

BBVA RMBS 5 Fondo de Titulización de Activos

Brief report

Date: 05/31/2009
Currency: EUR

Date of constitution
05/26/2008

VAT Reg. no.
V85447654

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

Originator
BBVA

Servicer
BBVA

Lead Manager and Subscriber
BBVA

Assets Custodian
BBVA

Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
BBVA

Swap
BBVA

Start-up Loan
BBVA

Subordinated Loan
BBVA

Fund Auditors
Ernst & Young

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 S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0310003001	05/29/2008 46,750	94,385.53 4,412,523,527.50 94.39%	100,000.00 4,675,000,000.00	Floating 3M Euribor+0.300% 20.Mar/Jun/Sep/Dec	1.9140% 06/22/2009 471.707417 Gross 386.800082 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	06/22/2009 "Pass-Through"	AAA	AAA
Series B ES0310003019	05/29/2008 2,500	100,000.00 250,000,000.00 100.00%	100,000.00 250,000,000.00	Floating 3M Euribor+0.700% 20.Mar/Jun/Sep/Dec	2.3140% 06/22/2009 604.211111 Gross 495.453111 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutential / Pro rata under certain circumstances	A	A
Series C ES0310003027	05/29/2008 750	100,000.00 75,000,000.00 100.00%	100,000.00 75,000,000.00	Floating 3M Euribor+1.100% 20.Mar/Jun/Sep/Dec	2.7140% 06/22/2009 708.655556 Gross 581.097556 Net	03/20/2061 Quarterly 20.Mar/Jun/Sep/Dec	To be determined "Pass-Through" Secutential / Pro rata under certain circumstances	BBB-	BBB-
Total		4,737,523,527.50	5,000,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series A	With optional redemption *	% 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
		Average life	Years	14.92	11.80	9.58	7.98	6.78	5.87	5.17	4.60
Series A	With optional redemption *	Final Maturity	Date	02/15/2024	01/03/2021	10/14/2018	03/09/2017	12/29/2015	01/31/2015	05/19/2014	10/24/2013
		Final Maturity	Years	31.27	27.02	23.02	19.77	17.01	14.76	13.01	11.51
	Without optional redemption *	Average life	Years	15.32	12.31	10.15	8.55	7.34	6.40	5.66	5.06
		Final Maturity	Date	07/12/2024	07/08/2021	05/10/2019	10/04/2017	07/20/2016	08/12/2015	11/14/2014	04/09/2014
	Without optional redemption *	Final Maturity	Years	39.53	39.53	39.53	39.53	39.53	39.53	39.53	39.53
		Final Maturity	Date	09/20/2048	09/20/2048	09/20/2048	09/20/2048	09/20/2048	09/20/2048	09/20/2048	09/20/2048
Series B	With optional redemption *	Average life	Years	23.57	19.20	15.76	13.19	11.23	9.70	8.52	7.56
		Final Maturity	Date	10/09/2032	05/26/2028	12/20/2024	05/26/2022	06/07/2020	11/30/2018	09/25/2017	10/10/2016
	Without optional redemption *	Average life	Years	31.27	27.02	23.02	19.77	17.01	14.76	13.01	11.51
		Final Maturity	Date	06/20/2040	03/20/2036	03/20/2032	12/20/2028	03/20/2026	12/20/2023	03/20/2022	09/20/2020
	Without optional redemption *	Average life	Years	24.39	20.23	16.92	14.36	12.36	10.78	9.52	8.49
		Final Maturity	Date	08/03/2033	06/07/2029	02/16/2026	07/25/2023	07/24/2021	12/27/2019	09/22/2018	09/13/2017
Series C	With optional redemption *	Average life	Years	39.53	39.53	39.53	39.53	39.53	39.53	39.53	39.53
		Final Maturity	Date	09/20/2048	09/20/2048	09/20/2048	09/20/2048	09/20/2048	09/20/2048	09/20/2048	09/20/2048
	Without optional redemption *	Average life	Years	23.57	19.20	15.76	13.19	11.23	9.70	8.52	7.56
		Final Maturity	Date	10/09/2032	05/26/2028	12/20/2024	05/26/2022	06/07/2020	11/30/2018	09/25/2017	10/10/2016
	Without optional redemption *	Average life	Years	31.27	27.02	23.02	19.77	17.01	14.76	13.01	11.51
		Final Maturity	Date	06/20/2040	03/20/2036	03/20/2032	12/20/2028	03/20/2026	12/20/2023	03/20/2022	09/20/2020

