

Brief report

Date: 07/31/2010
 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 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

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 Moody's		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0316858002	07/21/2009 11,468	93,753.47 1,075,164,793.96 93.75%	100,000.00 1,146,800,000.00	Floating 3-M Euribor+0.300% 16.Mar/Jun/Sep/Dec	1.0200% 09/16/2010 244.384045 Gross 197.951076 Net	06/16/1936 Quarterly 16.Mar/Jun/Sep/Dec	09/16/2010 "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	1.2200% 09/16/2010 311.777778 Gross 252.540000 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	1.5200% 09/16/2010 388.444444 Gross 314.640000 Net	06/16/1936 Quarterly 16.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Ba2	Ba2	
Total		1,148,364,793.96	1,220,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	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	7.22	6.48	5.84	5.29	4.81	4.39	4.02	3.71	
		Final Maturity	08/31/2017	12/05/2016	04/16/2016	09/27/2015	04/05/2015	11/03/2014	06/20/2014	03/01/2014	
	Without optional redemption *	Average life	7.38	6.66	6.04	5.51	5.04	4.63	4.27	3.95	
		Final Maturity	10/31/2017	02/11/2017	06/30/2016	12/17/2015	06/29/2015	01/30/2015	09/20/2014	05/27/2014	
	Series B	With optional redemption *	Average life	11.04	10.12	9.25	8.45	7.72	7.07	6.48	6.00
			Final Maturity	06/29/2021	07/26/2020	09/12/2019	11/23/2018	03/04/2018	07/08/2017	12/05/2016	06/13/2016
Without optional redemption *		Average life	11.38	10.49	9.66	8.88	8.19	7.55	6.98	6.47	
		Final Maturity	10/29/2021	12/09/2020	02/08/2020	05/03/2019	08/20/2018	01/01/2018	06/08/2017	12/04/2016	
Series C		With optional redemption *	Average life	11.04	10.12	9.25	8.45	7.72	7.07	6.48	6.00
			Final Maturity	06/29/2021	07/26/2020	09/12/2019	11/23/2018	03/04/2018	07/08/2017	12/05/2016	06/13/2016
	Without optional redemption *	Average life	11.38	10.49	9.66	8.88	8.19	7.55	6.98	6.47	
		Final Maturity	10/29/2021	12/09/2020	02/08/2020	05/03/2019	08/20/2018	01/01/2018	06/08/2017	12/04/2016	

* 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
Series A	93.63%	1,075,164,793.96	8.49%	94.00%	1,146,800,000.00
Series B	4.25%	48,800,000.00	4.24%	4.00%	48,800,000.00
Series C	2.12%	24,400,000.00	2.12%	2.00%	24,400,000.00
Issue of Bonds		1,148,364,793.96			1,220,000,000.00
Reserve Fund	2.12%	24,400,000.00	2.00%		24,400,000.00

Other financial operations (current)			
	Balance	Interest	
Assets			
Treasury Account	39,073,028.33	0.628%	
Servicer ppal collect not yet credited	1,851,503.22		
Servicer ints collect not yet credited	604,422.88		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		24,400,000.00	2.720%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		164,257.66	2.720%
Start-up Loan S/T		59,019.24	

Collateral: Residential mortgage loans on subsidedes (MCs)

General			
	Current	At constitution date	
Count	18,905	19,235	
Principal			
Principal outstanding	1,127,931,448.80	1,220,000,100.28	
Average loan	59,663.13	63,426.05	
Minimum	160.20	170.58	
Maximum	126,427.24	133,448.50	
Interest rate			
Weighted average (wac)	2.54%	3.72%	
Minimum	2.31%	3.68%	
Maximum	2.57%	5.01%	
Final maturity			
Weighted average (WARM) (months)	187	199	
Minimum	01/30/2022	01/30/2022	
Maximum	10/11/2032	10/11/2032	
Index (principal outstanding distribution)			
Housing Plan 1998-2001	3.08%	3.23%	
Housing Plan 2002-2005	89.33%	89.41%	
Housing Plan 2005-2008	7.59%	7.35%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.00	6.65	0.00	0.15
10.01 - 20%	0.05	16.39		
20.01 - 30%	0.26	26.46	0.09	26.88
30.01 - 40%	1.32	35.94	0.64	36.49
40.01 - 50%	4.40	46.01	2.48	45.83
50.01 - 60%	21.69	56.12	13.44	56.26
60.01 - 70%	60.97	65.30	51.07	66.05
70.01 - 80%	11.31	72.39	32.29	72.92
Weighted average (WALTV)	62.75		66.23	
Minimum	0.14		0.15	
Maximum	74.81		76.98	

BBVA RMBS 8 Fondo de Titulación de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.15%	0.16%	0.16%	0.18%	0.18%
Annual Percentage Rate (CPR)	1.78%	1.94%	1.93%	2.15%	2.10%

Geographic distribution		
	Current	At constitution date
Andalucia	19.53%	19.14%
Aragon	0.75%	0.73%
Asturias	1.97%	1.97%
Balearic Islands	0.75%	0.73%
Canary Islands	6.13%	6.05%
Castilla-La Mancha	5.24%	5.13%
Castilla-Leon	5.05%	4.97%
Catalonia	4.10%	4.04%
Extremadura	2.27%	2.22%
Galicia	6.27%	6.22%
La Rioja	1.29%	1.27%
Madrid	33.54%	34.56%
Murcia	1.51%	1.49%
Valencia	11.61%	11.47%

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	867	181,251.84	76,339.14	0.00	257,590.98	86.24	52,542,094.31	52,799,685.29	93.39	61.25
from > 1 to ≤ 2 months	44	16,488.66	6,397.53	0.00	22,886.19	7.66	2,636,685.48	2,659,574.67	4.70	63.24
from > 2 to ≤ 3 months	14	9,551.76	3,933.22	0.00	13,484.98	4.51	892,682.07	906,167.05	1.60	65.88
from > 3 to ≤ 6 months	3	2,595.51	1,891.75	249.18	4,736.44	1.59	168,438.97	173,175.41	0.31	66.16
Subtotal	928	209,887.77	88,561.64	249.18	298,698.59	100.00	56,239,903.83	56,538,602.42	100.00	61.43
<i>Doubt debts (subjectives)</i>										
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	928	209,887.77	88,561.64	249.18	298,698.59		56,239,903.83	56,538,602.42		61.43