BBVA RMBS 4 Fondo de Titulización de Activos

Brief report

Date: 12/31/2009
Currency: EUR

Date of constitution
11/19/2007

VAT Reg. no.
V85271229

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	Principal outstanding Original	Interest type / Reference rate and margin / Payment Date	Interest Rate / Next coupon	Redemption: Final maturity (legal)	Redemption: Next	Rating Moody´s / S&P Current	Rating Moody´s / S&P Original
Series A1 ES0314150006	11/22/2007 27,400	64,259.46 1,760,709,204.00 64.26%	100,000.00 2,740,000,000.00	Floating Euribor 3 meses+0.180% 25.Jan/Apr/Jul/Oct	0.9130% 01/25/2010 148.301909 Gross 121.607565 Net	04/25/2060 Quarterly 25.Jan/Apr/Jul/Oct	01/25/2010 "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	0.9830% 01/25/2010 248.480556 Gross 203.754056 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	1.0330% 01/25/2010 261.119444 Gross 214.117944 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	1.5330% 01/25/2010 387.508333 Gross 317.756833 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	1.8330% 01/25/2010 463.341667 Gross 379.940167 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		3,920,709,204.00	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	5.31	3.95	3.12	2.57	2.18	1.89	1.67	1.50
			Date	05/16/2015	04/01/2014	07/03/2013	08/19/2012	03/30/2012	12/16/2011	09/26/2011	07/25/2011
		Final Maturity	Years	10.50	8.01	6.25	5.25	4.50	3.75	3.50	3.00
			Date	07/25/2020	01/25/2018	04/25/2016	04/25/2015	07/25/2014	10/25/2013	07/25/2013	01/25/2013
	Without optional redemption *	Average life	Years	5.31	3.95	3.12	2.57	2.18	1.89	1.67	1.50
			Date	05/16/2015	04/01/2014	07/03/2013	08/19/2012	03/30/2012	12/16/2011	09/26/2011	07/25/2011
		Final Maturity	Years	10.50	8.01	6.25	5.25	4.50	3.75	3.50	3.00
			Date	07/25/2020	01/25/2018	04/25/2016	04/25/2015	07/25/2014	10/25/2013	07/25/2013	01/25/2013
Series A2	With optional redemption *	Average life	Years	14.05	11.20	9.11	7.61	6.48	5.64	4.95	4.42
			Date	09/02/2024	03/04/2021	04/03/2019	02/09/2017	07/18/2016	09/15/2015	05/01/2015	06/25/2014
		Final Maturity	Years	18.01	14.76	12.25	10.50	9.01	7.75	6.75	6.00
			Date	01/25/2028	10/25/2024	04/25/2022	07/25/2020	01/25/2019	10/25/2017	10/25/2016	01/25/2016
	Without optional redemption *	Average life	Years	14.05	11.20	9.13	7.61	6.48	5.64	4.95	4.42
			Date	09/02/2024	03/04/2021	11/03/2019	02/09/2017	07/18/2016	09/15/2015	05/01/2015	06/25/2014
		Final Maturity	Years	18.01	14.76	12.25	10.50	9.01	7.75	6.75	6.00
			Date	01/25/2028	10/25/2024	04/25/2022	07/25/2020	01/25/2019	10/25/2017	10/25/2016	01/25/2016
Series A3	With optional redemption *	Average life	Years	22.18	19.26	16.56	14.37	12.52	10.99	9.79	8.74
			Date	03/24/2032	04/23/2029	08/13/2026	05/06/2024	07/30/2022	01/17/2021	06/11/2019	10/20/2018
		Final Maturity	Years	24.02	21.26	18.51	16.26	14.26	12.50	11.25	10.01
			Date	01/25/2034	04/25/2031	07/25/2028	04/25/2026	04/25/2024	07/25/2022	04/25/2021	01/25/2020
	Without optional redemption *	Average life	Years	24.05	21.15	18.58	16.30	14.39	12.85	11.42	10.34
			Date	05/02/2034	03/16/2031	08/20/2028	11/05/2026	11/06/2024	11/28/2022	06/24/2021	05/25/2020
		Final Maturity	Years	37.27	36.77	35.02	31.77	28.52	27.02	24.51	23.51
			Date	04/25/2047	10/25/2046	01/25/2045	10/25/2041	07/25/2038	01/25/2037	07/25/2034	07/25/2033
Series B	With optional redemption *	Average life	Years	17.29	14.47	12.17	10.40	8.99	7.85	6.97	6.22
			Date	05/05/2027	10/07/2024	03/26/2022	06/18/2020	01/19/2019	11/29/2017	01/13/2017	12/04/2016
		Final Maturity	Years	24.02	21.26	18.51	16.26	14.26	12.50	11.25	10.01
			Date	01/25/2034	04/25/2031	07/25/2028	04/25/2026	04/25/2024	07/25/2022	04/25/2021	01/25/2020
	Without optional redemption *	Average life	Years	18.24	15.44	13.20	11.41	9.97	8.80	7.84	7.04
			Date	04/16/2028	01/07/2025	05/04/2023	06/20/2021	11/01/2020	11/11/2018	11/25/2017	07/02/2017
		Final Maturity	Years	39.52	39.52	39.52	39.52	39.52	39.52	39.52	39.52
			Date	07/25/2049	07/25/2049	07/25/2049	07/25/2049	07/25/2049	07/25/2049	07/25/2049	07/25/2049
Series C	With optional redemption *	Average life	Years	17.30	14.48	12.18	10.41	9.00	7.86	6.98	6.22
			Date	08/05/2027	07/13/2024	03/29/2022	06/21/2020	01/22/2019	02/12/2017	01/15/2017	04/13/2016
		Final Maturity	Years	24.02	21.26	18.51	16.26	14.26	12.50	11.25	10.01
			Date	01/25/2034	04/25/2031	07/25/2028	04/25/2026	04/25/2024	07/25/2022	04/25/2021	01/25/2020
	Without optional redemption *	Average life	Years	18.25	15.45	13.21	11.42	9.98	8.81	7.85	7.05
			Date	04/20/2028	05/07/2025	08/04/2023	06/23/2021	01/14/2020	11/13/2018	11/27/2017	09/02/2017
		Final Maturity	Years	39.52	39.52	39.52	39.52	39.52	39.52	39.52	39.52
			Date	07/25/2049	07/25/2049	07/25/2049	07/25/2049	07/25/2049	07/25/2049	07/25/2049	07/25/2049

