

Brief report

Date: 12/31/2012
 Currency: EUR

Date of constitution
 02/19/2007

VAT Reg. no.
 V84994144

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

Originator
 BBVA

Servicer
 BBVA

Lead Managers

BBVA
 HSBC
 RBS
 Société Générale

Bond Underwriters and Placement

Agents
 BBVA
 HSBC
 RBS
 Société générale
 ABN AMRO
 Calyon
 Dresner Kleinwort
 Lehman Brothers

Bond Paying Agent

Société Générale

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

BBVA

Additional Treasury Account

Société Générale

Start-up Loan

BBVA

Swap

BBVA

Assets Custodian

BBVA

Fund Auditors

Deloitte (ejercicios 2009 a actual)
 Ernst & Young (hasta ejercicio 2008)

Subordinated Loan

BBVA

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 A1 ES0314147002	02/22/2007 4,000		100,000.00 400,000,000.00	Floating 3-M Euribor+0.050% 19.Mar/Jun/Sep/Dec	03/19/2013 Gross Net	06/19/2050 Quarterly 19.Mar/Jun/Sep/Dec	"Pass-Through"	AAA Aaa	AAA Aaa	
Series A2 ES0314147010	02/22/2007 14,000	62,247.50 871,465,000.00 62.25%	100,000.00 1,400,000,000.00	Floating 3-M Euribor+0.130% 19.Mar/Jun/Sep/Dec	0.3140% 03/19/2013 48.864288 Gross 38.602788 Net	06/19/2050 Quarterly 19.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential	Asf Baa1sf	AAA Aaa	
Series A3 ES0314147028	02/22/2007 4,950		100,000.00 495,000,000.00 100.00%	Floating 3-M Euribor+0.220% 19.Mar/Jun/Sep/Dec	0.4040% 03/19/2013 101.000000 Gross 79.790000 Net	06/19/2050 Quarterly 19.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential	Asf Baa1sf	AAA Aaa	
Series B ES0314147036	02/22/2007 1,200		100,000.00 120,000,000.00 100.00%	Floating 3-M Euribor+0.300% 19.Mar/Jun/Sep/Dec	0.4840% 03/19/2013 121.000000 Gross 95.590000 Net	06/19/2050 Quarterly 19.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	BBsf Baa2sf	A Aa3	
Series C ES0314147044	02/22/2007 850		100,000.00 85,000,000.00 100.00%	Floating 3-M Euribor+0.540% 19.Mar/Jun/Sep/Dec	0.7240% 03/19/2013 181.000000 Gross 142.990000 Net	06/19/2050 Quarterly 19.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	CCSf Caa2sf	BBB Baa2	
Total		1,571,465,000.00	2,500,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)																				
Series	With optional redemption *	Average life	Years	Date	% 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
Series A2	With optional redemption *	Average life	Years	Date	5.39	4.28	3.51	2.97	2.56	2.25	2.00	1.80	11.01	9.01	7.50	6.50	5.50	5.00	4.25	4.00
		Final Maturity	Years	Date	05/09/2018	03/28/2017	06/22/2016	12/06/2015	07/11/2015	03/19/2015	12/19/2014	10/08/2014	12/19/2023	12/19/2021	06/19/2020	06/19/2019	06/19/2018	12/19/2017	03/19/2017	12/19/2016
