

Brief report

Date: 04/30/2012
Currency: EUR

Date of constitution
 05/26/2008

VAT Reg. no.
 V85447654

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

Swap
 BBVA

Start-up Loan
 BBVA

Subordinated Loan
 BBVA

Fund Auditors
 Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Issued securities: Asset-Backed Bonds

| Bonds Issue | | | | | | | | | |
|--------------------------|------------------------|---|--------------------------------|--|---|---|--|----------------|----------|
| Series ISIN Code | Issue date N° 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 | 72,053.54 3,368,502,995.00 72.05% | 100,000.00 4,675,000,000.00 | Floating 3M Euribor+0.300% 20.Mar/Jun/Sep/Dec | 1.1620% 06/20/2012 213,966990 Gross 173.313262 Net | 03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec | 06/20/2012 "Pass-Through" | Aa2sf Asf | AAA |
| Series B ES0310003019 | 05/29/2008 2,500 | 100,000.00 250,000,000.00 100.00% | 100,000.00 250,000,000.00 | Floating 3M Euribor+0.700% 20.Mar/Jun/Sep/Dec | 1.5620% 06/20/2012 399,177778 Gross 323.334000 Net | 03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec | To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances | n.c. BBB-sf | A |
| Series C ES0310003027 | 05/29/2008 750 | 100,000.00 75,000,000.00 100.00% | 100,000.00 75,000,000.00 | Floating 3M Euribor+1.100% 20.Mar/Jun/Sep/Dec | 1.9620% 06/20/2012 501,400000 Gross 406.134000 Net | 03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec | To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances | n.c. BBB- | BBB- |
| Total | | 3,693,502,995.00 | 5,000,000,000.00 | | | | | | |

| Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) | | | | | | | | | | |
|---|-------------------------------|-----------------------|------------------------|---------------------|------------|------------|------------|------------|------------|------------|
| Series | Optionality | Average life Years | Final Maturity Date | % Monthly CPR (SMM) | | | | | | |
| | | | | 2.00 | 4.00 | 6.00 | 8.00 | 10.00 | 12.00 | 14.00 |
| Series A | With optional redemption * | Average life | 12.82 | 10.17 | 8.28 | 6.92 | 5.89 | 5.12 | 4.52 | 4.03 |
| | | Final Maturity | 01/10/2025 | 05/17/2022 | 06/29/2020 | 02/17/2019 | 02/07/2018 | 05/02/2017 | 09/23/2016 | 03/29/2016 |
| | | Date | 12/20/2038 | 03/20/2035 | 12/20/2031 | 03/20/2029 | 09/20/2026 | 12/20/2024 | 06/20/2023 | 03/20/2022 |
| | Without optional redemption * | Average life | 12.90 | 10.24 | 8.36 | 6.99 | 5.96 | 5.18 | 4.57 | 4.08 |
| | | Final Maturity | 02/09/2025 | 06/14/2022 | 07/26/2020 | 03/13/2019 | 03/05/2018 | 05/24/2017 | 10/13/2016 | 04/17/2016 |
| | | Date | 03/20/2042 | 03/20/2038 | 12/20/2034 | 12/20/2031 | 08/20/2029 | 06/20/2027 | 09/20/2025 | 03/20/2024 |
| Series B | With optional redemption * | Average life | 26.77 | 23.01 | 19.76 | 17.01 | 14.51 | 12.76 | 11.26 | 10.01 |
| | | Final Maturity | 12/20/2038 | 03/20/2035 | 12/20/2031 | 03/20/2029 | 09/20/2026 | 12/20/2024 | 06/20/2023 | 03/20/2022 |
| | | Date | 12/20/2038 | 03/20/2035 | 12/20/2031 | 03/20/2029 | 09/20/2026 | 12/20/2024 | 06/20/2023 | 03/20/2022 |
| | Without optional redemption * | Average life | 32.46 | 29.35 | 26.09 | 23.09 | 20.46 | 18.18 | 16.24 | 14.60 |
| | | Final Maturity | 08/28/2044 | 07/17/2041 | 04/15/2038 | 04/16/2035 | 08/30/2032 | 05/19/2030 | 06/10/2028 | 10/20/2026 |
| | | Date | 06/20/2047 | 09/20/2045 | 12/20/2042 | 03/20/2040 | 03/20/2037 | 12/20/2034 | 09/20/2032 | 09/20/2030 |
| Series C | With optional redemption * | Average life | 26.77 | 23.01 | 19.76 | 17.01 | 14.51 | 12.76 | 11.26 | 10.01 |
| | | Final Maturity | 12/20/2038 | 03/20/2035 | 12/20/2031 | 03/20/2029 | 09/20/2026 | 12/20/2024 | 06/20/2023 | 03/20/2022 |
| | | Date | 12/20/2038 | 03/20/2035 | 12/20/2031 | 03/20/2029 | 09/20/2026 | 12/20/2024 | 06/20/2023 | 03/20/2022 |
| | Without optional redemption * | Average life | 35.55 | 35.00 | 33.54 | 31.44 | 29.02 | 26.63 | 24.38 | 22.31 |
| | | Final Maturity | 09/29/2047 | 03/11/2047 | 09/23/2045 | 08/22/2043 | 03/18/2041 | 10/31/2038 | 07/30/2036 | 07/07/2034 |
| | | 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 |
| Series A | 91.20% | 3,368,502,995.00 | 18.70% | 93.50% | 4,675,000,000.00 | 9.34% |
| Series B | 6.77% | 250,000,000.00 | 11.93% | 5.00% | 250,000,000.00 | 4.34% |
| Series C | 2.03% | 75,000,000.00 | 9.90% | 1.50% | 75,000,000.00 | 2.84% |
| Issue of Bonds | | 3,693,502,995.00 | | | 5,000,000,000.00 | |
| Reserve Fund | 9.90% | 365,503,695.39 | | 2.84% | 142,000,000.00 | |