* 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	96.19%	3,771,209,204.00	3.96%	96.95%	4,750,500,000.00	4.10%
Series A1	44.91%	1,760,709,204.00		55.92%	2,740,000,000.00	
Series A2	24.49%	960,000,000.00		19.59%	960,000,000.00	
Series A3	26.79%	1,050,500,000.00		21.44%	1,050,500,000.00	
Series B	1.06%	41,700,000.00	2.90%	0.85%	41,700,000.00	3.25%
Series C	2.75%	107,800,000.00	0.15%	2.20%	107,800,000.00	1.05%
Issue of Bonds		3,920,709,204.00			4,900,000,000.00	
Reserve Fund	0.15%	5,967,487.00		1.05%	51,450,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		103,978,970.67	0.648%
Servicer ppal collect not yet credited		13,829,669.50	
Servicer ints collect not yet credited		7,528,270.65	
Liabilities	**Available**	**Balance**	**Interest**
Start-up Loan		0.00	
Subordinated Loan		51,450,000.00	3.733%

Europea de Titulización publishes this report to supplement the information laid down in the Offering Circular for the Bond Issue by this Securitisation Fund.
Only the information communicated by Europea de Titulización, in pursuance of the provisions of the Offering Circular, shall be considered for third-party publicity and dissemination purposes.

