BBVA RMBS 8 Fondo de Titulización de Activos

Brief report

Date: 12/31/2009
Currency: EUR

Date of constitution
07/16/2009

VAT Reg. no.
V85746469

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

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AIAF Mercado de Renta Fija

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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) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Moody´s Current	 Original
Series A ES0316858002	07/21/2009 11,468	97,641.74 1,119,755,474.32 97.64%	100,000.00 1,146,800,000.00	Floating 3-M Euribor+0.300% 16.Mar/Jun/Sep/Dec	1.0150% 03/16/2010 247.765915 Gross 203.168050 Net	06/16/1936 Quarterly 16.Mar/Jun/Sep/Dec	03/16/2010 "Pass-Through" Secuential / Pro rata under certain circumstances	Aaa	Aaa
Series B ES0316858010	07/21/2009 488	100,000.00 48,800,000.00 100.00%	100,000.00 48,800,000.00	Floating 3-M Euribor+0.500% 16.Mar/Jun/Sep/Dec	1.2150% 03/16/2010 303.750000 Gross 249.075000 Net	06/16/1936 Quarterly 16.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A1	A1
Series C ES0316858028	07/21/2009 244	100,000.00 24,400,000.00 100.00%	100,000.00 24,400,000.00	Floating 3-M Euribor+0.800% 16.Mar/Jun/Sep/Dec	1.5150% 03/16/2010 378.750000 Gross 310.575000 Net	06/16/1936 Quarterly 16.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Ba2	Ba2
Total		1,192,955,474.32	1,220,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

			% 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	7.64	6.84	6.14	5.53	4.98	4.53	4.13	3.78
			Date	08/05/2017	10/18/2016	02/03/2016	06/27/2015	12/09/2014	06/26/2014	02/01/2014	09/26/2013
		Final Maturity	Years	14.51	14.01	13.25	12.51	11.51	10.76	10.01	9.25
			Date	06/16/2024	12/16/2023	03/16/2023	06/16/2022	06/16/2021	09/16/2020	12/16/2019	03/16/2019
	Without optional redemption *	Average life	Years	7.82	7.01	6.32	5.73	5.21	4.76	4.37	4.03
			Date	10/09/2017	12/18/2016	04/10/2016	09/06/2015	03/02/2015	09/19/2014	04/29/2014	12/25/2013
		Final Maturity	Years	22.77	22.77	22.77	22.77	22.77	22.77	22.77	22.77
			Date	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032
Series B	With optional redemption *	Average life	Years	11.75	10.81	9.87	9.01	8.17	7.47	6.83	6.26
			Date	09/12/2021	10/05/2020	10/28/2019	12/16/2018	02/14/2018	06/02/2017	10/13/2016	03/19/2016
		Final Maturity	Years	14.51	14.01	13.25	12.51	11.51	10.76	10.01	9.25
			Date	06/16/2024	12/16/2023	03/16/2023	06/16/2022	06/16/2021	09/16/2020	12/16/2019	03/16/2019
	Without optional redemption *	Average life	Years	12.12	11.16	10.25	9.41	8.64	7.95	7.33	6.77
			Date	01/24/2022	02/10/2021	03/15/2020	05/13/2019	08/06/2018	11/26/2017	04/13/2017	09/22/2016
		Final Maturity	Years	22.77	22.77	22.77	22.77	22.77	22.77	22.77	22.77
			Date	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032
Series C	With optional redemption *	Average life	Years	11.75	10.81	9.87	9.01	8.17	7.47	6.83	6.26
			Date	09/12/2021	10/05/2020	10/28/2019	12/16/2018	02/14/2018	06/02/2017	10/13/2016	03/19/2016
		Final Maturity	Years	14.51	14.01	13.25	12.51	11.51	10.76	10.01	9.25
			Date	06/16/2024	12/16/2023	03/16/2023	06/16/2022	06/16/2021	09/16/2020	12/16/2019	03/16/2019
	Without optional redemption *	Average life	Years	12.12	11.16	10.25	9.41	8.64	7.95	7.33	6.77
			Date	01/24/2022	02/10/2021	03/15/2020	05/13/2019	08/06/2018	11/26/2017	04/13/2017	09/22/2016
		Final Maturity	Years	22.77	22.77	22.77	22.77	22.77	22.77	22.77	22.77
			Date	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032	09/16/2032