| Other financial operations (current) | | | |
|--|------------------|----------------|-----------------|
| Assets | Balance | Interest | |
| Treasury Account | 400,789,418.67 | 0.961% | |
| Servicer ppal collect not yet credited | 8,970,560.08 | | |
| Servicer ints collect not yet credited | 7,112,669.10 | | |
| Liabilities | Available | Balance | Interest |
| Subordinated Loan L/T | | 413,910,000.00 | 3.862% |
| Subordinated Loan S/T | | 0.00 | |
| Start-up Loan L/T | | 0.00 | |
| Start-up Loan S/T | | 0.00 | |

Collateral: Residential mortgage loans

| General | | | |
|--|------------------|----------------------|--|
| | Current | At constitution date | |
| Count | 23,155 | 28,601 | |
| Principal | | | |
| Principal outstanding | 3,692,301,842.29 | 5,000,000,624.09 | |
| Average loan | 159,460.24 | 174,819.08 | |
| Minimum | 1,686.40 | 5,919.48 | |
| Maximum | 898,573.63 | 996,555.56 | |
| Interest rate | | | |
| Weighted average (wac) | 3.05% | 5.24% | |
| Minimum | 1.58% | 3.60% | |
| Maximum | 6.10% | 6.84% | |
| Final maturity | | | |
| Weighted average (WARM) (months) | 355 | 402 | |
| Minimum | 08/31/2012 | 07/31/2012 | |
| Maximum | 02/28/2050 | 01/31/2048 | |
| Index (principal outstanding distribution) | | | |
| 1-year EURIBOR/MIBOR (Mortgage Market) | 99.23% | 99.05% | |
| Mortgage Market: Banks | 0.04% | 0.05% | |
| Mortgage Market: All Institutions | 0.73% | 0.90% | |

