

BBVA RMBS 5 Fondo de Titulización de Activos

Brief report

Date: 12/31/2010
Currency: EUR

Date of constitution
05/26/2008

VAT Reg. no.
V85447654

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

Servicer
BBVA

Lead Manager and Subscriber
BBVA

Assets Custodian
BBVA

Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

Register of Book Securities
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Treasury Account
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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	79,012.26 3,693,823,155.00	100,000.00 4,675,000,000.00	Floating 3M Euribor+0.300% 20.Mar/Jun/Sep/Dec	1.3240% 03/21/2011 264.436476 Gross 214.193546 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	03/21/2011 "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	1.7240% 03/21/2011 435.788889 Gross 352.989000 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Securitial / 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	2.1240% 03/21/2011 536.900000 Gross 434.889000 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Securitial / Pro rata under certain circumstances	BBB-	BBB-	
Total		4,018,823,155.00	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)									
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	1,44		
Series A	With optional redemption *	Average life	Years	13.31	10.45	8.44	6.99	5.92	5.11	4.48	3.98		
		Final Maturity	Years	04/07/2024	05/29/2021	05/26/2019	12/14/2017	11/19/2016	01/27/2016	06/12/2015	12/11/2014		
		Date	03/20/2039	03/20/2035	09/20/2031	09/20/2028	03/20/2026	03/20/2024	09/20/2022	06/20/2021			
	Without optional redemption *	Average life	Years	13.38	10.52	8.51	7.06	5.96	5.17	4.53	4.02		
		Final Maturity	Years	05/09/2024	06/24/2021	06/20/2019	01/07/2018	12/11/2016	02/17/2016	06/30/2015	12/26/2014		
		Date	03/20/2042	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	Years	28.27	24.26	20.76	17.76	15.26	13.26	11.76	10.51		
		Final Maturity	Years	03/20/2039	03/20/2035	09/20/2031	09/20/2028	03/20/2026	03/20/2024	09/20/2022	06/20/2021		
		Date	03/20/2039	03/20/2035	09/20/2031	09/20/2028	03/20/2026	03/20/2024	09/20/2022	06/20/2021			
	Without optional redemption *	Average life	Years	33.93	30.66	27.20	24.00	21.20	18.78	16.72	14.99		
		Final Maturity	Years	11/14/2044	08/11/2041	02/22/2038	12/15/2034	02/27/2032	09/24/2029	09/05/2027	12/12/2025		
		Date	06/20/2047	12/20/2045	12/20/2042	12/20/2039	12/20/2036	03/20/2034	12/20/2031	12/20/2029			
Series C	With optional redemption *	Average life	Years	28.27	24.26	20.76	17.76	15.26	13.26	11.76	10.51		
		Final Maturity	Years	03/20/2039	03/20/2035	09/20/2031	09/20/2028	03/20/2026	03/20/2024	09/20/2022	06/20/2021		
		Date	03/20/2039	03/20/2035	09/20/2031	09/20/2028	03/20/2026	03/20/2024	09/20/2022	06/20/2021			
	Without optional redemption *	Average life	Years	36.80	36.28	34.77	32.54	29.94	27.41	25.02	22.84		
		Final Maturity	Years	09/28/2047	03/23/2047	09/16/2045	06/25/2043	11/21/2040	05/12/2038	12/22/2035	10/17/2033		
		Date	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	% CE	% CE	% CE	% CE
Series A	91.91%	3,693,823,155.00	9.60%	93.50%	4,675,000,000.00	9.34%
Series B	6.22%	250,000,000.00	3.38%	5.00%	250,000,000.00	4.34%
Series C	1.87%	75,000,000.00	1.51%	1.50%	75,000,000.00	2.84%
Issue of Bonds		4,018,823,155.00			5,000,000,000.00	
Reserve Fund	1.51%	60,769,373.75	2.84%		142,000,000.00	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	73,627,453.27
Servicer ppal collect not yet credited	12,061,513.39		
Servicer ints collect not yet credited	8,332,296.21		
Liabilities			
	Available	Balance	Interest
Subordinated Loan L/T		142,000,000.00	4.023%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		55,883.15	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
		Count	
Principal	Principal outstanding	4,053,123,463.80	5,000,000,624.09
	Average loan	165,184.15	174,819.08
	Minimum	5,088.84	5,919.48
	Maximum	934,972.68	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)	370	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)	99.18%	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	7.10
10.01 - 20%		0.04	16.01
20.01 - 30%		0.08	25.61
30.01 - 40%		0.22	35.86
40.01 - 50%		0.55	46.06
50.01 - 60%		1.75	56.39
60.01 - 70%		15.10	66.15
70.01 - 80%		37.09	75.58
80.01 - 90%		27.08	84.89
90.01 - 100%		18.08	94.37
Weighted average (WALTV)		79.42	82.93
Minimum		2.71	15.71
Maximum		100.00	100.00

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.51%	0.42%	0.37%	0.40%	0.51%
Annual Percentage Rate (CPR)	5.92%	4.88%	4.40%	4.75%	5.97%

Geographic distribution		
	Current	At constitution date
Andalucia	18.94%	18.77%
Aragon	1.62%	1.70%
Asturias	1.83%	1.76%
Balearic Islands	2.96%	2.95%
Basque Country	2.93%	2.80%
Canary Islands	5.70%	5.66%
Cantabria	1.22%	1.18%
Castilla-La Mancha	3.99%	3.91%
Castilla-Leon	4.29%	4.18%
Catalonia	21.64%	21.91%
Ceuta	0.51%	0.51%
Extremadura	1.31%	1.28%
Galicia	3.63%	3.54%
La Rioja	0.45%	0.44%
Madrid	11.76%	11.66%
Melilla	0.64%	0.63%
Murcia	2.49%	2.53%
Navarra	0.64%	0.65%
Valencia	13.44%	13.96%

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	2,848	879,045.21	1,405,435.02	13,989.35	2,298,469.58	15.92	468,199,525.77	470,497,995.35	67.96	78.37
from > 1 to ≤ 2 months	458	352,377.92	569,164.67	283.82	921,826.41	6.38	76,388,599.37	77,310,425.78	11.17	78.99
from > 2 to ≤ 3 months	54	57,076.84	91,800.34	826.15	149,703.33	1.04	9,059,048.20	9,208,751.53	1.33	79.44
from > 3 to ≤ 6 months	93	121,382.55	242,904.72	26,446.45	390,733.72	2.71	15,777,440.14	16,168,173.86	2.34	79.93
from > 6 to < 12 months	124	280,994.90	567,006.62	134,084.40	982,085.92	6.80	21,746,677.29	22,728,763.21	3.28	83.17
from ≥ 12 to < 18 months	133	438,643.53	972,786.25	167,802.62	1,579,232.40	10.94	21,681,368.97	23,260,601.37	3.36	85.07
from ≥ 18 to < 24 months	169	769,177.33	2,039,431.57	352,514.51	3,161,123.41	21.89	30,336,124.45	33,497,247.86	4.84	87.26
from ≥ 24 months	202	1,084,862.89	3,437,901.41	433,828.75	4,956,593.05	34.33	34,734,166.68	39,690,759.73	5.73	90.70
Subtotal	4,081	3,983,561.17	9,326,430.60	1,129,776.05	14,439,767.82	100.00	677,922,950.87	692,362,718.69	100.00	79.87
<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	4,081	3,983,561.17	9,326,430.60	1,129,776.05	14,439,767.82		677,922,950.87	692,362,718.69		79.87