BBVA RMBS 7 Fondo de Titulización de Activos

Brief report

Date: 08/31/2011
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
BBVA

Start-up Loan
BBVA

Subordinated Loan
BBVA

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	11/27/2008 82,110	72,550.58 5,957,128,123.80 72.55%	100,000.00 8,211,000,000.00	Floating 3M Euribor+0.300% 21.Mar/Jun/Sep/Dec	1.8020% 09/21/2011 334.103482 Gross 270.623820 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	09/21/2011 "Pass-Through"	Aaa AAAsf	Aaa
Series B ES0310005014	11/27/2008 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	2.2020% 09/21/2011 562.733333 Gross 455.814000 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A1 n.c.	A1
Series C ES0310005022	11/27/2008 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	2.6020% 09/21/2011 664.955556 Gross 538.614000 Net	03/21/2061 Quarterly 21.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Baa3 n.c.	Baa3
Total		6,246,128,123.80	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	9.30	7.92	6.84	5.98	5.29	4.73	4.27	3.90
			Date	10/06/2020	05/22/2019	04/22/2018	06/13/2017	10/02/2016	03/11/2016	09/26/2015	05/14/2015
		Final Maturity	Years	19.27	17.01	15.01	13.26	11.76	10.51	9.51	8.76
			Date	09/21/2030	06/21/2028	06/21/2026	09/21/2024	03/21/2023	12/21/2021	12/21/2020	03/21/2020
	Without optional redemption *	Average life	Years	9.99	8.60	7.50	6.61	5.89	5.30	4.80	4.38
			Date	06/14/2021	01/22/2020	12/16/2018	01/28/2018	05/11/2017	10/06/2016	04/08/2016	11/06/2015
		Final Maturity	Years	39.03	39.03	39.03	39.03	39.03	39.03	39.03	39.03
			Date	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050
Series B	With optional redemption *	Average life	Years	12.73	10.89	9.42	8.24	7.28	6.49	5.86	5.34
			Date	03/09/2024	05/07/2022	11/17/2020	09/13/2019	09/27/2018	12/16/2017	04/28/2017	10/22/2016
		Final Maturity	Years	19.27	17.01	15.01	13.26	11.76	10.51	9.51	8.76
			Date	09/21/2030	06/21/2028	06/21/2026	09/21/2024	03/21/2023	12/21/2021	12/21/2020	03/21/2020
	Without optional redemption *	Average life	Years	13.76	11.90	10.40	9.18	8.19	7.36	6.66	6.07
			Date	03/21/2025	05/11/2023	11/10/2021	08/23/2020	08/25/2019	10/27/2018	02/15/2018	07/14/2017
		Final Maturity	Years	39.03	39.03	39.03	39.03	39.03	39.03	39.03	39.03
			Date	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050
Series C	With optional redemption *	Average life	Years	12.73	10.89	9.42	8.24	7.28	6.49	5.86	5.34
			Date	03/09/2024	05/07/2022	11/17/2020	09/13/2019	09/27/2018	12/16/2017	04/28/2017	10/22/2016
		Final Maturity	Years	19.27	17.01	15.01	13.26	11.76	10.51	9.51	8.76
			Date	09/21/2030	06/21/2028	06/21/2026	09/21/2024	03/21/2023	12/21/2021	12/21/2020	03/21/2020
	Without optional redemption *	Average life	Years	13.76	11.90	10.40	9.18	8.19	7.36	6.66	6.07
			Date	03/21/2025	05/11/2023	11/10/2021	08/23/2020	08/25/2019	10/27/2018	02/15/2018	07/14/2017
		Final Maturity	Years	39.03	39.03	39.03	39.03	39.03	39.03	39.03	39.03
			Date	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050	06/21/2050

* 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	95.37%	5,957,128,123.80	7.01%	96.60%	8,211,000,000.00	5.15%
Series B	2.18%	136,000,000.00	4.83%	1.60%	136,000,000.00	3.55%
Series C	2.45%	153,000,000.00	2.38%	1.80%	153,000,000.00	1.75%
Issue of Bonds		6,246,128,123.80			8,500,000,000.00	
Reserve Fund	2.38%	148,750,000.00		1.75%	148,750,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		282,266,639.29	1.390%
Servicer ppal collect not yet credited		24,960,579.78	
Servicer ints collect not yet credited		12,867,018.89	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		148,750,000.00	3.502%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		0.00	
Start-up Loan S/T		56,345.13	

