BBVA RMBS 4 Fondo de Titulización de Activos

Brief report

Date: 10/31/2008
Currency: EUR

Date of constitution
11/19/2007

VAT Reg. no.
G85271229

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

Originator
BBVA

Servicer
BBVA

Lead Managers
BBVA

Bond Underwriters and Placement Agents
BBVA

Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
BBVA

Start-up Loan
BBVA

Swap
BBVA

Assets Custodian
BBVA

Fund Auditors
Ernst&Young

Subordinated Loan
BBVA

Issued securities: Asset-Backed Bonds

Bonds issue

Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Moody´s / S&P Current	 Original
Series A1 ES0314150006	11/22/2007 27,400	83,939.04 2,299,929,696.00 83.94%	100,000.00 2,740,000,000.00	Floating Euribor 3 meses+0.180% 25.Jan/Apr/Jul/Oct	5.1010% 01/26/2009 1,082.326303 Gross 887.507568 Net	04/25/2060 Quarterly 25.Jan/Apr/Jul/Oct	01/26/2009 "Pass-Through"	Aaa AAA	Aaa AAA
Series A2 ES0314150014	11/22/2007 9,600	100,000.00 960,000,000.00 100.00%	100,000.00 960,000,000.00	Floating Euribor 3 meses+0.250% 25.Jan/Apr/Jul/Oct	5.1710% 01/26/2009 1,307.113889 Gross 1,071.833389 Net	04/25/2060 Quarterly 25.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Aaa AAA	Aaa AAA
Series A3 ES0314150022	11/22/2007 10,505	100,000.00 1,050,500,000.00 100.00%	100,000.00 1,050,500,000.00	Floating Euribor 3 meses+0.300% 25.Jan/Apr/Jul/Oct	5.2210% 01/26/2009 1,319.752778 Gross 1,082.197278 Net	04/25/2060 Quarterly 25.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Aaa AAA	Aaa AAA
Series B ES0314150030	11/22/2007 417	100,000.00 41,700,000.00 100.00%	100,000.00 41,700,000.00	Floating Euribor 3 meses+0.800% 25.Jan/Apr/Jul/Oct	5.7210% 01/26/2009 1,446.141667 Gross 1,185.836167 Net	04/25/2060 Quarterly 25.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Aa3 A	Aa3 A
Series C ES0314150048	11/22/2007 1,078	100,000.00 107,800,000.00 100.00%	100,000.00 107,800,000.00	Floating Euribor 3 meses+1.100% 25.Jan/Apr/Jul/Oct	6.0210% 01/26/2009 1,521.975000 Gross 1,248.019500 Net	04/25/2060 Quarterly 25.Jan/Apr/Jul/Oct	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Baa1 BBB	Baa1 BBB
Total		4,459,929,696.00	4,900,000,000.00						

