BBVA RMBS 7 Fondo de Titulización de Activos

Brief report

Date: 02/28/2010
Currency: EUR

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Date of constitution
11/24/2008

VAT Reg. no.
V85576239

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

Originator
BBVA

Servicer
BBVA

Lead Manager and Suscriber
BBVA

Assets Custodian
BBVA

Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

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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) Current	 Original	Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal)	 Next	Rating Moody´s Current	 Original
Series A ES0310005006	11/24/2008 82,110	86,973.06 7,141,357,956.60 86.97%	100,000.00 8,211,000,000.00	Floating 3M Euribor+0.300% 21.Mar/Jun/Sep/Dec	1.0120% 03/22/2010 222.486751 Gross 180.214268 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	03/22/2010 "Pass-Through"	Aaa	Aaa
Series B ES0310005014	11/24/2008 1,360	100,000.00 136,000,000.00 100.00%	100,000.00 136,000,000.00	Floating 3M Euribor+0.700% 21.Mar/Jun/Sep/Dec	1.4120% 03/22/2010 356.922222 Gross 289.107000 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A1	A1
Series C ES0310005022	11/24/2008 1,530	100,000.00 153,000,000.00 100.00%	100,000.00 153,000,000.00	Floating 3M Euribor+1.100% 21.Mar/Jun/Sep/Dec	1.8120% 03/22/2010 458.033333 Gross 371.007000 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Baa3	Baa3
Total		7,430,357,956.60	8,500,000,000.00						

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 A	With optional redemption *	Average life	Years	9.86	8.32	7.13	6.18	5.44	4.82	4.34	3.92
			Date	01/26/2020	07/14/2018	05/04/2017	05/23/2016	08/28/2015	01/13/2015	07/21/2014	02/18/2014
		Final Maturity	Years	21.01	18.52	16.26	14.26	12.76	11.26	10.26	9.26
			Date	03/21/2031	09/21/2028	06/21/2026	06/21/2024	12/21/2022	06/21/2021	06/21/2020	06/21/2019
	Without optional redemption *	Average life	Years	10.44	8.90	7.70	6.74	5.96	5.33	4.80	4.35
			Date	08/24/2020	02/10/2019	11/27/2017	12/13/2016	03/05/2016	07/17/2015	01/05/2015	07/27/2014
		Final Maturity	Years	39.78	39.78	39.78	39.78	39.78	39.78	39.78	39.78
			Date	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049
Series B	With optional redemption *	Average life	Years	14.58	12.43	10.71	9.31	8.22	7.28	6.55	5.92
			Date	10/14/2024	08/23/2022	11/30/2020	07/09/2019	06/05/2018	06/28/2017	10/06/2016	02/17/2016
		Final Maturity	Years	21.01	18.52	16.26	14.26	12.76	11.26	10.26	9.26
			Date	03/21/2031	09/21/2028	06/21/2026	06/21/2024	12/21/2022	06/21/2021	06/21/2020	06/21/2019
	Without optional redemption *	Average life	Years	15.59	13.44	11.70	10.28	9.12	8.16	7.36	6.68
			Date	10/18/2025	08/24/2023	11/27/2021	06/29/2020	05/03/2019	05/17/2018	07/27/2017	11/21/2016
		Final Maturity	Years	39.78	39.78	39.78	39.78	39.78	39.78	39.78	39.78
			Date	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049
Series C	With optional redemption *	Average life	Years	14.58	12.43	10.71	9.31	8.22	7.28	6.55	5.92
			Date	10/14/2024	08/23/2022	11/30/2020	07/09/2019	06/05/2018	06/28/2017	10/06/2016	02/17/2016
		Final Maturity	Years	21.01	18.52	16.26	14.26	12.76	11.26	10.26	9.26
			Date	03/21/2031	09/21/2028	06/21/2026	06/21/2024	12/21/2022	06/21/2021	06/21/2020	06/21/2019
	Without optional redemption *	Average life	Years	15.59	13.44	11.70	10.28	9.12	8.16	7.36	6.68
			Date	10/18/2025	08/24/2023	11/27/2021	06/29/2020	05/03/2019	05/17/2018	07/27/2017	11/21/2016
		Final Maturity	Years	39.78	39.78	39.78	39.78	39.78	39.78	39.78	39.78
			Date	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049	12/21/2049