Collateral: Residential mortgage loans

General

	Current	At constitution date
Count	74,877	89,393
Principal		
Principal outstanding	6,121,447,410.77	8,500,004,533.34
Average loan	81,753.37	95,085.80
Minimum	99.29	628.44
Maximum	2,466,112.89	2,637,639.27
Interest rate		
Weighted average (wac)	3.05%	5.79%
Minimum	1.70%	4.50%
Maximum	7.17%	8.27%
Final maturity		
Weighted average (WARM) (months)	246	273
Minimum	09/05/2011	01/31/2009
Maximum	08/31/2050	09/30/2048
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	99.02%	98.70%
Mortgage Market: Banks	0.21%	0.22%
Mortgage Market: All Institutions	0.77%	1.08%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	1.47	7.18	0.64	7.48
10.01 - 20%	7.02	15.90	4.29	16.12
20.01 - 30%	14.42	25.50	10.69	25.57
30.01 - 40%	23.65	35.34	18.97	35.39
40.01 - 50%	32.32	45.13	29.44	45.34
50.01 - 60%	11.35	52.76	24.85	53.52
60.01 - 70%	3.23	65.10	3.41	64.73
70.01 - 80%	3.77	75.06	4.20	76.11
80.01 - 90%	1.74	84.75	1.86	84.18
90.01 - 100%	1.03	93.79	1.65	95.75
Weighted average (WALTV)		41.21		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

BBVA RMBS 7 Fondo de Titulización de Activos

Brief report

Date: 08/31/2011
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
BBVA

Start-up Loan
BBVA

Subordinated Loan
BBVA

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

Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.22%	0.32%	0.36%	0.45%	0.63%
Annual Percentage Rate (CPR)	2.60%	3.82%	4.26%	5.25%	7.28%

Geographic distribution

	Current	At constitution date
Andalucia	21.74%	21.55%
Aragon	1.64%	1.64%
Asturias	1.47%	1.45%
Balearic Islands	2.79%	2.71%
Basque Country	3.87%	3.85%
Canary Islands	5.80%	5.70%
Cantabria	1.09%	1.11%
Castilla-La Mancha	2.95%	2.94%
Castilla-Leon	2.68%	2.85%
Catalonia	19.04%	18.90%
Ceuta	0.32%	0.30%
Extremadura	1.22%	1.20%
Galicia	2.83%	2.83%
La Rioja	0.39%	0.39%
Madrid	16.13%	16.49%
Melilla	0.23%	0.25%
Murcia	2.14%	2.14%
Navarra	0.59%	0.60%
Valencia	13.07%	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	7,401	2,633,419.81	2,130,977.36	5,047.89	4,769,445.06	53.59	732,356,496.63	737,125,941.69	86.59	38.38
from > 1 to ≤ 2 months	634	570,615.97	548,372.48	943.70	1,119,932.15	12.58	72,187,318.14	73,307,250.29	8.61	42.88
from > 2 to ≤ 3 months	37	39,477.97	36,674.53	814.85	76,967.35	0.86	3,505,312.26	3,582,279.61	0.42	42.51
from > 3 to ≤ 6 months	62	95,554.33	104,869.35	18,151.46	218,575.14	2.46	6,809,451.31	7,028,026.45	0.83	49.13
from > 6 to < 12 months	74	235,213.76	232,060.97	59,809.84	527,084.57	5.92	9,491,460.74	10,018,545.31	1.18	52.64
from ≥ 12 to < 18 months	66	257,662.34	345,608.32	73,174.45	676,445.11	7.60	7,630,079.20	8,306,524.31	0.98	48.94
from ≥ 18 to < 24 months	53	294,121.59	373,623.41	78,405.21	746,150.21	8.38	5,928,222.42	6,674,372.63	0.78	57.06
from ≥ 2 years	53	269,853.70	419,467.48	76,563.98	765,885.16	8.60	4,466,078.74	5,231,963.90	0.61	47.65
Subtotal	8,380	4,395,919.47	4,191,653.90	312,911.38	8,900,484.75	100.00	842,374,419.44	851,274,904.19	100.00	39.18
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	8,380	4,395,919.47	4,191,653.90	312,911.38	8,900,484.75		842,374,419.44	851,274,904.19		39.18

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