

BBVA RMBS 7 Fondo de Titulización de Activos

Brief report

Date: 01/31/2010
Currency: EUR

Date of constitution
11/24/2008

VAT Reg. no.
V85576239

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) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's		
						Final maturity (legal) Next	Next	Current	Original	
Series A ES0310005006	11/24/2008 82,110	86,973.06 7,141,357,956.60 86.97%	100,000.00 8,211,000,000.00	Floating 3M Euribor+0.300% 21.Mar/Jun/Sep/Dec	1.0120% 03/22/2010 222.486751 Gross 182.439136 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	03/22/2010 "Pass-Through"	Aaa	Aaa	
Series B ES0310005014	11/24/2008 1,360	100,000.00 136,000,000.00 100.00%	100,000.00 136,000,000.00	Floating 3M Euribor+0.700% 21.Mar/Jun/Sep/Dec	1.4120% 03/22/2010 356.922222 Gross 292.676222 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	A1	A1	
Series C ES0310005022	11/24/2008 1,530	100,000.00 153,000,000.00 100.00%	100,000.00 153,000,000.00	Floating 3M Euribor+1.100% 21.Mar/Jun/Sep/Dec	1.8120% 03/22/2010 458.033333 Gross 375.587333 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa3	Baa3	
Total		7,430,357,956.60	8,500,000,000.00							

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		
				% 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	9.82	8.31	7.14	6.21	5.49	4.88	4.41	4.00		
		Date	10/13/2019	04/11/2018	02/08/2017	03/06/2016	06/16/2015	11/06/2014	05/17/2014	12/18/2013			
		Final Maturity	Years	21.26	18.76	16.51	14.51	13.01	11.51	10.51	9.50		
	Without optional redemption *	Average life	Years	10.38	8.87	7.69	6.75	5.99	5.37	4.85	4.41		
		Date	05/04/2020	10/31/2018	08/27/2017	09/18/2016	12/19/2015	05/03/2015	10/25/2014	05/19/2014			
		Final Maturity	Years	39.53	39.53	39.53	39.53	39.53	39.53	39.53	39.53		
Series B	With optional redemption *	Average life	Years	14.84	12.68	10.95	9.54	8.44	7.50	6.77	6.12		
		Date	10/20/2024	08/24/2022	11/28/2020	07/04/2019	05/28/2018	06/17/2017	09/24/2016	02/03/2016			
		Final Maturity	Years	21.26	18.76	16.51	14.51	13.01	11.51	10.51	9.50		
	Without optional redemption *	Average life	Years	15.85	13.69	11.94	10.51	9.34	8.37	7.56	6.88		
		Date	10/23/2025	08/25/2023	11/24/2021	06/22/2020	04/22/2019	05/04/2018	07/12/2017	11/03/2016			
		Final Maturity	Years	39.53	39.53	39.53	39.53	39.53	39.53	39.53	39.53		
Series C	With optional redemption *	Average life	Years	14.84	12.68	10.95	9.54	8.44	7.50	6.77	6.12		
		Date	10/20/2024	08/24/2022	11/28/2020	07/04/2019	05/28/2018	06/17/2017	09/24/2016	02/03/2016			
		Final Maturity	Years	21.26	18.76	16.51	14.51	13.01	11.51	10.51	9.50		
	Without optional redemption *	Average life	Years	15.85	13.69	11.94	10.51	9.34	8.37	7.56	6.88		
		Date	10/23/2025	08/25/2023	11/24/2021	06/22/2020	04/22/2019	05/04/2018	07/12/2017	11/03/2016			
		Final Maturity	Years	39.53	39.53	39.53	39.53	39.53	39.53	39.53	39.53		

