

BBVA EMPRESAS 4 Fondo de Titulización de Activos

Brief report

Date: 02/28/2011
Currency: EUR

Date of constitution
07/19/2010

VAT Reg. no.
V86005485

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

Originator
BBVA
Servicer
BBVA

Lead Manager and Suscriber
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Bond Paying Agent
BBVA

Market
AIAP Mercado de Renta Fija

Register of Book Securities
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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 Moody's / S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Bonds ES0313280002	07/21/2010 17,000	85,175.90 1,447,990,300.00 85.18%	100,000.00 1,700,000,000.00	Floating 4M Euribor+0.300% 23.Feb/May/Aug/Nov	1.3790% 05/23/2011 290.381205 Gross 235.208776 Net	02/23/2045 Quarterly 23.Feb/May/Aug/Nov	05/23/2011 "Pass-Through"	Aaa AAA	Aaa AAA
Total		1,447,990,300.00	1,700,000,000.00						

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
Bonds	With optional redemption *	Average life	Years	3.00	2.81	2.64	2.50	2.35	2.24	2.13	2.03
		Final Maturity	Years	02/23/2014	12/15/2013	10/12/2013	08/25/2013	06/30/2013	05/18/2013	04/09/2013	03/03/2013
			Date	7.25	6.75	6.25	6.01	5.50	5.25	5.00	4.75
	Without optional redemption *	Average life	Years	05/23/2018	11/23/2017	05/23/2017	02/23/2017	08/23/2016	05/23/2016	02/23/2016	11/23/2015
		Final Maturity	Years	3.12	2.95	2.79	2.64	2.51	2.39	2.27	2.16
			Date	06/16/2014	04/07/2014	02/03/2014	12/06/2013	10/14/2013	08/27/2013	07/13/2013	06/01/2013
		28.77	28.77	28.77	28.77	28.77	28.77	28.77	28.77	28.77	
		Date	11/23/2039	11/23/2039	11/23/2039	11/23/2039	11/23/2039	11/23/2039	11/23/2039	11/23/2039	

* 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		At issue date	
		% CE		% CE	
Bonds	100.00%	1,447,990,300.00	42.27%	1,700,000,000.00	36.00%
Issue of Bonds		1,447,990,300.00		1,700,000,000.00	
Reserve Fund	42.27%	612,000,000.00	36.00%	612,000,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	617,219,007.26	0.993%	
Servicer ppal collect not yet credited	11,134,895.79		
Servicer ints collect not yet credited	1,738,655.85		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		612,000,000.00	1.179%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		283,757.03	1.179%
Start-up Loan S/T		189,171.52	

Collateral: Enterprise loans

General			
	Current	At constitution date	
Count	4,245	4,723	
Principal			
Principal outstanding	1,428,405,638.87	1,700,025,015.38	
Average loan	336,491.32	359,946.01	
Minimum	87.60	515.48	
Maximum	20,000,000.00	20,000,000.00	
Interest rate			
Weighted average (wac)	3.27%	3.15%	
Minimum	1.09%	1.02%	
Maximum	12.00%	12.00%	
Final maturity			
Weighted average (WARM) (months)	73	77	
Minimum	03/04/2011	09/05/2010	
Maximum	01/19/2040	01/19/2040	
Index (principal outstanding distribution)			
1-month EURIBOR/MIBOR	0.04%	0.04%	
2-month EURIBOR/MIBOR	0.67%	1.72%	
3-month EURIBOR/MIBOR	38.09%	38.17%	
5-month EURIBOR/MIBOR	0.07%	0.07%	
6-month EURIBOR/MIBOR	20.51%	19.20%	
8-month EURIBOR/MIBOR	0.00%	0.00%	
9-month EURIBOR/MIBOR	0.00%	0.00%	
11-month EURIBOR/MIBOR	0.07%	0.06%	
1-year EURIBOR/MIBOR	15.79%	15.01%	
1-year EURIBOR/MIBOR (Mortgage Market)	2.28%	2.12%	
Mortgage Market: Banks	0.06%	0.05%	
Mortgage Market: All Institutions	0.02%	0.16%	
Fixed Interest	22.40%	23.40%	

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	20.57%	20.99%
(C) - Manufacturing industry	21.36%	20.73%
(L) - Real estate activities	14.11%	15.52%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	12.86%	13.34%
(I) - Catering trade	11.19%	10.09%
(Q) - Health Activities and Social Services	4.00%	3.66%
(N) - Clerical activities and support services	3.20%	3.06%
(M) - Professional, scientific and technical activities	2.25%	2.28%
(A) - Agriculture, stockbreeding, fishing and silviculture	1.85%	2.00%
(H) - Transport and storage	1.43%	1.50%
(J) - Information and communications	1.44%	1.45%
(B) - Extractive industries	1.47%	1.40%
(R) - Artistic, recreational and entertainment activities	1.29%	1.18%
(O) - Government and defence; compulsory Social Security	1.07%	0.90%
(D) - Supply of electric power, gas, steam and air-conditioning	0.87%	0.87%
(S) - Other services	0.57%	0.56%
(E) - Water supply, sanitation activities, waste management and depollution	0.32%	0.31%
(P) - Education	0.14%	0.12%
(U) - Extraterritorial organisation and body activities	0.01%	0.01%

Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.38%	0.38%	0.31%		0.27%
Annual Percentage Rate (CPR)	4.43%	4.41%	3.69%		3.21%

Geographic distribution

	Current	At constitution date
Andalucia	11.67%	11.47%
Aragon	2.59%	2.44%
Asturias	1.63%	1.69%
Balearic Islands	3.97%	3.52%
Basque Country	6.46%	6.18%
Canary Islands	7.35%	6.77%
Cantabria	1.31%	1.33%
Castilla-La Mancha	3.28%	2.94%
Castilla-Leon	3.72%	3.50%
Catalonia	19.97%	18.95%
Ceuta	0.05%	0.05%
Extremadura	1.31%	1.33%
Galicia	4.76%	5.62%
La Rioja	0.90%	0.91%
Madrid	14.74%	17.55%
Melilla	0.03%	0.03%
Murcia	2.06%	1.97%
Navarra	2.12%	2.15%
Valencia	12.08%	11.59%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	497	1,742,497.18	462,989.48	425.52	2,205,912.18	32.63	91,130,269.90	93,336,182.08	68.48	
from > 1 to ≤ 2 months	132	1,194,107.60	184,875.37	0.00	1,378,982.97	20.40	20,912,838.36	22,291,821.33	16.36	
from > 2 to ≤ 3 months	63	727,965.01	84,701.34	89.34	812,755.69	12.02	6,605,790.54	7,418,546.23	5.44	
from > 3 to ≤ 6 months	55	1,315,758.52	197,306.09	15,784.24	1,528,848.85	22.62	7,124,851.44	8,653,700.29	6.35	
from > 6 to < 12 months	21	654,345.38	158,973.56	19,880.99	833,199.93	12.33	3,765,887.78	4,599,087.71	3.37	
Subtotal	768	5,634,673.69	1,088,845.84	36,180.09	6,759,699.62	100.00	129,539,638.02	136,299,337.64	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	768	5,634,673.69	1,088,845.84	36,180.09	6,759,699.62		129,539,638.02	136,299,337.64		