	Without optional redemption *	Average life	Years	Date	5.36	4.28	3.51	2.97	2.56	2.25	2.00	1.80	11.01	9.01	7.50	6.50	5.50	5.00	4.25	4.00
		Final Maturity	Years	Date	05/09/2018	03/28/2017	06/22/2016	12/06/2015	07/11/2015	03/19/2015	12/19/2014	10/08/2014	12/19/2023	12/19/2021	06/19/2020	06/19/2019	06/19/2018	12/19/2017	03/19/2017	12/19/2016
Series A3	With optional redemption *	Average life	Years	Date	14.84	12.85	11.12	9.66	8.48	7.50	6.71	6.06	10/17/2027	10/22/2025	01/29/2024	08/16/2022	06/08/2021	06/18/2020	09/02/2019	01/07/2019
		Final Maturity	Years	Date	18.26	16.51	14.76	13.01	11.51	10.25	9.25	8.50	03/19/2031	06/19/2029	09/19/2027	12/19/2025	06/19/2024	03/19/2023	03/19/2022	06/19/2021
	Without optional redemption *	Average life	Years	Date	14.87	12.89	11.16	9.71	8.53	7.55	6.75	6.08	10/31/2027	11/06/2025	02/13/2024	09/03/2022	06/27/2021	07/07/2020	09/18/2019	01/17/2019
		Final Maturity	Years	Date	19.01	17.51	15.76	14.01	12.51	11.25	10.25	9.25	12/19/2031	06/19/2030	09/19/2028	12/19/2026	06/19/2025	03/19/2024	03/19/2023	03/19/2022
Series B	With optional redemption *	Average life	Years	Date	18.26	16.51	14.76	13.01	11.51	10.25	9.25	8.50	03/19/2031	06/19/2029	09/19/2027	12/19/2025	06/19/2024	03/19/2023	03/19/2022	06/19/2021
		Final Maturity	Years	Date	18.26	16.51	14.76	13.01	11.51	10.25	9.25	8.50	03/19/2031	06/19/2029	09/19/2027	12/19/2025	06/19/2024	03/19/2023	03/19/2022	06/19/2021
	Without optional redemption *	Average life	Years	Date	20.30	18.96	17.43	15.87	14.37	13.00	11.79	10.73	04/02/2033	11/28/2031	05/21/2030	10/28/2028	05/01/2027	12/17/2025	09/30/2024	09/08/2023
		Final Maturity	Years	Date	21.51	20.51	19.26	18.01	16.51	15.26	13.76	12.76	06/19/2034	06/19/2033	03/19/2032	12/19/2030	06/19/2029	03/19/2028	09/19/2026	09/19/2025
Series C	With optional redemption *	Average life	Years	Date	18.26	16.51	14.76	13.01	11.51	10.25	9.25	8.50	03/19/2031	06/19/2029	09/19/2027	12/19/2025	06/19/2024	03/19/2023	03/19/2022	06/19/2021
		Final Maturity	Years	Date	18.26	16.51	14.76	13.01	11.51	10.25	9.25	8.50	03/19/2031	06/19/2029	09/19/2027	12/19/2025	06/19/2024	03/19/2023	03/19/2022	06/19/2021
	Without optional redemption *	Average life	Years	Date	24.85	23.35	22.05	20.79	19.53	18.26	17.02	15.84	10/18/2037	04/19/2036	01/01/2035	09/29/2033	06/24/2032	03/21/2031	12/24/2029	10/16/2028
		Final Maturity	Years	Date	33.77	33.77	33.77	33.77	33.77	33.77	33.77	33.77	09/19/2046	09/19/2046	09/19/2046	09/19/2046	09/19/2046	09/19/2046	09/19/2046	09/19/2046

