

BBVA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 10/31/2009
Currency: EUR

Date of constitution
 06/13/2005

VAT Reg. no.
 V84373000

Management Company
 Europea de Titulización, S.G.F.T

Servicer
 BBVA

Lead Managers
 BBVA
 JPMorgan

Bond Underwriters and Placement Agents
 BBVA
 JPMorgan
 Banco Cooperativo
 Caixa Catalunya
 Calyon
 CSFB
 Dresdner Kleinwort Wasserstein
 Société Général

Bond Paying Agent
 BBVA

Market
 AIAF Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Amortisation Account
 BBVA

Subordinated Credit
 BBVA

Start-up Loan
 BBVA

Swap
 BBVA

Assets Custodian
 BBVA

Fund Auditors
 Ernst&Young

Issued securities: Asset-Backed Bonds

Bonds issue										
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating		
						Final maturity (legal)	Next	Fitch / Moody's / S&P Current Original		
Series A1 ES0314227002	06/16/2005 4,495	0.00 0.00	100,000.00 449,500,000.00	Floating 3-M Euribor+0.050% 21.Feb/May/Aug/Nov		11/21/2038 Quarterly 21.Feb/May/Aug/Nov	Amortized	AAA Aaa AAA	AAA Aaa AAA	
Series A2 ES0314227010	06/16/2005 9,257	49,354.33 456,873,032.81	100,000.00 925,700,000.00	Floating 3-M Euribor+0.170% 21.Feb/May/Aug/Nov	1.0540% 11/23/2009 131.962511 Gross 108.209259 Net	11/21/2038 Quarterly 21.Feb/May/Aug/Nov	11/23/2009 "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aaa AAA	AAA Aaa AAA	
Series B ES0314227028	06/16/2005 559	83,230.52 46,525,860.68	100,000.00 55,900,000.00	Floating 3-M Euribor+0.320% 21.Feb/May/Aug/Nov	1.1740% 11/23/2009 255.138535 Gross 209.213599 Net	11/21/2038 Quarterly 21.Feb/May/Aug/Nov	To be determined "Pass-Through" Secuential / deferred start / Secuential	A A2 A	A A2 A	
Series C ES0314227036	06/16/2005 189	83,237.54 15,731,895.06	100,000.00 18,900,000.00	Floating 3-M Euribor+0.600% 21.Feb/May/Aug/Nov	1.4540% 11/23/2009 316.015945 Gross 259.133075 Net	11/21/2038 Quarterly 21.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BB Baa2 BBB	BBB+ Baa2 BBB	
Total		519,130,788.55 1,450,000,000.00								

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 A2	With optional redemption *	Average life	Years	2.64	2.55	2.41	2.26	2.13	2.00	1.95	1.83		
		Final Maturity	Years	06/20/2012	05/20/2012	03/27/2012	04/02/2012	12/17/2011	10/31/2011	12/10/2011	08/29/2011		
	Without optional redemption *	Average life	Years	3.40	3.22	3.05	2.89	2.75	2.62	2.50	2.38		
		Final Maturity	Years	02/21/2014	02/21/2014	11/21/2013	08/21/2013	05/21/2013	02/21/2013	02/21/2013	11/21/2012		
	With optional redemption *	Average life	Years	24.82	24.82	24.82	24.82	24.82	24.82	24.82	24.82	24.82	
		Final Maturity	Years	03/25/2013	01/17/2013	11/16/2012	09/21/2012	07/31/2012	06/13/2012	04/29/2012	03/18/2012		
Without optional redemption *	Average life	Years	24.82	24.82	24.82	24.82	24.82	24.82	24.82	24.82	24.82		
	Final Maturity	Years	08/21/2034	08/21/2034	08/21/2034	08/21/2034	08/21/2034	08/21/2034	08/21/2034	08/21/2034			
Series B	With optional redemption *	Average life	Years	2.24	2.17	2.04	1.92	1.81	1.70	1.65	1.55		
		Final Maturity	Years	01/25/2012	12/30/2011	11/14/2011	02/10/2011	08/21/2011	07/13/2011	06/26/2011	05/20/2011		
	Without optional redemption *	Average life	Years	2.88	2.73	2.58	2.45	2.33	2.22	2.12	2.02		
		Final Maturity	Years	09/16/2012	07/21/2012	05/30/2012	04/13/2012	02/29/2012	01/19/2012	12/12/2011	07/11/2011		
	With optional redemption *	Average life	Years	25.07	25.07	25.07	25.07	25.07	25.07	25.07	25.07		
		Final Maturity	Years	11/21/2034	11/21/2034	11/21/2034	11/21/2034	11/21/2034	11/21/2034	11/21/2034	11/21/2034		
Without optional redemption *	Average life	Years	2.24	2.17	2.04	1.92	1.81	1.70	1.65	1.55			
	Final Maturity	Years	01/25/2012	12/30/2011	11/14/2011	02/10/2011	08/21/2011	07/13/2011	06/26/2011	05/20/2011			
Without optional redemption *	Average life	Years	2.88	2.73	2.58	2.45	2.33	2.22	2.12	2.02			
	Final Maturity	Years	09/16/2012	07/21/2012	05/30/2012	04/13/2012	02/29/2012	01/19/2012	12/12/2011	07/11/2011			
With optional redemption *	Average life	Years	25.07	25.07	25.07	25.07	25.07	25.07	25.07	25.07			
	Final Maturity	Years	11/21/2034	11/21/2034	11/21/2034	11/21/2034	11/21/2034	11/21/2034	11/21/2034	11/21/2034			

