

BBVA RMBS 5 Fondo de Titulación de Activos

Brief report

Date: 10/31/2010
Currency: EUR

Date of constitution
05/26/2008

VAT Reg. no.
V85447654

Management Company
Europea de Titulación, 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
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Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

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	80,771.05 3,776,046,587.50	100,000.00 4,675,000,000.00	Floating 3M Euribor+0.300% 20.Mar/Jun/Sep/Dec	1.1790% 12/20/2010 240.717922 Gross 194.981517 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	12/20/2010 "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	1.5790% 12/20/2010 399.136111 Gross 323.300250 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	1.9790% 12/20/2010 500.247222 Gross 405.200250 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBB-	BBB-	
Total		4,101,046,587.50	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	Date	% Monthly CPR (SMM)						
				0,17	0,34	0,51	0,69	0,87	1,06	1,25
Series A	With optional redemption *	Average life	13.34	10.50	8.50	7.07	6.01	5.20	4.58	4.07
		Final Maturity	01/18/2024	03/19/2021	03/18/2019	10/11/2017	09/20/2016	12/01/2015	04/18/2015	10/15/2014
	Without optional redemption *	Average life	13.40	10.56	8.57	7.13	6.06	5.26	4.62	4.12
		Final Maturity	06/20/2039	06/20/2035	09/20/2031	09/20/2028	03/20/2026	03/20/2024	09/20/2022	03/20/2021
		Average life	02/11/2024	04/09/2021	04/12/2019	11/03/2017	10/11/2016	12/21/2015	05/05/2015	11/02/2014
		Final Maturity	06/20/2042	03/20/2038	09/20/2034	09/20/2031	12/20/2028	09/20/2026	12/20/2024	06/20/2023
Series B	With optional redemption *	Average life	28.77	24.76	21.01	18.01	15.51	13.51	12.01	10.50
		Final Maturity	06/20/2039	06/20/2035	09/20/2031	09/20/2028	03/20/2026	03/20/2024	09/20/2022	03/20/2021
	Without optional redemption *	Average life	34.20	30.93	27.45	24.24	21.43	18.99	16.93	15.19
		Final Maturity	11/21/2044	08/15/2041	02/22/2038	12/10/2034	02/18/2032	09/11/2029	08/20/2027	11/23/2025
		Average life	06/20/2047	12/20/2045	12/20/2042	12/20/2039	12/20/2036	03/20/2034	12/20/2031	12/20/2029
		Final Maturity	06/20/2049	06/20/2035	09/20/2031	09/20/2028	03/20/2026	03/20/2024	09/20/2022	03/20/2021
Series C	With optional redemption *	Average life	28.77	24.76	21.01	18.01	15.51	13.51	12.01	10.50
		Final Maturity	06/20/2039	06/20/2035	09/20/2031	09/20/2028	03/20/2026	03/20/2024	09/20/2022	03/20/2021
	Without optional redemption *	Average life	37.05	36.53	35.02	32.78	30.17	27.63	25.24	23.05
		Final Maturity	09/28/2047	03/25/2047	09/16/2045	06/22/2043	11/14/2040	05/02/2038	12/09/2035	10/02/2033
		Average life	39.28	39.28	39.28	39.28	39.28	39.28	39.28	39.28
		Final Maturity	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049

