

# BBVA RMBS 5 Fondo de Titulización de Activos

## Brief report

Date: 09/30/2009  
Currency: EUR

Date of constitution  
05/26/2008

VAT Reg. no.  
V85447654

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

Originator  
BBVA

Servicer  
BBVA

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

Swap  
BBVA

Start-up Loan  
BBVA

Subordinated Loan  
BBVA

Fund Auditors  
Ernst & Young

### 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 S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0310003001	05/29/2008 46,750	89,141.42 4,167,361,385.00	100,000.00 4,675,000,000.00	Floating 3M Euribor+0.300% 20.Mar/Jun/Sep/Dec	1.0660% 12/21/2009 240.201461 Gross 196.965198 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	12/21/2009 "Pass-Through"	AAA	AAA
Series B ES0310003019	05/29/2008 2,500	100,000.00 250,000,000.00	100,000.00 250,000,000.00	Floating 3M Euribor+0.700% 20.Mar/Jun/Sep/Dec	1.4660% 12/21/2009 370.572222 Gross 303.869222 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A	A
Series C ES0310003027	05/29/2008 750	100,000.00 75,000,000.00	100,000.00 75,000,000.00	Floating 3M Euribor+1.100% 20.Mar/Jun/Sep/Dec	1.8660% 12/21/2009 471.683333 Gross 386.780333 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB-	BBB-
Total		4,492,361,385.00	5,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)						Final Maturity	Years
				0.17	0.34	0.51	0.69	0.87	1.06		
				% 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	14.59	11.56	9.40	7.82	6.63	5.75	5.04	4.50
		Final Maturity	Years	04/21/2024	04/09/2021	02/11/2019	07/14/2017	05/07/2016	06/19/2015	10/04/2014	03/19/2014
	Without optional redemption *	Average life	Years	15.04	12.11	10.00	8.42	7.23	6.30	5.56	4.96
		Final Maturity	Years	09/30/2024	10/27/2021	09/16/2019	02/19/2018	12/10/2016	01/05/2016	04/09/2015	09/02/2014
Series B	With optional redemption *	Average life	Years	22.37	18.18	14.96	12.51	10.62	9.21	8.08	7.20
		Final Maturity	Years	01/29/2032	11/21/2027	09/01/2024	03/21/2022	05/02/2020	12/04/2018	10/15/2017	11/29/2016
	Without optional redemption *	Average life	Years	23.23	19.24	16.10	13.66	11.76	10.26	9.06	8.08
		Final Maturity	Years	12/05/2032	12/11/2028	10/22/2025	05/17/2023	06/22/2021	12/22/2019	10/08/2018	10/15/2017
Series C	With optional redemption *	Average life	Years	22.37	18.18	14.96	12.51	10.62	9.21	8.08	7.20
		Final Maturity	Years	01/29/2032	11/21/2027	09/01/2024	03/21/2022	05/02/2020	12/04/2018	10/15/2017	11/29/2016
	Without optional redemption *	Average life	Years	23.23	19.24	16.10	13.66	11.76	10.26	9.06	8.08
		Final Maturity	Years	12/05/2032	12/11/2028	10/22/2025	05/17/2023	06/22/2021	12/22/2019	10/08/2018	10/15/2017

\* 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	92.77%	4,167,361,385.00	10.40%	93.50%	4,675,000,000.00
Series B	5.57%	250,000,000.00	4.83%	5.00%	250,000,000.00
Series C	1.67%	75,000,000.00	3.16%	1.50%	75,000,000.00
Issue of Bonds		4,492,361,385.00			5,000,000,000.00
Reserve Fund	3.16%	142,000,000.00	2.84%		142,000,000.00

Other financial operations (current)			
Assets		Balance Interest	
		Available	Interest
Treasury Account		151,147,132.51	0.682%
Servicer pool collect not yet credited		10,436,960.69	
Servicer ints collect not yet credited		8,925,297.13	
Liabilities			
Start-up Loan		195,590.90	2.749%
Subordinated Loan		142,000,000.00	3.749%

### Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		26,204	28,601
Principal			
Principal outstanding		4,469,804,454.50	5,000,000,624.09
Average loan		170,577.18	174,819.08
Minimum		4,159.39	5,919.48
Maximum		970,918.82	996,555.56
Interest rate			
Weighted average (wac)		3.03%	5.24%
Minimum		1.03%	3.60%
Maximum		7.01%	6.84%
Final maturity			
Weighted average (WARM) (months)		385	402
Minimum		05/31/2010	07/31/2012
Maximum		06/30/2049	01/31/2048
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		99.09%	99.05%
Mortgage Market: Banks		0.05%	0.05%
Mortgage Market: All Institutions		0.86%	0.90%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.01	7.67		
10.01 - 20%	0.01	16.74	0.00	18.34
20.01 - 30%	0.04	25.59	0.01	24.35
30.01 - 40%	0.07	36.32	0.01	35.83
40.01 - 50%	0.24	45.80	0.02	44.50
50.01 - 60%	0.65	56.13	0.09	55.59
60.01 - 70%	11.86	66.87	8.39	67.95
70.01 - 80%	36.89	76.06	37.09	76.51
80.01 - 90%	28.97	84.91	31.01	84.92
90.01 - 100%	21.27	95.30	23.38	96.04
100.01 - 110%	0.01	100.32		
Weighted average (WALTV)		81.37		82.93
Minimum		3.65		15.71
Maximum		100.32		100.00

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.39%	0.47%	0.67%	0.64%	0.57%
Annual Percentage Rate (CPR)	4.56%	5.54%	7.79%	7.43%	6.67%

Geographic distribution		
	Current	At constitution date
Andalucia	18.94%	18.77%
Aragon	1.64%	1.70%
Asturias	1.79%	1.76%
Balearic Islands	2.94%	2.95%
Basque Country	2.93%	2.80%
Canary Islands	5.71%	5.66%
Cantabria	1.22%	1.18%
Castilla-La Mancha	3.96%	3.91%
Castilla-Leon	4.25%	4.18%
Catalonia	21.78%	21.91%
Ceuta	0.51%	0.51%
Extremadura	1.31%	1.28%
Galicia	3.55%	3.54%
La Rioja	0.44%	0.44%
Madrid	11.69%	11.66%
Mejilla	0.65%	0.63%
Murcia	2.52%	2.53%
Navarra	0.64%	0.65%
Valencia	13.54%	13.96%

Current delinquency										
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other						
<i>Delinquencies</i>										
Up to 1 month	4,768	1,290,682.40	2,484,809.28	4,989.76	3,780,481.44	33.70	824,499,054.45	828,279,535.89	79.44	80.87
from > 1 to ≤ 2 months	523	363,157.54	753,995.60	25.52	1,117,178.66	9.96	90,473,915.75	91,591,094.41	8.78	80.63
from > 2 to ≤ 3 months	57	41,501.30	119,255.49	142.14	160,898.93	1.43	9,524,617.77	9,685,516.70	0.93	80.61
from > 3 to ≤ 6 months	134	143,374.61	468,734.88	27,873.87	639,983.36	5.71	24,375,129.19	25,015,112.55	2.40	83.00
from > 6 to < 12 months	262	383,509.70	1,743,445.16	253,537.46	2,380,492.32	21.22	45,413,512.42	47,794,004.74	4.58	85.50
from ≥ 12 to < 18 months	216	488,282.11	2,344,200.68	306,055.12	3,138,537.91	27.98	37,183,113.58	40,321,651.49	3.87	86.94
Subtotal	5,960	2,710,507.66	7,914,441.09	592,623.87	11,217,572.62	100.00	1,031,469,343.16	1,042,686,915.78	100.00	81.32
<i>Doubt debts (subjectives)</i>										
	0	0.00	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	5,960	2,710,507.66	7,914,441.09	592,623.87	11,217,572.62		1,031,469,343.16	1,042,686,915.78		81.32