* 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
Series A	96.11%	7,141,357,956.60	5.89%	96.60%	8,211,000,000.00	5.15%
Series B	1.83%	136,000,000.00	4.06%	1.60%	136,000,000.00	3.55%
Series C	2.06%	153,000,000.00	2.00%	1.80%	153,000,000.00	1.75%
Issue of Bonds		7,430,357,956.60			8,500,000,000.00	
Reserve Fund	2.00%	148,750,000.00		1.75%	148,750,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		371,560,278.09	0.623%
Servicer ppal collect not yet credited		35,834,785.99	
Servicer ints collect not yet credited		15,097,373.62	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		148,750,000.00	2.712%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		112,690.27	2.712%
Start-up Loan S/T		112,690.28	

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	81,428	89,393
Principal		
Principal outstanding	7,205,896,437.27	8,500,004,533.34
Average loan	88,494.09	95,085.80
Minimum	13.14	628.44
Maximum	2,565,685.96	2,637,639.27
Interest rate		
Weighted average (wac)	2.87%	5.79%
Minimum	0.93%	4.50%
Maximum	7.59%	8.27%
Final maturity		
Weighted average (WARM) (months)	259	273
Minimum	03/31/2010	01/31/2009
Maximum	12/31/2049	09/30/2048
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	98.75%	98.70%
Mortgage Market: Banks	0.21%	0.22%
Mortgage Market: All Institutions	1.04%	1.08%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.99	7.34	0.64	7.48
10.01 - 20%	5.52	15.97	4.29	16.12
20.01 - 30%	12.50	25.53	10.69	25.57
30.01 - 40%	21.01	35.39	18.97	35.39
40.01 - 50%	31.25	45.26	29.44	45.34
50.01 - 60%	18.29	52.95	24.85	53.52
60.01 - 70%	3.21	64.85	3.41	64.73
70.01 - 80%	4.11	75.44	4.20	76.11
80.01 - 90%	1.75	84.52	1.86	84.18
90.01 - 100%	1.37	94.72	1.65	95.75
Weighted average (WALTV)		43.37		45.38
Minimum		0.01		0.10
Maximum		100.00		100.00

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

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.61%	0.72%	0.67%	0.73%	0.76%
Annual Percentage Rate (CPR)	7.09%	8.27%	7.74%	8.38%	8.72%

Geographic distribution

	Current	At constitution date
Andalucia	21.70%	21.55%
Aragon	1.64%	1.64%
Asturias	1.47%	1.45%
Balearic Islands	2.73%	2.71%
Basque Country	3.88%	3.85%
Canary Islands	5.77%	5.70%
Cantabria	1.11%	1.11%
Castilla-La Mancha	2.94%	2.94%
Castilla-Leon	2.79%	2.85%
Catalonia	18.94%	18.90%
Ceuta	0.31%	0.30%
Extremadura	1.20%	1.20%
Galicia	2.86%	2.83%
La Rioja	0.39%	0.39%
Madrid	16.32%	16.49%
Melilla	0.25%	0.25%
Murcia	2.13%	2.14%
Navarra	0.58%	0.60%
Valencia	13.00%	13.12%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	7,503	2,547,056.70	2,252,171.55	279.22	4,799,507.47	69.40	769,514,937.53	774,314,445.00	89.86	40.58
from > 1 to ≤ 2 months	514	453,799.05	471,452.11	39.90	925,291.06	13.38	59,408,419.02	60,333,710.08	7.00	43.80
from > 2 to ≤ 3 months	54	59,615.37	69,875.95	1,238.53	130,729.85	1.89	6,559,121.86	6,689,851.71	0.78	51.54
from > 3 to ≤ 6 months	56	82,700.94	108,710.15	14,438.54	205,849.63	2.98	6,874,248.26	7,080,097.89	0.82	56.20
from > 6 to < 12 months	85	171,529.99	225,129.48	60,869.49	457,528.96	6.62	7,866,926.53	8,324,455.49	0.97	47.89
from ≥ 12 to < 18 months	40	108,063.79	238,936.54	49,552.54	396,552.87	5.73	4,544,123.62	4,940,676.49	0.57	57.88
Subtotal	8,252	3,422,765.84	3,366,275.78	126,418.22	6,915,459.84	100.00	854,767,776.82	861,683,236.66	100.00	41.08
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	8,252	3,422,765.84	3,366,275.78	126,418.22	6,915,459.84		854,767,776.82	861,683,236.66		41.08

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