| LTV Distribution | | | | |
|--------------------------|---------|--------|----------------------|-------|
| | Current | | At constitution date | |
| | % Pool | % LTV | % Pool | % LTV |
| 0.01 - 10% | 0.01 | 6.92 | | |
| 10.01 - 20% | 0.07 | 16.57 | 0.00 | 18.34 |
| 20.01 - 30% | 0.15 | 25.53 | 0.01 | 24.35 |
| 30.01 - 40% | 0.46 | 35.80 | 0.01 | 35.83 |
| 40.01 - 50% | 0.92 | 45.89 | 0.02 | 44.50 |
| 50.01 - 60% | 3.36 | 56.45 | 0.09 | 55.59 |
| 60.01 - 70% | 18.74 | 65.79 | 8.39 | 67.95 |
| 70.01 - 80% | 36.31 | 75.16 | 37.09 | 76.51 |
| 80.01 - 90% | 25.49 | 84.84 | 31.01 | 84.92 |
| 90.01 - 100% | 14.46 | 93.47 | 23.38 | 96.04 |
| 100.01 - 110% | 0.01 | 101.05 | | |
| Weighted average (WALTV) | 77.33 | | 82.93 | |
| Minimum | 1.43 | | 15.71 | |
| Maximum | 170.58 | | 100.00 | |

BBVA RMBS 5 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) | 0.28% | 0.33% | 0.30% | 0.24% | 0.43% |
| Annual Percentage Rate (CPR) | 3.36% | 3.86% | 3.58% | 2.87% | 4.99% |

| Geographic distribution | | |
|-------------------------|---------|----------------------|
| | Current | At constitution date |
| Andalucia | 19.27% | 18.77% |
| Aragon | 1.61% | 1.70% |
| Asturias | 1.89% | 1.76% |
| Balearic Islands | 2.97% | 2.95% |
| Basque Country | 3.04% | 2.80% |
| Canary Islands | 5.67% | 5.66% |
| Cantabria | 1.26% | 1.18% |
| Castilla-La Mancha | 4.01% | 3.91% |
| Castilla-Leon | 4.36% | 4.18% |
| Catalonia | 20.97% | 21.91% |
| Ceuta | 0.51% | 0.51% |
| Extremadura | 1.33% | 1.28% |
| Galicia | 3.65% | 3.54% |
| La Rioja | 0.43% | 0.44% |
| Madrid | 11.75% | 11.66% |
| Melilla | 0.67% | 0.63% |
| Murcia | 2.48% | 2.53% |
| Navarra | 0.64% | 0.65% |
| Valencia | 13.49% | 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 | 4,076 | 1,258,121.14 | 1,902,749.92 | 3,027.29 | 3,163,898.35 | 24.99 | 659,253,131.08 | 662,417,029.43 | 77.64 | 77.18 |
| from > 1 to ≤ 2 months | 475 | 370,325.83 | 587,659.62 | 33.14 | 958,018.59 | 7.57 | 78,715,055.83 | 79,673,074.42 | 9.34 | 78.02 |
| from > 2 to ≤ 3 months | 48 | 42,531.65 | 79,934.19 | 1,574.98 | 124,040.82 | 0.98 | 7,788,880.08 | 7,912,920.90 | 0.93 | 77.99 |
| from > 3 to ≤ 6 months | 95 | 133,744.23 | 252,268.37 | 33,677.75 | 419,690.35 | 3.31 | 15,887,560.36 | 16,307,250.71 | 1.91 | 80.33 |
| from > 6 to < 12 months | 109 | 270,794.85 | 518,111.12 | 118,641.52 | 907,547.49 | 7.17 | 19,413,005.37 | 20,320,552.86 | 2.38 | 81.58 |
| from ≥ 12 to < 18 months | 94 | 378,046.57 | 688,940.78 | 142,332.18 | 1,209,319.53 | 9.55 | 16,892,906.19 | 18,102,225.72 | 2.12 | 84.05 |
| from ≥ 18 to < 24 months | 87 | 514,727.41 | 923,351.50 | 154,659.51 | 1,592,738.42 | 12.58 | 15,943,660.85 | 17,536,399.27 | 2.06 | 84.45 |
| from ≥ 2 years | 159 | 1,231,109.66 | 2,752,663.11 | 301,775.07 | 4,285,547.84 | 33.85 | 26,620,918.48 | 30,906,466.32 | 3.62 | 89.09 |
| Subtotal | 5,143 | 4,199,401.34 | 7,705,678.61 | 755,721.44 | 12,660,801.39 | 100.00 | 840,515,118.24 | 853,175,919.63 | 100.00 | 78.08 |
| <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 | 5,143 | 4,199,401.34 | 7,705,678.61 | 755,721.44 | 12,660,801.39 | | 840,515,118.24 | 853,175,919.63 | | 78.08 |