

Brief report

Date: 12/31/2019  
 Currency: EUR

Constitution date  
 07/19/2010

VAT Reg. no.  
 V86005485

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

Originator  
 BBVA

Servicer  
 BBVA

Lead Manager and Subscriber  
 BBVA

Bond Paying Agent  
 BBVA

Market  
 AIAF Mercado de Renta Fija

Register of Book Securities  
 Iberclear

Treasury Account  
 BBVA

Start-up Loan  
 BBVA

Subordinated Loan  
 BBVA

Assets Custodian  
 BBVA

Fund Auditor  
 KPMG Auditores

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 DBRS / Moody's / S&P	Original	
Bonds ES0313280002	07/21/2010 17,000	1,639.31 27,868,270.00 1.64%	100,000.00 1,700,000,000.00	Floating 3-M Euribor+0.300% 23.Feb/May/Aug/Nov	0.0000% 02/24/2020 0.000000 Gross 0.000000 Net	02/23/2045 Quarterly 23.Feb/May/Aug/Nov	02/24/2020 "Pass-Through"	A (high) (sf) Aa2 (sf) A- (sf)	n.c. Aaa AAA	
Total		27,868,270.00	1,700,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR) as of the last Payment Date										
Bonds			% Monthly CPR (SMM)							
			% Annual equivalent CPR							
			0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44
			2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00
With optional redemption *	Average life	Years	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
	Final Maturity	Date	02/23/2020	02/23/2020	02/23/2020	02/23/2020	02/23/2020	02/23/2020	02/23/2020	02/23/2020
Without optional redemption *	Average life	Years	3.49	3.29	3.11	2.94	2.79	2.65	2.51	2.39
	Final Maturity	Date	05/23/2023	03/11/2023	01/03/2023	11/03/2022	09/07/2022	07/17/2022	05/30/2022	04/15/2022
			19.50	19.50	19.50	19.50	19.50	19.50	19.50	19.50
			05/23/2039	05/23/2039	05/23/2039	05/23/2039	05/23/2039	05/23/2039	05/23/2039	05/23/2039

\* 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	% CE	% CE
Bonds	100.00%	27,868,270.00	152.50%	100.00%	1,700,000,000.00
Issue of Bonds		27,868,270.00			1,700,000,000.00
Reserve Fund	152.50%	42,500,000.00	36.00%		612,000,000.00

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	44,867,988.06
Servicer ppal collect not yet credited	1,798,162.50		
Servicer ints collect not yet credited	29,172.64		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		62,635,963.78	0.000%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Enterprise loans

General		
	Current	At constitution date
Count	140	4,723
Principal		
Principal outstanding	25,295,602.07	1,700,025,015.38
Average loan	180,682.87	359,946.01
Minimum	486.83	515.48
Maximum	2,190,206.89	20,000,000.00
Interest rate		
Weighted average (wac)	2.56%	3.15%
Minimum	0.00%	1.02%
Maximum	5.75%	12.00%
Final maturity		
Weighted average (WARM) (months)	81	77
Minimum	01/12/2020	09/05/2010
Maximum	07/10/2039	01/19/2040
Index (principal outstanding distribution)		
1-month EURIBOR/MIBOR	0.00%	0.04%
2-month EURIBOR/MIBOR	1.42%	1.72%
3-month EURIBOR/MIBOR	14.89%	38.17%
5-month EURIBOR/MIBOR	0.31%	0.07%
6-month EURIBOR/MIBOR	27.66%	19.20%
8-month EURIBOR/MIBOR	0.00%	0.00%
9-month EURIBOR/MIBOR	0.00%	0.00%
11-month EURIBOR/MIBOR	0.01%	0.06%
1-year EURIBOR/MIBOR	20.85%	15.01%
1-year EURIBOR/MIBOR (Mortgage Market)	10.87%	2.12%
Mortgage Market: Banks	0.00%	0.05%
Mortgage Market: All Institutions	0.19%	0.16%
Fixed Interest	23.81%	23.40%

Distribution by sector (CNAE 2009)		
	Current	At constitution date
(F) - Building	6.49%	20.99%
(C) - Manufacturing industry	3.47%	20.74%
(L) - Real estate activities	33.36%	15.52%
(G) - Wholesale and retail trade; repair of motor vehicles and motorcycles	7.76%	13.34%
(I) - Catering trade	2.99%	10.09%
(Q) - Health Activities and Social Services	0.17%	3.66%
(N) - Clerical activities and support services	4.00%	3.06%
(M) - Professional, scientific and technical activities	13.67%	2.28%
(A) - Agriculture, stockbreeding, fishing and silviculture	2.33%	2.00%
(H) - Transport and storage	5.11%	1.50%
(J) - Information and communications	0.63%	1.45%
(E) - Extractive industries	0.00%	1.40%
(R) - Artistic, recreational and entertainment activities	0.22%	1.18%
(O) - Government and defence; compulsory Social Security	0.00%	0.90%
(D) - Supply of electric power, gas, steam and air-conditioning	18.44%	0.87%
(S) - Other services	0.52%	0.56%
(E) - Water supply, sanitation activities, waste management and depollution	0.00%	0.31%
(P) - Education	0.50%	0.12%
(U) - Extraterritorial organisation and body activities	0.00%	0.01%
(K) - Financial and insurance activities	0.34%	0.00%

# BBVA EMPRESAS 4 Fondo de Titulización de Activos

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	5.94%	2.02%	1.02%	0.83%	0.90%
Annual Percentage Rate (CPR)	52.02%	21.75%	11.56%	9.56%	10.29%

Geographic distribution		
	Current	At constitution date
Andalucia	7.05%	11.47%
Aragon		2.44%
Asturias	1.68%	1.69%
Balearic Islands	1.04%	3.52%
Basque Country	12.45%	6.18%
Canary Islands	5.03%	6.77%
Cantabria	0.07%	1.33%
Castilla-La Mancha	1.26%	2.94%
Castilla-Leon	8.28%	3.50%
Catalonia	31.24%	18.95%
Ceuta		0.05%
Extremadura	0.01%	1.33%
Galicia	1.91%	5.62%
La Rioja	0.04%	0.91%
Madrid	24.60%	17.55%
Melilla	0.17%	0.03%
Murcia	0.43%	1.97%
Navarra		2.15%
Valencia	4.73%	11.59%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		Total	%
<i>Delinquencies</i>									
Up to 1 month	7	15,117.08	412.12	0.00	15,529.20	0.08	329,162.08	344,691.28	1.71
from > 1 to ≤ 2 months	2	0.90	1,644.09	0.00	1,644.99	0.01	640,000.00	641,644.99	3.17
from > 2 to ≤ 3 months	2	2,191.10	155.66	0.00	2,346.76	0.01	11,234.33	13,581.09	0.07
from > 3 to ≤ 6 months	1	1,728.37	2,510.37	0.00	4,238.74	0.02	168,710.91	172,949.65	0.86
from ≥ 12 to < 18 months	2	32,281.60	432.80	0.00	32,714.40	0.17	0.00	32,714.40	0.16
from ≥ 2 years	117	17,348,314.08	1,643,117.74	0.00	18,991,431.82	99.70	14,839.23	19,006,271.05	94.04
Subtotal	131	17,399,633.13	1,648,272.78	0.00	19,047,905.91	100.00	1,163,946.55	20,211,852.46	100.00
Total	131	17,399,633.13	1,648,272.78	0.00	19,047,905.91		1,163,946.55	20,211,852.46	

### Additional information