BBVA RMBS 7 Fondo de Titulización de Activos

Brief report

Date: 04/30/2010
Currency: EUR

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

Register of Book Securities
Iberclear

Treasury Account
BBVA

Swap
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Start-up Loan
BBVA

Subordinated Loan
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Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

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	84,110.77 6,906,335,324.70 84.11%	100,000.00 8,211,000,000.00	Floating 3M Euribor+0.300% 21.Mar/Jun/Sep/Dec	0.9440% 06/21/2010 200.706989 Gross 162.572661 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	06/21/2010 "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	1.3440% 06/21/2010 339.733333 Gross 275.184000 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	1.7440% 06/21/2010 440.844444 Gross 357.084000 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Baa3	Baa3
Total		7,195,335,324.70	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	10.25	8.71	7.51	6.55	5.78	5.17	4.65	4.23
			Date	06/17/2020	12/04/2018	09/21/2017	10/06/2016	12/28/2015	05/22/2015	11/13/2014	06/10/2014
		Final Maturity	Years	22.02	19.52	17.26	15.26	13.51	12.26	11.01	10.01
			Date	03/21/2032	09/21/2029	06/21/2027	06/21/2025	09/21/2023	06/21/2022	03/21/2021	03/21/2020
	Without optional redemption *	Average life	Years	10.31	8.82	7.65	6.72	5.97	5.35	4.83	4.40
			Date	07/08/2020	01/11/2019	11/11/2017	12/06/2016	03/07/2016	07/25/2015	01/18/2015	08/13/2014
		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	15.13	12.98	11.24	9.83	8.67	7.77	6.98	6.33
			Date	05/02/2025	03/10/2023	06/13/2021	01/15/2020	11/18/2018	12/23/2017	03/10/2017	07/17/2016
		Final Maturity	Years	22.02	19.52	17.26	15.26	13.51	12.26	11.01	10.01
			Date	03/21/2032	09/21/2029	06/21/2027	06/21/2025	09/21/2023	06/21/2022	03/21/2021	03/21/2020
	Without optional redemption *	Average life	Years	15.23	13.16	11.48	10.12	9.00	8.07	7.29	6.63
			Date	06/07/2025	05/14/2023	09/10/2021	05/01/2020	03/19/2019	04/14/2018	07/04/2017	11/05/2016
		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	15.13	12.98	11.24	9.83	8.67	7.77	6.98	6.33
			Date	05/02/2025	03/10/2023	06/13/2021	01/15/2020	11/18/2018	12/23/2017	03/10/2017	07/17/2016
		Final Maturity	Years	22.02	19.52	17.26	15.26	13.51	12.26	11.01	10.01
			Date	03/21/2032	09/21/2029	06/21/2027	06/21/2025	09/21/2023	06/21/2022	03/21/2021	03/21/2020
	Without optional redemption *	Average life	Years	15.23	13.16	11.48	10.12	9.00	8.07	7.29	6.63
			Date	06/07/2025	05/14/2023	09/10/2021	05/01/2020	03/19/2019	04/14/2018	07/04/2017	11/05/2016
		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	95.98%	6,906,335,324.70	6.09%	96.60%	8,211,000,000.00	5.15%
Series B	1.89%	136,000,000.00	4.20%	1.60%	136,000,000.00	3.55%
Series C	2.13%	153,000,000.00	2.07%	1.80%	153,000,000.00	1.75%
Issue of Bonds		7,195,335,324.70			8,500,000,000.00	
Reserve Fund	2.07%	148,750,000.00		1.75%	148,750,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		269,236,683.05	0.558%
Servicer ppal collect not yet credited		32,423,273.49	
Servicer ints collect not yet credited		14,581,572.64	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		148,750,000.00	2.644%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		84,517.70	2.644%
Start-up Loan S/T		112,690.28	

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	80,457	89,393
Principal		
Principal outstanding	7,056,813,864.17	8,500,004,533.34
Average loan	87,709.13	95,085.80
Minimum	28.52	628.44
Maximum	2,554,771.65	2,637,639.27
Interest rate		
Weighted average (wac)	2.84%	5.79%
Minimum	0.92%	4.50%
Maximum	7.59%	8.27%
Final maturity		
Weighted average (WARM) (months)	258	273
Minimum	05/31/2010	01/31/2009
Maximum	01/31/2050	09/30/2048
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	98.76%	98.70%
Mortgage Market: Banks	0.21%	0.22%
Mortgage Market: All Institutions	1.03%	1.08%

LTV Distribution

	Current % Pool	 % LTV	At constitution date % Pool	 % LTV
0.01 - 10%	1.04	7.31	0.64	7.48
10.01 - 20%	5.65	15.96	4.29	16.12
20.01 - 30%	12.76	25.52	10.69	25.57
30.01 - 40%	21.27	35.38	18.97	35.39
40.01 - 50%	31.50	45.24	29.44	45.34
50.01 - 60%	17.43	52.89	24.85	53.52
60.01 - 70%	3.17	64.85	3.41	64.73
70.01 - 80%	4.13	75.36	4.20	76.11
80.01 - 90%	1.69	84.55	1.86	84.18
90.01 - 100%	1.35	94.56	1.65	95.75
Weighted average (WALTV)		43.11		45.38
Minimum		0.03		0.10
Maximum		100.00		100.00

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

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.61%	0.65%	0.69%	0.70%	0.75%
Annual Percentage Rate (CPR)	7.11%	7.58%	7.96%	8.04%	8.63%

Geographic distribution

	Current	At constitution date
Andalucia	21.71%	21.55%
Aragon	1.64%	1.64%
Asturias	1.47%	1.45%
Balearic Islands	2.75%	2.71%
Basque Country	3.88%	3.85%
Canary Islands	5.76%	5.70%
Cantabria	1.10%	1.11%
Castilla-La Mancha	2.95%	2.94%
Castilla-Leon	2.78%	2.85%
Catalonia	18.96%	18.90%
Ceuta	0.31%	0.30%
Extremadura	1.21%	1.20%
Galicia	2.85%	2.83%
La Rioja	0.39%	0.39%
Madrid	16.28%	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	7,319	2,459,946.37	2,180,781.88	1,103.36	4,641,831.61	67.92	752,647,577.01	757,289,408.62	90.19	40.44
from > 1 to ≤ 2 months	480	413,983.44	421,414.75	26.68	835,424.87	12.22	54,059,146.42	54,894,571.29	6.54	44.77
from > 2 to ≤ 3 months	40	42,538.99	51,400.35	585.80	94,525.14	1.38	4,691,153.30	4,785,678.44	0.57	48.35
from > 3 to ≤ 6 months	59	88,701.43	113,755.07	18,488.95	220,945.45	3.23	6,752,308.69	6,973,254.14	0.83	51.51
from > 6 to < 12 months	80	181,224.59	218,880.59	67,198.40	467,303.58	6.84	8,679,975.42	9,147,279.00	1.09	52.25
from ≥ 12 to < 18 months	58	168,205.38	329,984.27	76,234.05	574,423.70	8.40	5,979,004.22	6,553,427.92	0.78	53.09
Subtotal	8,036	3,354,600.20	3,316,216.91	163,637.24	6,834,454.35	100.00	832,809,165.06	839,643,619.41	100.00	40.99
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	8,036	3,354,600.20	3,316,216.91	163,637.24	6,834,454.35		832,809,165.06	839,643,619.41		40.99

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