

Brief report

Date: 02/28/2013  
 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  
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Treasury Account  
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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	67,337.04 3,148,006,620.00 67.34%	100,000.00 4,675,000,000.00	Floating 3M Euribor+0.300% 20.Mar/Jun/Sep/Dec	0.4840% 03/20/2013 81.477818 Gross 64.367476 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	03/20/2013 "Pass-Through"	Asf A3sf A-sf	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	0.8840% 03/20/2013 221.000000 Gross 174.590000 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBHsf n.c. A-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	1.2840% 03/20/2013 321.000000 Gross 253.590000 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutorial / Pro rata under certain circumstances	BBsf n.c. BBBsf	BBB-
Total		3,473,006,620.00	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	% Monthly CPR (SMM)									
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
Series A	With optional redemption *	Average life	12.37	9.86	8.07	6.76	5.78	5.04	4.46	3.99			
		Final Maturity	04/30/2025	10/28/2022	01/10/2021	09/21/2019	09/30/2018	01/01/2018	06/06/2017	12/15/2016			
		Date	12.45	9.94	8.14	6.83	5.85	5.10	4.52	4.04			
	Without optional redemption *	Average life	25.77	22.26	19.01	16.26	14.01	12.25	11.01	9.76			
		Final Maturity	09/20/2038	03/20/2035	12/20/2031	03/20/2029	12/20/2026	03/20/2025	12/20/2023	09/20/2022			
		Date	28.77	25.02	22.01	19.26	16.76	14.76	13.01	11.76			
Series B	With optional redemption *	Average life	25.77	22.26	19.01	16.26	14.01	12.25	11.01	9.76			
		Final Maturity	09/20/2038	03/20/2035	12/20/2031	03/20/2029	12/20/2026	03/20/2025	12/20/2023	09/20/2022			
		Date	31.51	28.43	25.29	22.40	19.87	17.68	15.81	14.23			
	Without optional redemption *	Average life	06/14/2044	05/20/2041	03/29/2038	05/10/2035	10/29/2032	08/19/2030	10/08/2028	03/10/2027			
		Final Maturity	34.27	32.77	30.02	27.27	24.52	22.26	20.01	18.01			
		Date	34.75	34.18	32.73	30.70	28.36	26.06	23.88	21.88			
Series C	With optional redemption *	Average life	25.77	22.26	19.01	16.26	14.01	12.25	11.01	9.76			
		Final Maturity	09/20/2038	03/20/2035	12/20/2031	03/20/2029	12/20/2026	03/20/2025	12/20/2023	09/20/2022			
		Date	34.75	34.18	32.73	30.70	28.36	26.06	23.88	21.88			
	Without optional redemption *	Average life	09/12/2047	02/16/2047	09/05/2045	08/26/2043	04/21/2041	01/03/2039	10/30/2036	11/01/2034			
		Final Maturity	39.78	39.78	39.78	39.78	39.78	39.78	39.78	39.78			
		Date	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052	09/20/2052			

\* 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	90.64%	3,148,006,620.00	19.08%	93.50%	4,675,000,000.00
Series B	7.20%	250,000,000.00	11.88%	5.00%	250,000,000.00
Series C	2.16%	75,000,000.00	9.72%	1.50%	75,000,000.00
Issue of Bonds		3,473,006,620.00			5,000,000,000.00
Reserve Fund	9.72%	337,737,664.72	2.84%		142,000,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	393,936,155.62	0.084%	
Servicer ppal collect not yet credited	6,061,019.37		
Servicer ints collect not yet credited	6,798,812.10		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		413,910,000.00	3.184%
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	22,249	28,601	
Principal			
Principal outstanding	3,457,361,770.74	5,000,000,624.09	
Average loan	155,394.03	174,819.08	
Minimum	659.04	5,919.48	
Maximum	873,118.87	996,555.56	
Interest rate			
Weighted average (wac)	2.94%	5.24%	
Minimum	0.74%	3.60%	
Maximum	5.47%	6.84%	
Final maturity			
Weighted average (WARM) (months)	346	402	
Minimum	03/15/2013	07/31/2012	
Maximum	10/31/2052	01/31/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	99.27%	99.05%	
Mortgage Market: Banks	0.04%	0.05%	
Mortgage Market: All Institutions	0.69%	0.90%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	0.02	7.35	
10.01 - 20%	0.07	15.56	18.34
20.01 - 30%	0.25	25.61	24.35
30.01 - 40%	0.57	35.39	35.83
40.01 - 50%	1.23	45.82	44.50
50.01 - 60%	5.00	56.40	55.59
60.01 - 70%	20.76	65.73	67.95
70.01 - 80%	35.11	75.00	76.51
80.01 - 90%	24.75	84.81	84.92
90.01 - 100%	12.08	92.91	96.04
100.01 - 110%	0.02	102.45	
110.01 - 120%	0.03	114.30	
120.01 - 130%	0.02	126.69	
Weighted average (WALTV)	76.07		82.93
Minimum	0.48		15.71
Maximum	221.53		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)	0.11%	0.16%	0.15%	0.27%	0.40%
Annual Percentage Rate (CPR)	1.28%	1.87%	1.82%	3.24%	4.68%

Geographic distribution		
	Current	At constitution date
Andalucia	19.59%	18.77%
Aragon	1.65%	1.70%
Asturias	1.91%	1.76%
Balearic Islands	3.03%	2.95%
Basque Country	3.05%	2.80%
Canary Islands	5.59%	5.66%
Cantabria	1.29%	1.18%
Castilla-La Mancha	4.01%	3.91%
Castilla-Leon	4.36%	4.18%
Catalonia	20.47%	21.91%
Ceuta	0.53%	0.51%
Extremadura	1.35%	1.28%
Galicia	3.66%	3.54%
La Rioja	0.43%	0.44%
Madrid	11.73%	11.66%
Melilla	0.68%	0.63%
Murcia	2.44%	2.53%
Navarra	0.64%	0.65%
Valencia	13.60%	13.96%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	2,802	933,318.55	1,296,202.02	6,708.08	2,236,228.65	17.99	441,993,249.42	444,229,478.07	71.05	76.24
from > 1 to ≤ 2 months	400	308,275.89	437,533.11	869.02	746,678.02	6.01	62,506,453.25	63,253,131.27	10.12	76.79
from > 2 to ≤ 3 months	73	66,224.46	98,713.05	1,071.26	166,008.77	1.34	11,332,680.70	11,498,689.47	1.84	78.42
from > 3 to ≤ 6 months	119	165,368.93	271,549.51	23,952.45	460,870.89	3.71	18,907,575.94	19,368,446.83	3.10	74.38
from > 6 to < 12 months	106	291,922.62	459,760.14	98,648.16	850,330.92	6.84	17,453,209.32	18,303,540.24	2.93	78.60
from ≥ 12 to < 18 months	113	407,796.46	740,589.98	181,475.59	1,329,862.03	10.70	17,470,367.48	18,800,229.51	3.01	83.73
from ≥ 18 to < 24 months	73	420,009.10	735,156.03	123,152.71	1,278,317.84	10.28	13,028,852.01	14,307,169.85	2.29	84.47
from ≥ 2 years	171	1,723,697.43	3,240,887.75	396,232.08	5,360,817.26	43.13	30,123,983.89	35,484,801.15	5.68	90.07
Subtotal	3,857	4,316,613.44	7,280,391.59	832,109.35	12,429,114.38	100.00	612,816,372.01	625,245,486.39	100.00	77.40
<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	3,857	4,316,613.44	7,280,391.59	832,109.35	12,429,114.38		612,816,372.01	625,245,486.39		77.40

### Additional information