8,580,125.34	20,000,000.00
Interest rate		
Weighted average (wac)	1.93%	3.15%
Minimum	0.17%	1.02%
Maximum	8.50%	12.00%
Final maturity		
Weighted average (WARM) (months)	78	77
Minimum	05/31/2016	09/05/2010
Maximum	07/10/2039	01/19/2040
Index (principal outstanding distribution)		
1-month EURIBOR/MIBOR	0.00%	0.04%
2-month EURIBOR/MIBOR	1.08%	1.72%
3-month EURIBOR/MIBOR	46.65%	38.17%
5-month EURIBOR/MIBOR	0.08%	0.07%
6-month EURIBOR/MIBOR	19.13%	19.20%
8-month EURIBOR/MIBOR	0.00%	0.00%
9-month EURIBOR/MIBOR	0.00%	0.00%
11-month EURIBOR/MIBOR	0.25%	0.06%
1-year EURIBOR/MIBOR	21.12%	15.01%
1-year EURIBOR/MIBOR (Mortgage Market)	5.09%	2.12%
Mortgage Market: Banks	0.08%	0.05%
Mortgage Market: All Institutions	0.07%	0.16%
Fixed Interest	6.45%	23.40%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	14.65%	20.99%
(C) - Manufacturing industry	9.88%	20.73%
(L) - Real estate activities	26.41%	15.52%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	7.72%	13.34%
(I) - Catering trade	10.11%	10.09%
(Q) - Health Activities and Social Services	8.04%	3.66%
(N) - Clerical activities and support services	3.48%	3.06%
(M) - Professional, scientific and technical activities	7.73%	2.28%
(A) - Agriculture, stockbreeding, fishing and silviculture	1.72%	2.00%
(H) - Transport and storage	2.28%	1.50%
(J) - Information and communications	0.06%	1.45%
(B) - Extractive industries	1.37%	1.40%
(R) - Artistic, recreational and entertainment activities	0.96%	1.18%
(O) - Government and defence; compulsory Social Security	0.00%	0.90%
(D) - Supply of electric power, gas, steam and air-conditioning	4.21%	0.87%
(S) - Other services	1.08%	0.56%
(E) - Water supply, sanitation activities, waste management and depollution	0.16%	0.31%
(P) - Education	0.13%	0.12%
(U) - Extraterritorial organisation and body activities	0.02%	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)	1.45%	0.64%	0.44%	0.72%	0.69%
Annual Percentage Rate (CPR)	16.09%	7.41%	5.18%	8.27%	7.98%

Geographic distribution		
	Current	At constitution date
Andalucia	8.38%	11.47%
Aragon	0.45%	2.44%
Asturias	2.44%	1.69%
Balearic Islands	2.41%	3.52%
Basque Country	5.32%	6.18%
Canary Islands	16.09%	6.77%
Cantabria	0.45%	1.33%
Castilla-La Mancha	1.35%	2.94%
Castilla-Leon	4.01%	3.50%
Catalonia	25.58%	18.95%
Ceuta		0.05%
Extremadura	1.13%	1.33%
Galicia	4.30%	5.62%
La Rioja	0.68%	0.91%
Madrid	14.58%	17.55%
Melilla	0.07%	0.03%
Murcia	1.19%	1.97%
Navarra	1.13%	2.15%
Valencia	10.43%	11.59%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	21	29,191.65	1,585.42	9,722.56	40,499.63	0.10	737,765.22	778,264.85	1.28
from > 1 to ≤ 2 months	10	144,653.04	28,838.65	0.00	173,491.69	0.41	8,322,370.69	8,495,862.38	13.98
from > 2 to ≤ 3 months	4	30,048.44	2,129.94	0.00	32,178.38	0.08	237,253.52	269,431.90	0.44
from > 3 to ≤ 6 months	1	27,785.75	5,010.41	581.89	33,378.05	0.08	195,705.62	229,083.67	0.38
from > 6 to < 12 months	3	39,576.69	13,211.26	2,225.09	55,013.04	0.13	399,798.72	454,811.76	0.75
from ≥ 12 to < 18 months	5	97,121.16	7,974.72	3,881.39	108,977.27	0.26	234,411.03	343,388.30	0.57
from ≥ 18 to < 24 months	6	411,960.58	21,858.17	4,492.54	438,311.29	1.04	763,765.93	1,202,077.22	1.98
from ≥ 2 years	321	37,120,509.41	3,647,605.85	627,623.46	41,395,738.72	97.91	7,607,991.06	49,003,729.78	80.63
Subtotal	371	37,900,846.72	3,728,214.42	648,526.93	42,277,588.07	100.00	18,499,061.79	60,776,649.86	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	371	37,900,846.72	3,728,214.42	648,526.93	42,277,588.07		18,499,061.79	60,776,649.86	

### Additional information