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	7.33	5.27	4.04	3.26	2.72	2.33	2.04	1.81
			Date	02/28/2016	04/02/2014	11/14/2012	02/02/2012	07/21/2011	01/03/2011	11/13/2010	08/22/2010
		Final Maturity	Years	14.49	10.99	8.74	6.99	5.99	4.99	4.48	3.99
			Date	04/25/2023	10/25/2019	07/25/2017	10/25/2015	10/25/2014	10/25/2013	04/25/2013	10/25/2012
	Without optional redemption *	Average life	Years	7.33	5.27	4.04	3.26	2.72	2.33	2.04	1.81
			Date	02/28/2016	04/02/2014	11/14/2012	02/02/2012	07/21/2011	01/03/2011	11/13/2010	08/22/2010
		Final Maturity	Years	14.49	10.99	8.74	6.99	5.99	4.99	4.48	3.99
			Date	04/25/2023	10/25/2019	07/25/2017	10/25/2015	10/25/2014	10/25/2013	04/25/2013	10/25/2012
Series A2	With optional redemption *	Average life	Years	17.99	14.38	11.62	9.59	8.07	6.95	6.06	5.36
			Date	10/23/2026	03/15/2023	10/06/2020	02/06/2018	11/24/2016	12/10/2015	11/20/2014	10/03/2014
		Final Maturity	Years	21.50	17.99	14.99	12.49	10.74	9.24	7.99	7.24
			Date	04/25/2030	10/25/2026	10/25/2023	04/25/2021	07/25/2019	01/25/2018	10/25/2016	01/25/2016
	Without optional redemption *	Average life	Years	17.99	14.40	11.62	9.59	8.07	6.95	6.06	5.36
			Date	10/24/2026	03/21/2023	10/06/2020	02/06/2018	11/24/2016	12/10/2015	11/20/2014	10/03/2014
		Final Maturity	Years	21.50	17.99	14.99	12.49	10.74	9.24	7.99	7.24
			Date	04/25/2030	10/25/2026	10/25/2023	04/25/2021	07/25/2019	01/25/2018	10/25/2016	01/25/2016
Series A3	With optional redemption *	Average life	Years	25.15	22.16	19.26	16.61	14.43	12.61	11.07	9.89
			Date	12/18/2033	12/22/2030	01/30/2028	06/06/2025	01/04/2023	08/06/2021	11/21/2019	09/20/2018
		Final Maturity	Years	26.75	24.00	21.25	18.49	16.25	14.24	12.49	11.24
			Date	07/25/2035	10/25/2032	01/25/2030	04/25/2027	01/25/2025	01/25/2023	04/25/2021	01/25/2020
	Without optional redemption *	Average life	Years	26.95	23.95	21.06	18.54	16.28	14.47	12.84	11.50
			Date	06/10/2035	07/10/2032	11/17/2029	11/05/2027	07/02/2025	04/17/2023	08/29/2021	04/29/2020
		Final Maturity	Years	38.51	38.01	36.51	34.01	30.50	28.50	26.25	24.50
			Date	04/25/2047	10/25/2046	04/25/2045	10/25/2042	04/25/2039	04/25/2037	01/25/2035	04/25/2033
Series B	With optional redemption *	Average life	Years	20.79	17.51	14.74	12.48	10.71	9.30	8.15	7.26
			Date	12/08/2029	04/30/2026	07/25/2023	04/19/2021	07/16/2019	02/14/2018	12/21/2016	01/31/2016
		Final Maturity	Years	26.75	24.00	21.25	18.49	16.25	14.24	12.49	11.24
			Date	07/25/2035	10/25/2032	01/25/2030	04/25/2027	01/25/2025	01/25/2023	04/25/2021	01/25/2020
	Without optional redemption *	Average life	Years	21.69	18.42	15.68	13.47	11.69	10.25	9.07	8.11
			Date	06/07/2030	03/27/2027	02/07/2024	04/16/2022	05/07/2020	01/27/2019	11/25/2017	06/12/2016
		Final Maturity	Years	39.01	39.01	39.01	39.01	39.01	39.01	39.01	39.01
			Date	10/25/2047	10/25/2047	10/25/2047	10/25/2047	10/25/2047	10/25/2047	10/25/2047	10/25/2047
Series C	With optional redemption *	Average life	Years	20.80	17.52	14.75	12.48	10.72	9.30	8.15	7.26
			Date	08/15/2029	04/05/2026	07/28/2023	04/22/2021	07/18/2019	02/16/2018	12/23/2016	01/02/2016
		Final Maturity	Years	26.75	24.00	21.25	18.49	16.25	14.24	12.49	11.24
			Date	07/25/2035	10/25/2032	01/25/2030	04/25/2027	01/25/2025	01/25/2023	04/25/2021	01/25/2020
	Without optional redemption *	Average life	Years	21.71	18.43	15.69	13.48	11.70	10.26	9.08	8.11
			Date	10/07/2030	03/31/2027	06/07/2024	04/19/2022	08/07/2020	01/30/2019	11/27/2017	08/12/2016
		Final Maturity	Years	39.01	39.01	39.01	39.01	39.01	39.01	39.01	39.01
			Date	10/25/2047	10/25/2047	10/25/2047	10/25/2047	10/25/2047	10/25/2047	10/25/2047	10/25/2047

* 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		% CE	At issue date		% CE
Class A	96.65%	4,310,429,696.00	4.50%	96.95%	4,750,500,000.00	4.10%
Series A1	51.57%	2,299,929,696.00		55.92%	2,740,000,000.00	
Series A2	21.53%	960,000,000.00		19.59%	960,000,000.00	
Series A3	23.55%	1,050,500,000.00		21.44%	1,050,500,000.00	
Series B	0.93%	41,700,000.00	3.57%	0.85%	41,700,000.00	3.25%
Series C	2.42%	107,800,000.00	1.15%	2.20%	107,800,000.00	1.05%
Issue of Bonds		4,459,929,696.00			4,900,000,000.00	
Reserve Fund	1.15%	51,450,000.00		1.05%	51,450,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		79,904,299.71	5.027%
Servicer ppal collect not yet credited		12,581,730.73	
Servicer ints collect not yet credited		16,162,724.98	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan		310,271.86	6.921%
Subordinated Loan	0.00	51,450,000.00	7.921%

