

Brief report

Date: 02/28/2009
Currency: EUR

Date of constitution
07/21/2008

VAT Reg. no.
V85496008

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

Originator
BBVA

Servicer
BBVA

Lead Manager
BBVA

Underwriter and Placement Agent
A2(G) Series
BBVA

A1, B and C Series Suscriber
BBVA

Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
BBVA

Swap
BBVA

Assets Custodian
BBVA

Subordinated Loan
BBVA

Start-up Loan
BBVA

Series A2(G) Guarantee
Estado Español

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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating S&P		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A1 ES0370462006	07/24/2008 5,283	82,052.33 433,482,459.39 82.05%	100,000.00 528,300,000.00	Floating 3 M Euribor+0.350% 16.Mar/Jun/Sep/Dec	3.6320% 03/16/2009 745.035156 Gross 610.928828 Net	12/16/2041 Quarterly 16.Mar/Jun/Sep/Dec	03/16/2009 "Pass-Through"	AAA	AAA	
Series A2(G) ES0370462014	07/24/2008 4,617	100,000.00 461,700,000.00 100.00%	100,000.00 461,700,000.00	Floating 3 M Euribor+0.300% 16.Mar/Jun/Sep/Dec	3.5820% 03/16/2009 895.500000 Gross 734.310000 Net	12/16/2041 Quarterly 16.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Sequential / Pro rata under certain circumstances	AAA	AAA	
Series B ES0370462022	07/24/2008 715	100,000.00 71,500,000.00 100.00%	100,000.00 71,500,000.00	Floating 3 M Euribor+0.600% 16.Mar/Jun/Sep/Dec	4.3820% 03/16/2009 1,095.500000 Gross 898.310000 Net	12/16/2041 Quarterly 16.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Sequential / Pro rata under certain circumstances	A	A	
Series C ES0370462030	07/24/2008 385	100,000.00 38,500,000.00 100.00%	100,000.00 38,500,000.00	Floating 3 M Euribor+1.100% 16.Mar/Jun/Sep/Dec	3.8820% 03/16/2009 970.500000 Gross 795.810000 Net	12/16/2041 Quarterly 16.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Sequential / Pro rata under certain circumstances	BBB	BBB	
Total		1,005,182,459.39	1,100,000,000.00							

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 A1	With optional redemption *	Average life	Years	1.24	1.16	1.08	1.02	0.96	0.90	0.85	0.81
		Date		06/12/2010	05/12/2010	04/15/2010	03/21/2010	02/27/2010	02/08/2010	01/19/2010	01/05/2010
		Final Maturity	Years	2.25	2.25	2.00	2.00	1.75	1.75	1.50	1.50
	Without optional redemption *	Average life	Years	1.24	1.16	1.08	1.02	0.96	0.90	0.85	0.81
		Date		06/12/2010	05/12/2010	04/15/2010	03/21/2010	02/27/2010	02/08/2010	01/19/2010	01/05/2010
		Final Maturity	Years	2.25	2.25	2.00	2.00	1.75	1.75	1.50	1.50
Series A2(G)	With optional redemption *	Average life	Years	5.31	4.96	4.63	4.33	4.06	3.80	3.61	3.42
		Date		07/07/2014	02/27/2014	10/30/2013	07/13/2013	04/04/2013	12/30/2012	10/22/2012	08/15/2012
		Final Maturity	Years	8.51	8.01	7.51	7.01	6.51	6.00	5.76	5.51
	Without optional redemption *	Average life	Years	5.83	5.45	5.12	4.81	4.53	4.28	4.05	3.83
		Date		01/10/2015	08/27/2014	04/26/2014	01/05/2014	09/25/2013	06/24/2013	04/02/2013	01/13/2013
		Final Maturity	Years	28.52	28.52	28.52	28.52	28.52	28.52	28.52	28.52
Series B	With optional redemption *	Average life	Years	5.46	5.09	4.76	4.45	4.16	3.90	3.70	3.52
		Date		08/28/2014	04/16/2014	12/16/2013	08/24/2013	05/13/2013	02/05/2013	11/24/2012	09/19/2012
		Final Maturity	Years	8.51	8.01	7.51	7.01	6.51	6.00	5.76	5.51
	Without optional redemption *	Average life	Years	5.99	5.61	5.27	4.95	4.66	4.40	4.16	3.95
		Date		03/12/2015	10/24/2014	06/20/2014	02/24/2014	11/12/2013	08/09/2013	05/13/2013	02/23/2013
		Final Maturity	Years	28.52	28.52	28.52	28.52	28.52	28.52	28.52	28.52
Series C	With optional redemption *	Average life	Years	5.46	5.09	4.76	4.45	4.16	3.90	3.70	3.52
		Date		08/28/2014	04/16/2014	12/16/2013	08/24/2013	05/13/2013	02/05/2013	11/24/2012	09/19/2012
		Final Maturity	Years	8.51	8.01	7.51	7.01	6.51	6.00	5.76	5.51
	Without optional redemption *	Average life	Years	5.99	5.61	5.27	4.95	4.66	4.40	4.16	3.95
		Date		03/12/2015	10/24/2014	06/20/2014	02/24/2014	11/12/2013	08/09/2013	05/13/2013	02/23/2013
		Final Maturity	Years	28.52	28.52	28.52	28.52	28.52	28.52	28.52	28.52

