

Brief report
Date: 12/31/2010
Currency: EUR

Date of constitution
 04/19/2010

VAT Reg. no.
 V85936391

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

Start-up Loan
 BBVA

Subordinated Loan
 BBVA

Financial Swap
 BBVA

Fund Auditors
 Por Determinar

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 / S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series ES0313199004	04/22/2010 12.950	97.484.23 1,262,420,778.50 97.48%	100,000.00 1,295,000,000.00	Floating 3M euribor+0.300% 20.Mar/Jun/Sep/Dec	1.3240% 03/21/2011 326.258055 Gross 264.269025 Net	09/20/2053 Quarterly 20.Mar/Jun/Sep/Dec	03/21/2011 "Pass-Through"	Aaa AAA	Aaa AAA
Total		1,262,420,778.50	1,295,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																			
Series	With optional redemption *	% Monthly CPR (SMM)		0.17		0.34		0.51		0.69		0.87		1.06		1.25		1.44	
		Average life	Years	2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00								
Series	With optional redemption *	Average life	Years	15.61	12.35	10.01	8.28	6.99	6.02	5.26	4.65								
		Date	07/26/2026	04/25/2023	12/21/2020	03/28/2019	12/16/2017	12/24/2016	03/23/2016	08/14/2015									
	Final Maturity	Years	31.02	27.02	23.26	19.76	17.01	14.76	13.01	11.51									
	Date	12/20/2041	12/20/2037	03/20/2034	09/20/2030	12/20/2027	09/20/2025	12/20/2023	06/20/2022										
Without optional redemption *	With optional redemption *	Average life	Years	15.99	12.85	10.56	8.86	7.57	6.57	5.77	5.12								
		Date	12/11/2026	10/22/2023	07/10/2021	10/29/2019	07/14/2018	07/12/2017	09/24/2016	02/01/2016									
	Final Maturity	Years	39.03	39.03	39.03	39.03	39.03	39.03	39.03	39.03	39.03								
	Date	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049	12/20/2049										

* 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)					
Series	100.00%	Current		At issue date	
		% CE	% CE	% CE	% CE
Issue of Bonds		1,262,420,778.50	21.03%	1,295,000,000.00	20.50%
Reserve Fund	21.03%	265,475,000.00	20.50%	265,475,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	267,650,807.99	0.938%	
Servicer ppal collect not yet credited	2,527,839.59		
Servicer ints collect not yet credited	2,762,252.29		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		265,475,000.00	1.123%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		243,051.67	1.123%
Start-up Loan S/T		162,034.48	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	7,450	7,549	
Principal			
Principal outstanding	1,257,861,318.17	1,295,100,978.93	
Average loan	168,840.45	171,559.28	
Minimum	38,546.58	43,173.93	
Maximum	711,421.49	919,438.64	
Interest rate			
Weighted average (wac)	2.98%	3.05%	
Minimum	1.61%	1.50%	
Maximum	7.07%	7.07%	
Final maturity			
Weighted average (WARM) (months)	406	415	
Minimum	05/05/2018	10/31/2018	
Maximum	01/15/2050	01/15/2050	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	99.25%	99.46%	
Mortgage Market: All Institutions	0.75%	0.54%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
20.01 - 30%	0.00	25.77		
30.01 - 40%	0.04	37.26		
40.01 - 50%	0.04	47.65		
50.01 - 60%	0.07	56.79		
60.01 - 70%	0.16	63.49		
70.01 - 80%	15.97	79.15	0.13	80.00
80.01 - 90%	54.16	83.78	66.82	83.55
90.01 - 100%	29.55	94.82	33.05	95.48
Weighted average (WALTV)		86.21		87.49
Minimum		25.77		80.00
Maximum		100.00		100.00

BBVA RMBS 9 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)	0.23%	0.21%	0.19%		0.21%
Annual Percentage Rate (CPR)	2.78%	2.49%	2.28%		2.44%

Geographic distribution

	Current	At constitution date
Andalucia	22.32%	22.28%
Aragon	1.41%	1.39%
Asturias	2.34%	2.33%
Balearic Islands	1.46%	1.47%
Basque Country	4.69%	4.72%
Canary Islands	4.06%	4.03%
Cantabria	1.77%	1.76%
Castilla-La Mancha	5.94%	5.88%
Castilla-Leon	5.32%	5.33%
Catalonia	11.53%	11.58%
Ceuta	0.78%	0.77%
Extremadura	2.05%	2.05%
Galicia	4.85%	4.90%
La Rioja	0.36%	0.38%
Madrid	16.97%	16.91%
Melilla	0.88%	0.88%
Murcia	2.84%	2.85%
Navarra	1.03%	1.02%
Valencia	9.39%	9.49%

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	488	116,200.39	237,196.39	52.99	353,449.77	84.73	77,353,596.22	77,707,045.99	94.07	85.08
from > 1 to ≤ 2 months	28	14,274.68	32,602.74	0.00	46,877.42	11.24	4,201,557.73	4,248,435.15	5.14	86.47
from > 2 to ≤ 3 months	1	701.15	908.77	0.00	1,609.92	0.39	75,292.15	76,902.07	0.09	81.68
from > 3 to ≤ 6 months	3	1,976.76	8,970.07	1,188.24	12,135.07	2.91	489,087.08	501,222.15	0.61	87.69
from > 6 to < 12 months	1	1,329.06	1,070.70	663.19	3,062.95	0.73	68,150.54	71,213.49	0.09	85.08
Subtotal	521	134,482.04	280,748.67	1,904.42	417,135.13	100.00	82,187,683.72	82,604,818.85	100.00	85.16
<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	521	134,482.04	280,748.67	1,904.42	417,135.13		82,187,683.72	82,604,818.85		85.16

Additional information