

BBVA RMBS 7 Fondo de Titulización de Activos

Brief report

Date: 01/31/2011
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
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 Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0310005006	11/24/2008 82.110	76.782.23 6,304,588,905.30 76.78%	100,000.00 8,211,000,000.00	Floating 3M Euribor+0.300% 21.Mar/Jun/Sep/Dec	1.3230% 03/21/2011 253.957226 Gross 205.705353 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	03/21/2011 "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	1.7230% 03/21/2011 430.750000 Gross 348.907500 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	2.1230% 03/21/2011 530.750000 Gross 429.907500 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secutorial / Pro rata under certain circumstances	Baa3	Baa3
Total		6,593,588,905.30	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		
Series A	With optional redemption *	Average life	Years	9.12	7.70	6.60	5.75	5.07	4.52	4.08	3.69		
		Final Maturity	Years	01/30/2020	08/31/2018	07/25/2017	09/18/2016	01/14/2016	06/28/2015	01/16/2015	08/28/2014		
	Without optional redemption *	Average life	Years	9.33	7.92	6.83	5.96	5.27	4.71	4.24	3.85		
		Final Maturity	Years	04/16/2020	11/20/2018	10/16/2017	12/05/2016	03/27/2016	09/03/2015	03/18/2015	10/27/2014		
Series B	With optional redemption *	Average life	Years	20.01	17.51	15.26	13.51	12.01	10.76	9.76	8.76		
		Final Maturity	Years	12/21/2030	06/21/2028	03/21/2026	06/21/2024	12/21/2022	09/21/2021	09/21/2020	09/21/2019		
	Without optional redemption *	Average life	Years	26.83	24.50	22.40	20.38	18.52	16.84	15.35	14.06		
		Final Maturity	Years	10/14/2037	06/14/2035	05/09/2033	05/04/2031	06/24/2029	10/19/2027	04/25/2026	01/07/2025		
Series C	With optional redemption *	Average life	Years	20.01	17.51	15.26	13.51	12.01	10.76	9.76	8.76		
		Final Maturity	Years	12/21/2030	06/21/2028	03/21/2026	06/21/2024	12/21/2022	09/21/2021	09/21/2020	09/21/2019		
	Without optional redemption *	Average life	Years	32.87	30.17	27.75	25.61	23.64	21.84	20.17	18.66		
		Final Maturity	Years	10/26/2043	02/13/2041	09/14/2038	07/24/2036	08/07/2034	10/16/2032	02/17/2031	08/12/2029		

* 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	95.62%	6,304,588,905.30	6.64%	96.60%	8,211,000,000.00	5.15%
Series B	2.06%	136,000,000.00	4.58%	1.60%	136,000,000.00	3.55%
Series C	2.32%	153,000,000.00	2.26%	1.80%	153,000,000.00	1.75%
Issue of Bonds		6,593,588,905.30			8,500,000,000.00	
Reserve Fund	2.26%	148,750,000.00	1.75%		148,750,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	263,115,121.05	0.939%	
Servicer ppal collect not yet credited	28,628,914.55		
Servicer ints collect not yet credited	12,969,839.40		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		148,750,000.00	3.023%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		112,690.27	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	76,884	89,393	
Principal			
Principal outstanding	6,468,128,608.12	8,500,004,533.34	
Average loan	84,128.41	95,085.80	
Minimum	93.37	628.44	
Maximum	2,505,036.44	2,637,639.27	
Interest rate			
Weighted average (wac)	2.92%	5.79%	
Minimum	1.54%	4.50%	
Maximum	7.59%	8.27%	
Final maturity			
Weighted average (WARM) (months)	251	273	
Minimum	02/28/2011	01/31/2009	
Maximum	08/31/2050	09/30/2048	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	98.91%	98.70%	
Mortgage Market: Banks	0.21%	0.22%	
Mortgage Market: All Institutions	0.88%	1.08%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
0.01 - 10%	1.29	7.25	0.64
10.01 - 20%	6.43	15.91	4.29
20.01 - 30%	13.74	25.50	10.69
30.01 - 40%	22.76	35.37	18.97
40.01 - 50%	31.91	45.20	29.44
50.01 - 60%	13.84	52.75	24.85
60.01 - 70%	3.27	65.21	3.41
70.01 - 80%	3.84	75.25	4.20
80.01 - 90%	1.74	84.68	1.86
90.01 - 100%	1.17	94.07	1.65
Weighted average (WALTV)	41.99		45.38
Minimum	0.04		0.10
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)	0.47%	0.62%	0.52%	0.60%	0.69%
Annual Percentage Rate (CPR)	5.49%	7.20%	6.10%	6.95%	8.00%

Geographic distribution

	Current	At constitution date
Andalucia	21.73%	21.55%
Aragon	1.65%	1.64%
Asturias	1.48%	1.45%
Balearic Islands	2.78%	2.71%
Basque Country	3.89%	3.85%
Canary Islands	5.79%	5.70%
Cantabria	1.10%	1.11%
Castilla-La Mancha	2.94%	2.94%
Castilla-Leon	2.73%	2.85%
Catalonia	18.96%	18.90%
Ceuta	0.31%	0.30%
Extremadura	1.21%	1.20%
Galicia	2.82%	2.83%
La Rioja	0.39%	0.39%
Madrid	16.20%	16.49%
Melilla	0.24%	0.25%
Murcia	2.13%	2.14%
Navarra	0.59%	0.60%
Valencia	13.06%	13.12%

Current delinquency

Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	%	% Total debt / Appraisal Value
		Principal	Interest	Other							
Delinquencies											
Up to 1 month	8,077	2,719,447.13	2,303,077.18	5,874.91	5,028,399.22	59.18	808,675,444.08	813,703,843.30	88.45		39.29
from > 1 to ≤ 2 months	571	575,249.36	516,350.20	2,811.30	1,094,410.86	12.88	67,948,116.94	69,042,527.80	7.51		43.90
from > 2 to ≤ 3 months	46	45,274.15	48,904.05	807.60	94,985.80	1.12	4,832,048.74	4,927,034.54	0.54		45.32
from > 3 to ≤ 6 months	69	105,001.67	107,580.77	21,563.47	234,145.91	2.76	7,569,620.46	7,803,766.37	0.85		49.06
from > 6 to < 12 months	69	192,254.25	242,625.86	60,135.10	495,015.21	5.83	8,467,401.57	8,962,416.78	0.97		43.42
from ≥ 12 to < 18 months	56	235,605.64	282,398.08	52,760.93	570,764.65	6.72	6,716,268.81	7,287,033.46	0.79		54.86
from ≥ 18 to < 24 months	60	222,856.82	336,121.09	80,172.52	639,150.43	7.52	5,089,112.55	5,728,262.98	0.62		49.30
from ≥ 2 years	21	97,201.59	202,175.24	40,498.07	339,874.90	4.00	2,138,422.63	2,478,297.53	0.27		54.21
Subtotal	8,969	4,192,890.61	4,039,232.47	264,623.90	8,496,746.98	100.00	911,436,435.78	919,933,182.76	100.00		39.91
Doubt debts (subjectives)											
	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	8,969	4,192,890.61	4,039,232.47	264,623.90	8,496,746.98		911,436,435.78	919,933,182.76			39.91

Additional information