BBVA-4 PYME Fondo de Titulización de Activos

Brief report

Date: **02/28/2009**
Currency: **EUR**

Date of constitution
09/26/2005

VAT Reg. no.
G84455740

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

Originator
BBVA

Servicer
BBVA

Lead Managers
BBVA
Calyon
JPMorgan

Bond Underwriters and Placement Agents
BBVA
Calyon
JPMorgan
Fortis Bank
ABN AMRO
Banco Cooperativo
BNP Paribas
Dresdner Kleinwort Wasserstein
HELABA
HSBC
IXIS CIB

Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
BBVA

Amortisation Account
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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 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 Fitch / Moody´s / S&P Current	 Original
Series A1 ES0370458004	09/29/2005 3,000	0.00 0.00 0.00%	100,000.00 300,000,000.00	Floating 3-M Euribor+0.070% 19.Feb/May/Aug/Nov		02/19/2007 08/19/2038 19.Feb/May/Aug/Nov	Amortized		AAA Aaa AAA
Series A2 ES0370458012	09/29/2005 8,793	31,511.30 277,078,860.90 31.51%	100,000.00 879,300,000.00	Floating 3-M Euribor+0.120% 19.Feb/May/Aug/Nov	2.0320% 05/19/2009 158.298766 Gross 129.804988 Net	08/19/2038 Quarterly 19.Feb/May/Aug/Nov	To be determined "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aaa AAA	AAA Aaa AAA
Series B ES0370458020	09/29/2005 288	63,923.16 18,409,870.08 63.92%	100,000.00 28,800,000.00	Floating 3-M Euribor+0.240% 19.Feb/May/Aug/Nov	2.1520% 05/19/2009 340.085416 Gross 278.870041 Net	08/19/2038 Quarterly 19.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	AA A2 AA-	AA+ A2 AA-
Series C ES0370458038	09/29/2005 419	63,923.16 26,783,804.04 63.92%	100,000.00 41,900,000.00	Floating 3-M Euribor+0.580% 19.Feb/May/Aug/Nov	2.4920% 05/19/2009 393.816384 Gross 322.929435 Net	08/19/2038 Quarterly 19.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BB Baa3 BBB	BBB+ Baa3 BBB
Total		322,272,535.02	1,250,000,000.00						

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 A2	With optional redemption *	Average life	Years	1.65	1.62	1.49	1.46	1.34	1.32	1.19	1.17
			Date	10/22/2010	10/10/2010	08/24/2010	08/14/2010	01/07/2010	06/23/2010	09/05/2010	02/05/2010
		Final Maturity	Years	2.47	2.47	2.22	2.22	1.98	1.98	1.72	1.72
			Date	08/19/2011	08/19/2011	05/19/2011	05/19/2011	02/19/2011	02/19/2011	11/19/2010	11/19/2010
	Without optional redemption *	Average life	Years	2.81	2.66	2.53	2.41	2.29	2.18	2.08	1.99
			Date	12/20/2011	10/28/2011	09/09/2011	07/25/2011	06/13/2011	06/05/2011	03/30/2011	02/25/2011
		Final Maturity	Years	25.74	25.74	25.74	25.74	25.74	25.74	25.74	25.74
			Date	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034
Series B	With optional redemption *	Average life	Years	1.34	1.31	1.21	1.19	1.09	1.08	0.98	0.97
			Date	06/30/2010	06/21/2010	05/15/2010	08/05/2010	03/04/2010	03/27/2010	02/20/2010	02/15/2010
		Final Maturity	Years	2.47	2.47	2.22	2.22	1.98	1.98	1.72	1.72
			Date	08/19/2011	08/19/2011	05/19/2011	05/19/2011	02/19/2011	02/19/2011	11/19/2010	11/19/2010
	Without optional redemption *	Average life	Years	2.24	2.13	2.03	1.93	1.84	1.76	1.68	1.61
			Date	05/28/2011	04/16/2011	09/03/2011	01/02/2011	12/31/2010	11/30/2010	02/11/2010	06/10/2010
		Final Maturity	Years	25.74	25.74	25.74	25.74	25.74	25.74	25.74	25.74
			Date	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034
Series C	With optional redemption *	Average life	Years	1.34	1.31	1.21	1.19	1.09	1.08	0.98	0.97
			Date	06/30/2010	06/21/2010	05/15/2010	08/05/2010	03/04/2010	03/27/2010	02/20/2010	02/15/2010
		Final Maturity	Years	2.47	2.47	2.22	2.22	1.98	1.98	1.72	1.72
			Date	08/19/2011	08/19/2011	05/19/2011	05/19/2011	02/19/2011	02/19/2011	11/19/2010	11/19/2010
	Without optional redemption *	Average life	Years	2.24	2.13	2.03	1.93	1.84	1.76	1.68	1.61
			Date	05/28/2011	04/16/2011	09/03/2011	01/02/2011	12/31/2010	11/30/2010	02/11/2010	06/10/2010
		Final Maturity	Years	25.74	25.74	25.74	25.74	25.74	25.74	25.74	25.74
			Date	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034	11/19/2034

* 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)

