

Brief report

Date: 10/31/2016
 Currency: EUR

Date of constitution
 05/09/2016

VAT Reg. no.
 V87560744

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

Originator
 BBVA

Servicer
 BBVA

Assets Custodian
 BBVA

Bond Paying Agent
 BBVA

Market
 AIAP Mercado de Renta Fija

Register of Book Securities
 Iberclear

Treasury Account
 BBVA

Start-up Loan
 BBVA

Subordinated Loan
 BBVA

Fund Auditors
 Por Determinar

Lead Manager
 BBVA

Suscribers
 BBVA / BEI

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	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series ES0305132005	05/09/2016 13,440	98,258.93 1,320,600,019.20 98.26%	100,000.00 1,344,000,000.00	Floating 3-M Euribor+0.500% 17.Feb/May/Aug/Nov	0.2010% 11/17/2016 50.472337 Gross 40.882593 Net	08/17/2064 Quarterly 17.Feb/May/Aug/Nov	"Pass-Through" Secutorial	A(high) (sf) Aa2 (sf) AA-(sf)	A(high) (sf) Aa2 (sf) AA-(sf)
Total		1,320,600,019.20	1,344,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	With optional redemption *	% Monthly CPR (SMM)		Average life Years	Date	Final Maturity Years	Date	Final Maturity Years	Date	Final Maturity Years	
		0,08	0,17								0,25
		% Annual equivalent CPR		1,00	2,00	3,00	4,00	5,00	6,00	7,00	8,00
		10.86	9.67	8.66	7.81	7.09	6.48	5.95	5.49	4.95	4.49
		06/25/2027	04/15/2026	04/14/2025	06/08/2024	09/19/2023	02/06/2023	07/28/2022	02/12/2022	02/12/2022	02/12/2022
		23.27	21.76	20.27	18.76	17.52	16.26	15.26	14.01	12.76	11.51
		11/17/2039	05/17/2038	11/17/2036	05/17/2035	02/17/2034	11/17/2032	11/17/2031	08/17/2030	08/17/2030	08/17/2030
	Without optional redemption *	10.86	9.67	8.66	7.81	7.09	6.48	5.95	5.49	4.95	4.49
		06/25/2027	04/15/2026	04/14/2025	06/08/2024	09/19/2023	02/06/2023	07/28/2022	02/12/2022	02/12/2022	02/12/2022
		23.27	21.76	20.27	18.76	17.52	16.26	15.26	14.01	12.76	11.51
		11/17/2039	05/17/2038	11/17/2036	05/17/2035	02/17/2034	11/17/2032	11/17/2031	08/17/2030	08/17/2030	08/17/2030

* 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		1,320,600,019.20	20.30%	1,344,000,000.00	20.00%
B Loan	19.39%	256,000,000.00	19.05%	256,000,000.00	
Reserve Fund	4.85%	64,000,000.00	4.76%	64,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	82,654,129.64	0.000%	
Servicer ppal collect not yet credited	4,128,167.24		
Servicer ints collect not yet credited	1,448,403.86		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		64,000,000.00	0.000%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		901,982.05	0.000%
Start-up Loan S/T		515,418.32	

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	11,225	11,333	
Principal			
Principal outstanding	1,557,377,788.95	1,599,973,393.06	
Average loan	138,741.90	141,178.28	
Minimum	28,341.25	57,460.25	
Maximum	891,557.25	910,287.59	
Interest rate			
Weighted average (wac)	1.20%	1.32%	
Minimum	0.19%	0.24%	
Maximum	6.60%	6.60%	
Final maturity			
Weighted average (WARM) (months)	325	331	
Minimum	01/25/2021	01/25/2021	
Maximum	10/31/2055	10/31/2055	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	99.20%	99.19%	
Mortgage Market: All Institutions	0.80%	0.81%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% Pool
10.01 - 20%	0.01	16.84	0.00
20.01 - 30%	0.67	26.17	0.65
30.01 - 40%	1.18	35.70	1.06
40.01 - 50%	4.14	46.70	2.94
50.01 - 60%	19.01	55.65	17.39
60.01 - 70%	44.89	65.28	42.58
70.01 - 80%	25.39	73.14	29.88
80.01 - 90%	3.34	84.36	3.77
90.01 - 100%	1.38	93.65	1.72
Weighted average (WALTV)	65.09	66.17	
Minimum	12.96	17.38	
Maximum	97.93	98.89	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.13%	0.11%	0.14%		0.14%
Annual Percentage Rate (CPR)	1.50%	1.26%	1.65%		1.65%

Geographic distribution		
	Current	At constitution date
Andalucia	17.10%	17.14%
Aragon	2.16%	2.16%
Asturias	1.97%	1.98%
Balearic Islands	2.48%	2.50%
Basque Country	3.93%	3.94%
Canary Islands	4.34%	4.33%
Cantabria	1.43%	1.41%
Castilla-La Mancha	3.28%	3.29%
Castilla-Leon	3.75%	3.74%
Catalonia	16.39%	16.31%
Ceuta	1.23%	1.24%
Extremadura	1.53%	1.52%
Galicia	4.47%	4.46%
La Rioja	0.48%	0.48%
Madrid	23.45%	23.52%
Mejilla	0.85%	0.84%
Murcia	2.43%	2.44%
Navarra	0.71%	0.73%
Valencia	8.03%	8.00%

BBVA RMBS 16 Fondo de Titulización

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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	679	269,739.45	92,286.13	0.00	362,025.58	84.69	91,069,923.64	91,430,949.22	94.32	62.05
from > 1 to ≤ 2 months	31	30,497.89	7,651.48	0.00	38,149.37	8.92	3,789,394.64	3,827,544.01	3.95	65.77
from > 2 to ≤ 3 months	5	11,604.20	2,578.02	0.00	14,182.22	3.32	1,171,050.51	1,185,232.73	1.22	61.33
from > 3 to ≤ 6 months	3	10,330.94	2,158.19	641.50	13,130.63	3.07	476,976.94	490,107.57	0.51	60.63
Subtotal	718	322,172.48	104,673.82	641.50	427,487.80	100.00	96,506,345.73	96,933,833.53	100.00	62.17
<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	718	322,172.48	104,673.82	641.50	427,487.80		96,506,345.73	96,933,833.53		62.17