* 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		% CE	At issue date		% CE
Series A	93.86%	1,119,755,474.32	8.19%	94.00%	1,146,800,000.00	8.00%
Series B	4.09%	48,800,000.00	4.10%	4.00%	48,800,000.00	4.00%
Series C	2.05%	24,400,000.00	2.05%	2.00%	24,400,000.00	2.00%
Issue of Bonds		1,192,955,474.32			1,220,000,000.00	
Reserve Fund	2.05%	24,400,000.00		2.00%	24,400,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		32,434,924.54	0.624%
Servicer ppal collect not yet credited		3,115,714.62	
Servicer ints collect not yet credited		920,719.23	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan		161,057.66	2.715%
Subordinated Loan		24,400,000.00	2.715%

Collateral: Residential mortgage loans on subsidesed (MCs)

General

	Current	At constitution date
Count	19,126	19,235
Principal		
Principal outstanding	1,180,803,443.94	1,220,000,100.28
Average loan	61,738.13	63,426.05
Minimum	165.94	170.58
Maximum	130,334.13	133,448.50
Interest rate		
Weighted average (wac)	3.72%	3.72%
Minimum	3.68%	3.68%
Maximum	4.55%	5.01%
Final maturity		
Weighted average (WARM) (months)	194	199
Minimum	01/30/2022	01/30/2022
Maximum	10/11/2032	10/11/2032
Index (principal outstanding distribution)		
Housing Plan 1998-2001	3.19%	3.23%
Housing Plan 2002-2005	89.38%	89.41%
Housing Plan 2005-2008	7.43%	7.35%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.00	0.14	0.00	0.15
10.01 - 20%	0.01	17.70		
20.01 - 30%	0.18	26.65	0.09	26.88
30.01 - 40%	1.02	36.29	0.64	36.49
40.01 - 50%	3.23	46.01	2.48	45.83
50.01 - 60%	16.00	56.01	13.44	56.26
60.01 - 70%	56.20	65.62	51.07	66.05
70.01 - 80%	23.35	72.44	32.29	72.92
Weighted average (WALTV)		64.66		66.23
Minimum		0.14		0.15
Maximum		76.12		76.98

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.40%	0.24%	0.18%		0.18%
Annual Percentage Rate (CPR)	4.68%	2.83%	2.16%		2.16%

Geographic distribution

	Current	At constitution date
Andalucia	19.30%	19.14%
Aragon	0.74%	0.73%
Asturias	1.97%	1.97%
Balearic Islands	0.74%	0.73%
Canary Islands	6.09%	6.05%
Castilla-La Mancha	5.17%	5.13%
Castilla-Leon	4.99%	4.97%
Catalonia	4.07%	4.04%
Extremadura	2.24%	2.22%
Galicia	6.24%	6.22%
La Rioja	1.28%	1.27%
Madrid	34.16%	34.56%
Murcia	1.49%	1.49%
Valencia	11.52%	11.47%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	482	75,892.95	47,866.02	0.00	123,758.97	78.48	29,541,938.44	29,665,697.41	89.68	65.32
from > 1 to ≤ 2 months	48	14,595.34	10,489.85	0.00	25,085.19	15.91	2,962,542.53	2,987,627.72	9.03	66.82
from > 2 to ≤ 3 months	5	2,588.69	1,734.51	0.00	4,323.20	2.74	295,846.58	300,169.78	0.91	67.38
from > 3 to ≤ 6 months	2	2,251.52	2,278.48	0.00	4,530.00	2.87	119,789.41	124,319.41	0.38	58.69
Subtotal	537	95,328.50	62,368.86	0.00	157,697.36	100.00	32,920,116.96	33,077,814.32	100.00	65.44
Doubt debts (subjectives)										
	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	537	95,328.50	62,368.86	0.00	157,697.36		32,920,116.96	33,077,814.32		65.44

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