		Current	% CE		At issue date	% CE
Class A	85.98%	277,078,860.90	18.53%	94.34%	1,179,300,000.00	7.55%
Series A1	0.00%	0.00		24.00%	300,000,000.00	
Series A2	85.98%	277,078,860.90		70.34%	879,300,000.00	
Series B	5.71%	18,409,870.08	12.82%	2.30%	28,800,000.00	5.25%
Series C	8.31%	26,783,804.04	4.51%	3.35%	41,900,000.00	1.90%
Issue of Bonds		322,272,535.02			1,250,000,000.00	
Reserve Fund	4.51%	14,541,620.13		1.90%	23,750,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		17,139,167.81	1.837%
Amortization Account		0.00	
Servicer ppal collect not yet credited		8,641,824.22	
Servicer ints collect not yet credited		854,642.89	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan		0.00	
A Subordinated Loan		15,181,750.25	3.912%

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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Europea de Titulización
Sociedad Gestora de Fondos de Titulización

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Collateral: SME Loans

General

	Current	At constitution date
Count	2,488	6,021
Principal		
Principal outstanding	310,042,774.62	1,250,024,793.40
Average loan	124,615.26	207,610.83
Minimum	0.35	4,686.57
Maximum	3,626,274.70	4,849,708.61
Interest rate		
Weighted average (wac)	4.64%	2.98%
Minimum	2.00%	2.00%
Maximum	8.59%	11.07%
Final maturity		
Weighted average (WARM) (months)	63	69
Minimum	03/01/2009	01/01/2007
Maximum	10/31/2034	12/31/2034
Index (principal outstanding distribution)		
1-month EURIBOR/MIBOR	2.81%	3.74%
2-month EURIBOR/MIBOR	2.17%	1.27%
3-month EURIBOR/MIBOR	24.73%	28.28%
4-month EURIBOR/MIBOR	0.72%	0.32%
6-month EURIBOR/MIBOR	46.33%	45.08%
10-month EURIBOR/MIBOR	0.56%	0.42%
11-month EURIBOR/MIBOR	0.07%	0.15%
1-year EURIBOR/MIBOR	14.93%	11.77%
1-year EURIBOR/MIBOR (Mortgage Market)	1.73%	0.95%
Mortgage Market: Banks	0.08%	0.15%
Mortgage Market: All Institutions	0.01%	0.01%
Fixed Interest	5.87%	7.85%

Distribution by sector (CNAE)

	Current	At constitution date
(D) - Manufacturing industry	30.36%	34.00%
(K) - Real Estate and Rental Activities; Business Services	24.89%	19.05%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	19.53%	17.48%
(F) - Building	7.81%	8.50%
(I) - Transport, Storage and Communications	3.99%	5.87%
(O) - Other social activities and services provided to the Community; Personal Services	2.24%	3.93%
(H) - Catering trade	3.93%	3.65%
(C) - Extractive industries	1.32%	2.08%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.78%	1.79%
(N) - Health and Veterinary Activities, Social Services	1.92%	1.43%
(E) - Production and distribution of electric power, gas and water	1.21%	1.15%
(B) - Fishing	1.00%	0.85%
(J) - Financial brokering	0.01%	0.16%
(M) - Education	0.01%	0.05%
(L) - Public Administration, Defence and Compulsory Social Security	0.00%	0.01%

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.70%	0.49%	0.33%	0.31%	0.52%
Annual Percentage Rate (CPR)	8.03%	5.77%	3.87%	3.71%	6.07%

Geographic distribution

	Current	At constitution date
Andalucia	14.06%	13.17%
Aragon	3.44%	3.10%
Asturias	2.37%	2.33%
Balearic Islands	1.46%	1.55%
Basque Country	10.25%	11.03%
Canary Islands	3.81%	3.79%
Cantabria	0.70%	0.73%
Castilla-La Mancha	3.60%	3.18%
Castilla-Leon	2.72%	4.09%
Catalonia	23.42%	20.77%
Extremadura	0.44%	0.97%
Galicia	2.02%	3.43%
La Rioja	0.99%	0.94%
Madrid	12.99%	13.21%
Melilla	0.13%	0.11%
Murcia	2.75%	2.35%
Navarra	2.07%	1.81%
Valencia	12.77%	13.45%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
Delinquencies									
Up to 1 month	181	1,037,076.22	151,559.68	2,586.28	1,191,222.18	20.78	20,796,905.41	21,988,127.59	56.42
from > 1 to ≤ 2 months	41	285,937.85	27,661.46	0.00	313,599.31	5.47	3,289,774.87	3,603,374.18	9.25
from > 2 to ≤ 3 months	14	206,326.52	16,768.21	0.00	223,094.73	3.89	1,146,388.46	1,369,483.19	3.51
from > 3 to ≤ 6 months	16	373,515.70	88,911.94	846.91	463,274.55	8.08	3,492,524.77	3,955,799.32	10.15
from > 6 to < 12 months	30	817,489.90	144,084.02	8,682.56	970,256.48	16.93	2,961,801.35	3,932,057.83	10.09
from ≥ 12 to < 18 months	21	388,905.20	90,044.37	18,510.69	497,460.26	8.68	1,165,538.00	1,662,998.26	4.27
from ≥ 18 to < 24 months	15	395,255.17	18,451.91	3,666.11	417,373.19	7.28	36,143.25	453,516.44	1.16
from ≥ 2 years	37	1,519,744.78	116,058.94	20,156.68	1,655,960.40	28.89	353,270.35	2,009,230.75	5.16
Subtotal	355	5,024,251.34	653,540.53	54,449.23	5,732,241.10	100.00	33,242,346.46	38,974,587.56	100.00
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
Total	355	5,024,251.34	653,540.53	54,449.23	5,732,241.10		33,242,346.46	38,974,587.56	

Additional information

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