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com

BBVA RMBS 4 Fondo de Titulización de Activos

Brief report

Date: 10/31/2008
Currency: EUR

Date of constitution
11/19/2007

VAT Reg. no.
G85271229

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

Originator
BBVA

Servicer
BBVA

Lead Managers
BBVA

Bond Underwriters and Placement Agents
BBVA

Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
BBVA

Start-up Loan
BBVA

Swap
BBVA

Assets Custodian
BBVA

Fund Auditors
Ernst&Young

Subordinated Loan
BBVA

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	30,767	33,222
Principal		
Principal outstanding	4,428,442,506.78	4,900,000,817.08
Average loan	143,934.82	147,492.65
Minimum	271.22	6,004.99
Maximum	1,162,583.29	1,182,773.71
Interest rate		
Weighted average (wac)	5.81%	5.15%
Minimum	3.50%	2.85%
Maximum	7.49%	6.73%
Final maturity		
Weighted average (WARM) (months)	332	343
Minimum	04/30/2009	04/30/2009
Maximum	08/31/2047	08/31/2047
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	96.57%	96.73%
Mortgage Market: Banks	0.17%	0.17%
Mortgage Market: All Institutions	3.26%	3.10%

LTV Distribution

	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.01	5.21	0.00	2.94
10.01 - 20%	0.02	14.73	0.01	14.59
20.01 - 30%	0.04	25.67	0.01	25.40
30.01 - 40%	0.09	35.59	0.03	35.74
40.01 - 50%	0.33	46.40	0.05	46.06
50.01 - 60%	1.12	56.21	0.18	55.37
60.01 - 70%	29.71	66.73	23.87	67.54
70.01 - 80%	68.63	75.10	75.86	75.73
80.01 - 90%	0.05	80.14		
Weighted average (WALTV)		72.24		73.70
Minimum		0.20		2.29
Maximum		80.29		80.00

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.91%	0.65%	0.69%	0.76%	0.76%
Annual Percentage Rate (CPR)	10.44%	7.50%	8.02%	8.79%	8.79%

Geographic distribution

	Current	At constitution date
Andalucia	20.97%	20.97%
Aragon	1.49%	1.46%
Asturias	1.70%	1.71%
Balearic Islands	4.10%	4.04%
Basque Country	2.09%	2.08%
Canary Islands	7.21%	7.17%
Cantabria	0.87%	0.87%
Castilla-La Mancha	3.22%	3.30%
Castilla-Leon	3.00%	2.99%
Catalonia	20.00%	20.20%
Ceuta	0.32%	0.33%
Extremadura	1.40%	1.39%
Galicia	4.55%	4.44%
La Rioja	0.36%	0.37%
Madrid	10.74%	10.89%
Melilla	0.35%	0.35%
Murcia	2.96%	2.89%
Navarra	0.56%	0.55%
Valencia	14.10%	13.99%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	5,310	1,110,643.30	4,197,057.04	-15.14	5,307,685.20	64.05	795,029,599.87	800,337,285.07	86.50	73.33
from > 1 to ≤ 2 months	495	237,402.53	995,761.09	0.00	1,233,163.62	14.88	75,136,095.41	76,369,259.03	8.25	75.18
from > 2 to ≤ 3 months	79	52,295.48	237,533.00	15.14	289,843.62	3.50	12,741,248.06	13,031,091.68	1.41	76.68
from > 3 to ≤ 6 months	138	138,925.76	549,788.54	15,656.58	704,370.88	8.50	20,639,986.55	21,344,357.43	2.31	76.62
from > 6 to < 12 months	93	140,424.49	568,351.62	42,766.32	751,542.43	9.07	13,361,011.51	14,112,553.94	1.53	78.20
Subtotal	6,115	1,679,691.56	6,548,491.29	58,422.90	8,286,605.75	100.00	916,907,941.40	925,194,547.15	100.00	73.67
Doubt debts (subjectives)										
	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	6,115	1,679,691.56	6,548,491.29	58,422.90	8,286,605.75		916,907,941.40	925,194,547.15		73.67

Additional information

Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid ☎ +34 91 411 84 67 Fax +34 91 411 84 68 www.edt-sg.com info@eurotitulizacion.com
Official register CNMV: C/ Miguel Angel, 11 - 28010 Madrid ☎ +34 91 585 15 00 www.cnmv.com