* 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)					
Class		Current		At issue date	
		% CE	% CE	% CE	% CE
Class A	88.01%	456,873,032.81	15.96%	94.84%	1,375,200,000.00
Series A1	0.00%	0.00		31.00%	449,500,000.00
Series A2	88.01%	456,873,032.81		63.84%	925,700,000.00
Series B	8.96%	46,525,860.68	7.00%	3.86%	55,900,000.00
Series C	3.03%	15,731,895.06	3.97%	1.30%	18,900,000.00
Issue of Bonds		519,130,788.55			1,450,000,000.00
Subord. Line of Credit (Available)	3.97%	20,594,649.64		1.80%	26,100,000.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		27,111,217.65	0.784%
Amortization Account		0.00	
Servicer ppal collect not yet credited		7,156,217.77	
Servicer ints collect not yet credited		1,030,852.29	
Liabilities	Available	Balance	Interest
Subordinated Line of Credit		21,724,134.23	
Start-up Loan		0.00	6.963%

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Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	3,866	6,795	
Principal			
Principal outstanding	490,459,413.96	1,450,012,562.59	
Average loan	126,864.83	213,394.05	
Minimum	281.77	3,040.36	
Maximum	5,377,022.07	7,891,415.63	
Interest rate			
Weighted average (wac)	2.90%	3.20%	
Minimum	1.14%	2.13%	
Maximum	8.00%	6.50%	
Final maturity			
Weighted average (WARM) (months)	82	117	
Minimum	11/04/2009	05/31/2008	
Maximum	08/31/2034	03/31/2041	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	24.32%	24.50%	
4-month EURIBOR/MIBOR	0.45%	0.41%	
5-month EURIBOR/MIBOR	0.13%	0.10%	
6-month EURIBOR/MIBOR	13.21%	15.29%	
7-month EURIBOR/MIBOR	0.36%	0.17%	
9-month EURIBOR/MIBOR	0.09%	0.06%	
10-month EURIBOR/MIBOR	0.00%	0.00%	
11-month EURIBOR/MIBOR	0.08%	0.06%	
1-year EURIBOR/MIBOR	20.60%	18.58%	
1-year EURIBOR/MIBOR (Mortgage Market)	36.18%	35.08%	
Mortgage Market: Banks	2.77%	3.43%	
Mortgage Market: All Institutions	1.78%	2.14%	
Fixed Interest	0.04%	0.18%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	4.10	6.58	0.96	6.96
10.01 - 20%	12.76	15.48	3.42	15.46
20.01 - 30%	24.05	25.04	7.55	25.60
30.01 - 40%	22.30	35.24	12.33	35.26
40.01 - 50%	17.43	44.58	21.45	45.25
50.01 - 60%	10.73	53.75	18.70	55.08
60.01 - 70%	6.28	64.40	14.35	64.63
70.01 - 80%	1.68	74.93	8.31	75.22
80.01 - 90%	0.63	82.31	5.90	85.23
90.01 - 100%	0.02	90.01	6.82	94.25
100.01 - 110%			0.02	107.83
110.01 - 120%			0.17	117.27
140.01 - 150%	0.01	149.95	0.01	146.90
Weighted average (WALTV)		35.52		54.12
Minimum		0.11		1.17
Maximum		149.95		182.24

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.45%	0.55%	0.56%	0.60%
Annual Percentage Rate (CPR)	5.36%	5.26%	6.41%	6.51%	6.96%

Geographic distribution		
	Current	At constitution date
Andalucia	21.58%	22.22%
Aragon	2.04%	1.75%
Asturias	1.82%	1.46%
Balearic Islands	2.21%	2.14%
Basque Country	5.14%	4.86%
Canary Islands	7.60%	9.65%
Cantabria	0.50%	0.51%
Castilla-La Mancha	1.97%	1.97%
Castilla-Leon	4.89%	4.56%
Catalonia	20.45%	19.05%
Ceuta	0.18%	0.19%
Extremadura	0.99%	0.84%
Galicia	2.74%	2.59%
La Rioja	1.28%	1.18%
Madrid	12.41%	13.01%
Melilla	0.06%	0.08%
Murcia	2.57%	2.34%
Navarra	0.90%	0.70%
Valencia	10.67%	10.90%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Delinquencies										
Up to 1 month	356	1,041,149.96	172,542.59	2,089.51	1,215,782.06	17.37	44,338,527.49	45,554,309.55	61.57	27.81
from > 1 to ≤ 2 months	62	476,510.17	58,489.43	38.28	535,037.88	7.64	9,334,830.00	9,869,867.88	13.34	24.82
from > 2 to ≤ 3 months	9	47,380.89	11,267.75	213.73	58,862.37	0.84	1,101,602.57	1,160,464.94	1.57	27.29
from > 3 to ≤ 6 months	18	155,257.43	35,277.48	2,061.27	192,596.18	2.75	1,522,805.54	1,715,401.72	2.32	20.31
from > 6 to < 12 months	22	588,208.40	165,109.54	10,950.20	764,268.14	10.92	4,491,694.80	5,255,962.94	7.10	29.45
from ≥ 12 to < 18 months	20	685,315.62	120,062.70	13,945.00	819,323.32	11.71	1,677,073.17	2,496,396.49	3.37	27.59
from ≥ 18 to < 24 months	17	1,045,076.88	228,922.48	39,528.50	1,313,527.86	18.77	1,863,482.37	3,177,010.23	4.29	39.03
from ≥ 2 years	22	1,599,662.03	469,352.44	30,945.17	2,099,959.64	30.00	2,661,822.83	4,761,782.47	6.44	31.16
Subtotal	526	5,638,561.38	1,261,024.41	99,771.66	6,999,357.45	100.00	66,991,838.77	73,991,196.22	100.00	27.76
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	526	5,638,561.38	1,261,024.41	99,771.66	6,999,357.45		66,991,838.77	73,991,196.22		27.76