* 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	92.08%	3,776,046,587.50	9.78%	93.50%	4,675,000,000.00	9.34%
Series B	6.10%	250,000,000.00	3.68%	5.00%	250,000,000.00	4.34%
Series C	1.83%	75,000,000.00	1.85%	1.50%	75,000,000.00	2.84%
Issue of Bonds		4,101,046,587.50			5,000,000,000.00	
Reserve Fund	1.85%	75,917,210.24	2.84%		142,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	113,303,570.85	0.790%	
Servicer ppal collect not yet credited	13,002,745.70		
Servicer ints collect not yet credited	8,213,204.03		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		142,000,000.00	3.879%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		83,824.70	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	24,726	28,601	
Principal			
Principal outstanding	4,106,656,027.47	5,000,000,624.09	
Average loan	166,086.55	174,819.08	
Minimum	5,146.67	5,919.48	
Maximum	939,789.06	996,555.56	
Interest rate			
Weighted average (wac)	3.05%	5.24%	
Minimum	1.47%	3.60%	
Maximum	6.94%	6.84%	
Final maturity			
Weighted average (WARM) (months)	372	402	
Minimum	06/30/2011	07/31/2012	
Maximum	02/28/2050	01/31/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	99.17%	99.05%	
Mortgage Market: Banks	0.05%	0.05%	
Mortgage Market: All Institutions	0.78%	0.90%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.01	7.23		
10.01 - 20%	0.03	15.69	0.00	18.34
20.01 - 30%	0.08	25.22	0.01	24.35
30.01 - 40%	0.16	35.37	0.01	35.83
40.01 - 50%	0.45	45.69	0.02	44.50
50.01 - 60%	1.55	56.26	0.09	55.59
60.01 - 70%	14.61	66.21	8.39	67.95
70.01 - 80%	37.24	75.64	37.09	76.51
80.01 - 90%	27.32	84.91	31.01	84.92
90.01 - 100%	18.55	94.50	23.38	96.04
Weighted average (WALTV)	79.73		82.93	
Minimum	2.80		15.71	
Maximum	100.00		100.00	

Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.40%	0.31%	0.37%	0.43%	0.52%
Annual Percentage Rate (CPR)	4.65%	3.70%	4.35%	5.03%	6.03%

Geographic distribution

	Current	At constitution date
Andalucia	18.89%	18.77%
Aragon	1.62%	1.70%
Asturias	1.83%	1.76%
Balearic Islands	2.95%	2.95%
Basque Country	2.95%	2.80%
Canary Islands	5.69%	5.66%
Cantabria	1.22%	1.18%
Castilla-La Mancha	3.97%	3.91%
Castilla-Leon	4.29%	4.18%
Catalonia	21.67%	21.91%
Ceuta	0.51%	0.51%
Extremadura	1.31%	1.28%
Galicia	3.63%	3.54%
La Rioja	0.45%	0.44%
Madrid	11.80%	11.66%
Melilla	0.64%	0.63%
Murcia	2.51%	2.53%
Navarra	0.63%	0.65%
Valencia	13.45%	13.96%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	3,589	1,084,183.61	1,789,858.48	14,383.02	2,888,425.11	20.18	594,134,587.48	597,023,012.59	73.38	78.93
from > 1 to ≤ 2 months	457	342,701.31	571,866.67	2,889.49	917,457.47	6.41	76,585,116.17	77,502,573.64	9.53	78.98
from > 2 to ≤ 3 months	44	47,023.90	80,758.54	196.35	127,978.79	0.89	7,798,903.14	7,926,881.93	0.97	77.70
from > 3 to ≤ 6 months	84	122,010.73	233,460.43	26,064.81	381,535.97	2.67	14,765,563.49	15,147,099.46	1.86	82.05
from > 6 to < 12 months	120	231,180.00	546,039.67	112,962.27	890,181.94	6.22	20,465,274.63	21,355,456.57	2.62	82.92
from ≥ 12 to < 18 months	148	530,272.83	1,184,033.72	205,484.57	1,919,791.12	13.41	25,534,623.86	27,454,414.98	3.37	85.58
from ≥ 18 to < 24 months	194	792,653.23	2,394,295.68	382,023.76	3,568,972.67	24.93	34,340,147.51	37,909,120.18	4.66	88.01
from ≥ 2 years	151	767,467.09	2,531,246.04	323,256.15	3,621,969.28	25.30	25,630,275.12	29,252,244.40	3.60	90.19
Subtotal	4,787	3,917,492.70	9,331,559.23	1,067,260.42	14,316,312.35	100.00	799,254,491.40	813,570,803.75	100.00	80.03
Doubt debts (subjectives)										
	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	3,917,492.70	9,331,559.23	1,067,260.42	14,316,312.35		799,254,491.40	813,570,803.75		80.03

Additional information