* 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
Series A	93.14%	4,412,523,527.50	9.86%	93.50%	4,675,000,000.00	9.34%
Series B	5.28%	250,000,000.00	4.58%	5.00%	250,000,000.00	4.34%
Series C	1.58%	75,000,000.00	3.00%	1.50%	75,000,000.00	2.84%
Issue of Bonds		4,737,523,527.50			5,000,000,000.00	
Reserve Fund	3.00%	142,000,000.00		2.84%	142,000,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		296,479,915.32	1.535%
Servicer pool collect not yet credited		18,182,241.67	
Servicer ints collect not yet credited		12,209,639.43	
Liabilities	Available	Balance	Interest
Start-up Loan		251,474.00	3.614%
Subordinated Loan		142,000,000.00	4.614%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		26,823	28,601
Principal			
Principal outstanding		4,601,595,453.96	5,000,000,624.09
Average loan		171,554.09	174,819.08
Minimum		4,176.90	5,919.48
Maximum		979,764.41	996,555.56
Interest rate			
Weighted average (wac)		3.70%	5.24%
Minimum		1.77%	3.60%
Maximum		7.36%	6.84%
Final maturity			
Weighted average (WARM) (months)		389	402
Minimum		06/30/2011	07/31/2012
Maximum		12/31/2048	01/31/2048
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		99.06%	99.05%
Mortgage Market: Banks		0.05%	0.05%
Mortgage Market: All Institutions		0.89%	0.90%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.00	7.84		
10.01 - 20%	0.01	16.21	0.00	18.34
20.01 - 30%	0.04	25.79	0.01	24.35
30.01 - 40%	0.07	35.74	0.01	35.83
40.01 - 50%	0.17	45.92	0.02	44.50
50.01 - 60%	0.52	55.96	0.09	55.59
60.01 - 70%	11.03	67.15	8.39	67.95
70.01 - 80%	36.60	76.18	37.09	76.51
80.01 - 90%	29.55	84.89	31.01	84.92
90.01 - 100%	21.99	95.51	23.38	96.04
100.01 - 110%	0.03	100.25		
Weighted average (WALT)		81.80		82.93
Minimum		5.30		15.71
Maximum		100.83		100.00

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.96%	0.92%	0.71%	0.59%	0.57%
Annual Percentage Rate (CPR)	10.93%	10.54%	8.21%	6.84%	6.66%

Geographic distribution		
	Current	At constitution date
Andalucia	18.84%	18.77%
Aragon	1.64%	1.70%
Asturias	1.77%	1.76%
Balearic Islands	2.94%	2.95%
Basque Country	2.89%	2.80%
Canary Islands	5.74%	5.66%
Cantabria	1.21%	1.18%
Castilla-La Mancha	3.96%	3.91%
Castilla-Leon	4.23%	4.18%
Catalonia	21.82%	21.91%
Ceuta	0.51%	0.51%
Extremadura	1.30%	1.28%
Galicia	3.51%	3.54%
La Rioja	0.44%	0.44%
Madrid	11.70%	11.66%
Mejilla	0.65%	0.63%
Murcia	2.53%	2.53%
Navarra	0.64%	0.65%
Valencia	13.69%	13.96%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	4,635	1,093,658.94	3,328,322.35	712.04	4,422,693.33	42.97	811,083,175.54	815,505,868.87	79.41	81.19
from > 1 to ≤ 2 months	644	327,231.27	1,248,269.56	24.70	1,575,525.53	15.31	112,032,675.96	113,608,201.49	11.06	81.04
from > 2 to ≤ 3 months	80	46,401.29	209,961.61	0.00	256,362.90	2.49	13,613,489.33	13,869,852.23	1.35	82.29
from > 3 to ≤ 6 months	167	130,110.72	755,867.12	39,262.70	925,240.54	8.99	28,952,267.22	29,877,507.76	2.91	83.53
from > 6 to < 12 months	262	334,034.91	2,013,646.23	270,038.11	2,617,719.25	25.43	44,683,483.59	47,301,202.84	4.61	85.37
from ≥ 12 to < 18 months	35	66,976.96	375,582.57	52,573.29	495,132.82	4.81	6,355,181.04	6,850,313.86	0.67	87.16
Subtotal	5,823	1,998,414.09	7,931,649.44	362,610.84	10,292,674.37	100.00	1,016,720,272.68	1,027,012,947.05	100.00	81.48
<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	0.00
Total	5,823	1,998,414.09	7,931,649.44	362,610.84	10,292,674.37		1,016,720,272.68	1,027,012,947.05		81.48