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: 12/31/2009
Currency: EUR

Date of constitution
11/19/2007

VAT Reg. no.
V85271229

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	27,844	33,222
Principal		
Principal outstanding	3,871,187,891.65	4,900,000,817.08
Average loan	139,031.31	147,492.65
Minimum	0.24	6,004.99
Maximum	1,132,565.69	1,182,773.71
Interest rate		
Weighted average (wac)	2.77%	5.15%
Minimum	0.93%	2.85%
Maximum	7.01%	6.73%
Final maturity		
Weighted average (WARM) (months)	318	343
Minimum	06/30/2010	04/30/2009
Maximum	09/30/2049	08/31/2047
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	96.92%	96.73%
Mortgage Market: Banks	0.17%	0.17%
Mortgage Market: All Institutions	2.91%	3.10%

LTV Distribution

	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.01	4.60	0.00	2.94
10.01 - 20%	0.04	14.92	0.01	14.59
20.01 - 30%	0.09	25.32	0.01	25.40
30.01 - 40%	0.29	35.89	0.03	35.74
40.01 - 50%	0.81	45.97	0.05	46.06
50.01 - 60%	3.31	56.47	0.18	55.37
60.01 - 70%	37.04	66.03	23.87	67.54
70.01 - 80%	58.38	74.27	75.86	75.73
80.01 - 90%	0.03	80.13		
Weighted average (WALTV)		70.22		73.70
Minimum		0.00		2.29
Maximum		80.65		80.00

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.72%	0.66%	0.59%	0.75%	0.76%
Annual Percentage Rate (CPR)	8.29%	7.65%	6.90%	8.65%	8.79%

Geographic distribution

	Current	At constitution date
Andalucia	21.29%	20.97%
Aragon	1.49%	1.46%
Asturias	1.74%	1.71%
Balearic Islands	4.05%	4.04%
Basque Country	2.11%	2.08%
Canary Islands	7.38%	7.17%
Cantabria	0.86%	0.87%
Castilla-La Mancha	3.18%	3.30%
Castilla-Leon	3.11%	2.99%
Catalonia	19.94%	20.20%
Ceuta	0.33%	0.33%
Extremadura	1.42%	1.39%
Galicia	4.81%	4.44%
La Rioja	0.36%	0.37%
Madrid	10.66%	10.89%
Melilla	0.37%	0.35%
Murcia	2.88%	2.89%
Navarra	0.56%	0.55%
Valencia	13.46%	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	3,424	1,118,042.72	1,377,855.91	25,268.84	2,521,167.47	20.80	490,175,208.74	492,696,376.21	73.52	71.30
from > 1 to ≤ 2 months	392	307,125.56	416,041.30	318.91	723,485.77	5.97	56,112,615.30	56,836,101.07	8.48	72.92
from > 2 to ≤ 3 months	44	55,990.25	75,778.34	212.61	131,981.20	1.09	7,595,692.74	7,727,673.94	1.15	72.54
from > 3 to ≤ 6 months	90	115,796.36	196,008.07	34,171.21	345,975.64	2.85	12,465,945.95	12,811,921.59	1.91	73.09
from > 6 to < 12 months	173	387,445.55	869,223.36	160,552.85	1,417,221.76	11.69	25,680,892.46	27,098,114.22	4.04	72.72
from ≥ 12 to < 18 months	283	843,277.26	2,563,009.13	405,346.33	3,811,632.72	31.45	41,697,686.66	45,509,319.38	6.79	79.96
from ≥ 18 to < 24 months	157	612,674.88	1,913,425.85	315,348.51	2,841,449.24	23.44	22,045,443.41	24,886,892.65	3.71	81.11
from ≥ 2 years	16	62,855.11	244,818.92	19,163.31	326,837.34	2.70	2,255,669.77	2,582,507.11	0.39	84.82
Subtotal	4,579	3,503,207.69	7,656,160.88	960,382.57	12,119,751.14	100.00	658,029,155.03	670,148,906.17	100.00	72.45
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	4,579	3,503,207.69	7,656,160.88	960,382.57	12,119,751.14		658,029,155.03	670,148,906.17		72.45

Additional information
Europea de Titulización: C/ Lagasca, 120 - 28006 Madrid +34 91 411 84 67 +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