* 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)					
Class		Current		At issue date	
		% CE	% CE	% CE	% CE
Class A		86.95%	1,366,465,000.00	13.05%	91.80%
Series A1		0.00%	0.00	16.00%	2,295,000,000.00
Series A2		55.46%	871,465,000.00	56.00%	400,000,000.00
Series A3		31.50%	495,000,000.00	19.80%	1,400,000,000.00
Series B		7.64%	120,000,000.00	5.41%	495,000,000.00
Series C		5.41%	85,000,000.00	0.00%	485,000,000.00
Issue of Bonds			1,571,465,000.00		2,500,000,000.00
Reserve Fund		0.00%	0.00	1.50%	37,500,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	4,173,426.47	0.082%	
Additional Treasury Account	116.39	0.082%	
Servicer ppal collect not yet credited	4,305,423.68		
Servicer ints collect not yet credited	2,570,742.73		
Liabilities	Available	Balance	Interest
Subordinated Loan L/T		37,500,000.00	3.184%
Start-up Loan L/T		0.00	
Subordinated Loan S/T		0.00	
Start-up Loan S/T		0.00	

Additional information

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Subordinated Loan
 BBVA

Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	11,760	15,470
Principal		
Principal outstanding	1,570,073,478.90	2,500,000,049.34
Average loan	133,509.65	161,603.11
Minimum	75.94	43,505.01
Maximum	472,400.52	542,787.78
Interest rate		
Weighted average (wac)	2.19%	4.30%
Minimum	0.75%	2.25%
Maximum	5.80%	5.50%
Final maturity		
Weighted average (WARM) (months)	269	342
Minimum	02/28/2013	11/30/2014
Maximum	10/31/2046	09/30/2046
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	96.14%	94.99%
Mortgage Market: Banks	0.26%	0.30%
Mortgage Market: All Institutions	3.60%	4.71%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.01	7.75		
10.01 - 20%	0.06	17.11		
20.01 - 30%	0.15	25.95		
30.01 - 40%	0.37	35.82		
40.01 - 50%	0.80	45.66		
50.01 - 60%	2.21	55.83		
60.01 - 70%	5.87	66.09		
70.01 - 80%	46.71	76.36		
80.01 - 90%	43.24	82.67	36.78	87.63
90.01 - 100%	0.41	90.85	63.22	94.26
100.01 - 110%	0.04	103.21		
110.01 - 120%	0.02	113.42		
120.01 - 130%	0.04	122.11		
Weighted average (WALTV)	77.69			91.82
Minimum	0.06			80.07
Maximum	292.56			98.91

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.28%	0.16%	0.12%	0.12%	0.38%
Annual Percentage Rate (CPR)	3.30%	1.85%	1.47%	1.46%	4.47%

Geographic distribution		
	Current	At constitution date
Andalucia	12.64%	12.52%
Aragon	2.31%	2.26%
Asturias	1.14%	1.13%
Balearic Islands	2.88%	2.86%
Basque Country	5.11%	5.41%
Canary Islands	2.36%	2.50%
Cantabria	2.02%	1.90%
Castilla-La Mancha	3.52%	3.43%
Castilla-Leon	4.43%	4.35%
Catalonia	24.51%	24.98%
Ceuta	0.34%	0.36%
Extremadura	1.26%	1.26%
Galicia	1.54%	1.56%
La Rioja	0.59%	0.60%
Madrid	21.86%	21.73%
Melilla	0.46%	0.55%
Murcia	1.80%	1.63%
Navarra	0.84%	0.83%
Valencia	10.41%	10.14%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%		Total	%	
<i>Delinquencies</i>										
Up to 1 month	1,160	522,694.48	372,287.65	32,742.98	927,725.11	28.59	166,548,820.78	167,476,545.89	77.67	79.80
from > 1 to ≤ 2 months	129	140,604.84	110,061.90	1,550.80	252,217.54	7.77	19,401,954.08	19,654,171.62	9.12	81.95
from > 2 to ≤ 3 months	30	41,613.02	39,691.42	0.00	81,304.44	2.51	4,916,571.67	4,997,876.11	2.32	81.60
from > 3 to ≤ 6 months	26	62,463.99	53,142.08	6,272.33	121,878.40	3.76	4,404,294.85	4,526,173.25	2.10	81.47
from > 6 to < 12 months	37	126,006.20	115,168.63	33,453.62	274,628.45	8.46	5,222,717.95	5,497,346.40	2.55	79.95
from ≥ 12 to < 18 months	32	178,847.63	175,404.76	44,948.97	399,201.36	12.30	5,717,603.70	6,116,805.06	2.84	86.10
from ≥ 18 to < 24 months	13	99,585.89	92,199.86	17,705.88	209,491.63	6.46	2,057,087.56	2,266,579.19	1.05	87.63
from ≥ 2 years	30	396,173.78	492,664.47	89,500.20	978,338.45	30.15	4,110,334.67	5,088,673.12	2.36	87.87
Subtotal	1,457	1,567,989.83	1,450,620.77	226,174.78	3,244,785.38	100.00	212,379,385.26	215,624,170.64	100.00	80.49
<i>Doubt debts (subjectives)</i>										
	0	0.00	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	1,457	1,567,989.83	1,450,620.77	226,174.78	3,244,785.38		212,379,385.26	215,624,170.64		80.49