Credit enhancement and financial operations

Credit enhancement (CE)						
Current			At issue date			
		% CE			% CE	
Class A	89.06%	895,182,459.39	15.97%	90.00%	990,000,000.00	14.60%
Series A1	43.12%	433,482,459.39		48.03%	528,300,000.00	
Series A2(G)	45.93%	461,700,000.00		41.97%	461,700,000.00	
Series B	7.11%	71,500,000.00	8.86%	6.50%	71,500,000.00	8.10%
Series C	3.83%	38,500,000.00	5.03%	3.50%	38,500,000.00	4.60%
Issue of Bonds		1,005,182,459.39			1,100,000,000.00	
Reserve Fund	5.03%	50,600,000.00		4.60%	50,600,000.00	
Spanish State guarantee						
Series A2(G)		461,700,000.00			461,700,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	103,660,345.83	3.067%	
Servicer ppal collect not yet credited	8,928,228.68		
Servicer ints collect not yet credited	2,541,050.61		
Liabilities	Available	Balance	Interest
Subordinated Loan		50,600,000.00	6.125%
Start-up Loan		1,565,678.09	5.125%

BBVA-8 FTPYME Fondo de Titulización de Activos



Brief report

Date: 02/28/2009
Currency: EUR

Date of constitution
07/21/2008

VAT Reg. no.
V85496008

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

Originator
BBVA

Servicer
BBVA

Lead Manager
BBVA

Underwriter and Placement Agent
A2(G) Series
BBVA

A1, B and C Series Suscriber
BBVA

Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
BBVA

Swap
BBVA

Assets Custodian
BBVA

Subordinated Loan
BBVA

Start-up Loan
BBVA

Series A2(G) Guarantee
Estado Español

Fund Auditors
Ernst & Young

Collateral: SME Loans

General			
	Current	At constitution date	
Count	4,232	4,403	
Principal			
Principal outstanding	949,035,998.97	1,099,974,601.77	
Average loan	224,252.36	249,823.89	
Minimum	1,516.19	5,333.59	
Maximum	9,559,741.07	9,889,179.90	
Interest rate			
Weighted average (wac)	4.71%	5.51%	
Minimum	2.39%	3.00%	
Maximum	11.50%	11.50%	
Final maturity			
Weighted average (WARM) (months)	91	97	
Minimum	04/10/2009	03/31/2010	
Maximum	11/30/2037	11/30/2037	
Index (principal outstanding distribution)			
1-month EURIBOR/MIBOR	1.70%	1.51%	
2-month EURIBOR/MIBOR	1.24%	1.17%	
3-month EURIBOR/MIBOR	21.59%	21.53%	
4-month EURIBOR/MIBOR	0.25%	0.23%	
5-month EURIBOR/MIBOR	0.11%	0.12%	
6-month EURIBOR/MIBOR	40.58%	39.87%	
7-month EURIBOR/MIBOR	0.00%	0.02%	
9-month EURIBOR/MIBOR	0.00%	0.00%	
10-month EURIBOR/MIBOR	0.02%	0.02%	
11-month EURIBOR/MIBOR	0.03%	0.03%	
1-year EURIBOR/MIBOR	22.17%	22.77%	
1-year EURIBOR/MIBOR (Mortgage Market)	4.61%	5.09%	
Mortgage Market: Banks	0.00%	0.00%	
Mortgage Market: All Institutions	0.02%	0.02%	
Fixed Interest	7.66%	7.63%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	25.03%	25.57%
(D) - Manufacturing industry	24.75%	24.78%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	16.45%	16.15%
(F) - Building	10.51%	10.44%
(H) - Catering trade	7.26%	7.11%
(I) - Transport, Storage and Communications	5.29%	5.04%
(O) - Other social activities and services provided to the Community; Personal Services	3.66%	4.09%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	2.75%	2.59%
(N) - Health and Veterinary Activities, Social Services	1.57%	1.63%
(E) - Production and distribution of electric power, gas and water	1.58%	1.45%
(C) - Extractive industries	0.58%	0.59%
(B) - Fishing	0.34%	0.33%
(M) - Education	0.19%	0.19%
(J) - Financial brokering	0.03%	0.03%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.45%	0.55%		0.55%
Annual Percentage Rate (CPR)	5.40%	5.22%	6.40%		6.40%

Geographic distribution		
	Current	At constitution date
Andalucia	15.60%	16.28%
Aragon	3.30%	3.04%
Asturias	2.57%	2.53%
Balearic Islands	2.87%	2.63%
Basque Country	6.76%	6.73%
Canary Islands	6.78%	6.77%
Cantabria	0.86%	0.91%
Castilla-La Mancha	2.83%	2.74%
Castilla-Leon	6.18%	6.34%
Catalonia	14.49%	14.31%
Ceuta	0.08%	0.09%
Extremadura	1.21%	1.20%
Galicia	2.58%	2.64%
La Rioja	1.13%	1.07%
Madrid	15.64%	15.41%
Melilla	0.03%	0.03%
Murcia	2.66%	2.60%
Navarra	1.71%	1.81%
Valencia	12.72%	12.88%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	461	1,996,464.04	637,527.56	0.00	2,633,991.60	44.96	97,421,213.92	100,055,205.52	65.77
from > 1 to ≤ 2 months	148	607,753.30	223,296.47	0.00	831,049.77	14.18	23,118,045.06	23,949,094.83	15.74
from > 2 to ≤ 3 months	58	495,143.71	147,299.30	38.46	642,481.47	10.97	9,047,736.13	9,690,217.60	6.37
from > 3 to ≤ 6 months	64	789,332.38	417,876.01	2,789.24	1,209,997.63	20.65	13,461,933.49	14,671,931.12	9.64
from > 6 to < 12 months	31	393,878.22	139,152.12	8,485.20	541,515.54	9.24	3,228,721.32	3,770,236.86	2.48
Subtotal	762	4,282,571.65	1,565,151.46	11,312.90	5,859,036.01	100.00	146,277,649.92	152,136,685.93	100.00
<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
Total	762	4,282,571.65	1,565,151.46	11,312.90	5,859,036.01		146,277,649.92	152,136,685.93	