* 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	96.11%	7,141,357,956.60	5.89%	96.60%	8,211,000,000.00	5.15%
Series B	1.83%	136,000,000.00	4.06%	1.60%	136,000,000.00	3.55%
Series C	2.06%	153,000,000.00	2.00%	1.80%	153,000,000.00	1.75%
Issue of Bonds		7,430,357,956.60			8,500,000,000.00	
Reserve Fund	2.00%	148,750,000.00	1.75%		148,750,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		279,567,472.74	0.623%
Servicer pool collect not yet credited		39,279,911.00	
Servicer ints collect not yet credited		15,638,131.60	
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		148,750,000.00	2.712%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		112,690.27	2.712%
Start-up Loan S/T		112,690.28	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		81,877	89,393
Principal			
Principal outstanding		7,276,476,583.43	8,500,004,533.34
Average loan		88,870.83	95,085.80
Minimum		18.02	628.44
Maximum		2,571,124.48	2,637,639.27
Interest rate			
Weighted average (wac)		2.89%	5.79%
Minimum		0.94%	4.50%
Maximum		7.59%	8.27%
Final maturity			
Weighted average (WARM) (months)		260	273
Minimum		02/03/2010	01/31/2009
Maximum		09/30/2049	09/30/2048
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		98.75%	98.70%
Mortgage Market: Banks		0.21%	0.22%
Mortgage Market: All Institutions		1.04%	1.08%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.97	0.64
10.01 - 20%		5.44	4.29
20.01 - 30%		12.37	10.69
30.01 - 40%		20.89	18.97
40.01 - 50%		31.11	29.44
50.01 - 60%		18.74	24.85
60.01 - 70%		3.21	3.41
70.01 - 80%		4.11	4.20
80.01 - 90%		1.77	1.86
90.01 - 100%		1.39	1.65
Weighted average (WALTV)		43.49	45.38
Minimum		0.01	0.10
Maximum		100.00	100.00

BBVA RMBS 7 Fondo de Titulización de Activos

Brief report

Date: 01/31/2010
Currency: EUR

Date of constitution
 11/24/2008

VAT Reg. no.
 V85576239

Management Company
 Europea 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

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.65%	0.72%	0.65%	0.74%	0.77%
Annual Percentage Rate (CPR)	7.51%	8.31%	7.56%	8.55%	8.82%

Geographic distribution		
	Current	At constitution date
Andalucia	21.69%	21.55%
Aragon	1.64%	1.64%
Asturias	1.47%	1.45%
Balearic Islands	2.73%	2.71%
Basque Country	3.87%	3.85%
Canary Islands	5.76%	5.70%
Cantabria	1.11%	1.11%
Castilla-La Mancha	2.94%	2.94%
Castilla-Leon	2.80%	2.85%
Catalonia	18.92%	18.90%
Ceuta	0.31%	0.30%
Extremadura	1.20%	1.20%
Galicia	2.86%	2.83%
La Rioja	0.39%	0.39%
Madrid	16.32%	16.49%
Mejilla	0.25%	0.25%
Murcia	2.14%	2.14%
Navarra	0.58%	0.60%
Valencia	13.02%	13.12%

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	7,015	2,350,605.24	2,171,078.29	97.03	4,521,780.56	69.52	738,285,187.17	742,806,967.73	89.73	41.12
from > 1 to ≤ 2 months	513	435,704.11	468,985.16	899.47	905,588.74	13.92	58,764,351.91	59,669,940.65	7.21	46.25
from > 2 to ≤ 3 months	52	51,941.69	72,166.41	0.00	124,108.10	1.91	6,059,312.37	6,183,420.47	0.75	46.48
from > 3 to ≤ 6 months	60	85,351.63	109,729.24	13,756.72	208,837.59	3.21	6,963,770.65	7,172,608.24	0.87	56.21
from > 6 to < 12 months	77	152,826.31	237,281.85	57,777.58	447,885.74	6.89	7,760,404.56	8,208,290.30	0.99	48.85
from ≥ 12 to < 18 months	30	83,246.65	175,322.10	37,968.41	296,537.16	4.56	3,526,455.28	3,822,992.44	0.46	56.33
Subtotal	7,747	3,159,675.63	3,234,563.05	110,499.21	6,504,737.89	100.00	821,359,481.94	827,864,219.83	100.00	41.71
<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	
Total	7,747	3,159,675.63	3,234,563.05	110,499.21	6,504,737.89		821,359,481.94	827,864,219.83		41.71