BBVA RMBS 8 Fondo de Titulización de Activos

Brief report

Date: 07/31/2010
Currency: EUR

Europea de Titulización
Sociedad Gestora de Fondos de Titulización

Date of constitution
07/16/2009

VAT Reg. no.
V85746469

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

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 ES0316858002	07/21/2009 11,468	93,753.47 1,075,164,793.96 93.75%	100,000.00 1,146,800,000.00	Floating 3-M Euribor+0.300% 16.Mar/Jun/Sep/Dec	1.0200% 09/16/2010 244.384045 Gross 197.951076 Net	06/16/1936 Quarterly 16.Mar/Jun/Sep/Dec	09/16/2010 "Pass-Through" Secuential / Pro rata under certain circumstances	Aaa	Aaa
Series B ES0316858010	07/21/2009 488	100,000.00 48,800,000.00 100.00%	100,000.00 48,800,000.00	Floating 3-M Euribor+0.500% 16.Mar/Jun/Sep/Dec	1.2200% 09/16/2010 311.777778 Gross 252.540000 Net	06/16/1936 Quarterly 16.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	A1	A1
Series C ES0316858028	07/21/2009 244	100,000.00 24,400,000.00 100.00%	100,000.00 24,400,000.00	Floating 3-M Euribor+0.800% 16.Mar/Jun/Sep/Dec	1.5200% 09/16/2010 388.444444 Gross 314.640000 Net	06/16/1936 Quarterly 16.Mar/Jun/Sep/Dec	To Be Determined "Pass-Through" Secuential / Pro rata under certain circumstances	Ba2	Ba2
Total		1,148,364,793.96	1,220,000,000.00						

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	7.22	6.48	5.84	5.29	4.81	4.39	4.02	3.71
			Date	08/31/2017	12/05/2016	04/16/2016	09/27/2015	04/05/2015	11/03/2014	06/20/2014	03/01/2014
		Final Maturity	Years	14.01	13.26	12.51	11.76	11.01	10.26	9.51	9.01
			Date	06/16/2024	09/16/2023	12/16/2022	03/16/2022	06/16/2021	09/16/2020	12/16/2019	06/16/2019
	Without optional redemption *	Average life	Years	7.38	6.66	6.04	5.51	5.04	4.63	4.27	3.95
			Date	10/31/2017	02/11/2017	06/30/2016	12/17/2015	06/29/2015	01/30/2015	09/20/2014	05/27/2014
		Final Maturity	Years	22.76	22.76	22.76	22.52	22.76	22.52	22.52	22.76
			Date	03/16/2033	03/16/2033	03/16/2033	12/16/2032	03/16/2033	12/16/2032	12/16/2032	03/16/2033
Series B	With optional redemption *	Average life	Years	11.04	10.12	9.25	8.45	7.72	7.07	6.48	6.00
			Date	06/29/2021	07/26/2020	09/12/2019	11/23/2018	03/04/2018	07/08/2017	12/05/2016	06/13/2016
		Final Maturity	Years	14.01	13.26	12.51	11.76	11.01	10.26	9.51	9.01
			Date	06/16/2024	09/16/2023	12/16/2022	03/16/2022	06/16/2021	09/16/2020	12/16/2019	06/16/2019
	Without optional redemption *	Average life	Years	11.38	10.49	9.66	8.88	8.19	7.55	6.98	6.47
			Date	10/29/2021	12/09/2020	02/08/2020	05/03/2019	08/20/2018	01/01/2018	06/08/2017	12/04/2016
		Final Maturity	Years	22.76	22.76	22.52	22.52	22.76	22.52	22.52	22.76
			Date	03/16/2033	03/16/2033	12/16/2032	12/16/2032	03/16/2033	12/16/2032	12/16/2032	03/16/2033
Series C	With optional redemption *	Average life	Years	11.04	10.12	9.25	8.45	7.72	7.07	6.48	6.00
			Date	06/29/2021	07/26/2020	09/12/2019	11/23/2018	03/04/2018	07/08/2017	12/05/2016	06/13/2016
		Final Maturity	Years	14.01	13.26	12.51	11.76	11.01	10.26	9.51	9.01
			Date	06/16/2024	09/16/2023	12/16/2022	03/16/2022	06/16/2021	09/16/2020	12/16/2019	06/16/2019
	Without optional redemption *	Average life	Years	11.38	10.49	9.66	8.88	8.19	7.55	6.98	6.47
			Date	10/29/2021	12/09/2020	02/08/2020	05/03/2019	08/20/2018	01/01/2018	06/08/2017	12/04/2016
		Final Maturity	Years	22.76	22.76	22.52	22.52	22.76	22.52	22.52	22.76
			Date	03/16/2033	03/16/2033	12/16/2032	12/16/2032	03/16/2033	12/16/2032	12/16/2032	03/16/2033

* 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	93.63%	1,075,164,793.96	8.49%	94.00%	1,146,800,000.00	8.00%
Series B	4.25%	48,800,000.00	4.24%	4.00%	48,800,000.00	4.00%
Series C	2.12%	24,400,000.00	2.12%	2.00%	24,400,000.00	2.00%
Issue of Bonds		1,148,364,793.96			1,220,000,000.00	
Reserve Fund	2.12%	24,400,000.00		2.00%	24,400,000.00	

Other finantial operations (current)

Assets		Balance	Interest
Treasury Account		39,073,028.33	0.628%
Servicer ppal collect not yet credited		1,851,503.22	
Servicer ints collect not yet credited		604,422.88	
Liabilities	**Available**	**Balance**	**Interest**
Subordinated Loan L/T		24,400,000.00	2.720%
Subordinated Loan S/T		0.00	
Start-up Loan L/T		164,257.66	2.720%
Start-up Loan S/T		59,019.24	

Collateral: Residential mortgage loans on subsidesed (MCs)

General

	Current	At constitution date
Count	18,905	19,235
Principal		
Principal outstanding	1,127,931,448.80	1,220,000,100.28
Average loan	59,663.13	63,426.05
Minimum	160.20	170.58
Maximum	126,427.24	133,448.50
Interest rate		
Weighted average (wac)	2.54%	3.72%
Minimum	2.31%	3.68%
Maximum	2.57%	5.01%
Final maturity		
Weighted average (WARM) (months)	187	199
Minimum	01/30/2022	01/30/2022
Maximum	10/11/2032	10/11/2032
Index (principal outstanding distribution)		
Housing Plan 1998-2001	3.08%	3.23%
Housing Plan 2002-2005	89.33%	89.41%
Housing Plan 2005-2008	7.59%	7.35%

LTV Distribution

	Current % Pool	Current % LTV	At constitution date % Pool	At constitution date % LTV
0.01 - 10%	0.00	6.65	0.00	0.15
10.01 - 20%	0.05	16.39		
20.01 - 30%	0.26	26.46	0.09	26.88
30.01 - 40%	1.32	35.94	0.64	36.49
40.01 - 50%	4.40	46.01	2.48	45.83
50.01 - 60%	21.69	56.12	13.44	56.26
60.01 - 70%	60.97	65.30	51.07	66.05
70.01 - 80%	11.31	72.39	32.29	72.92
Weighted average (WALTV)		62.75		66.23
Minimum		0.14		0.15
Maximum		74.81		76.98

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Additional information

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Prepayments

	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.15%	0.16%	0.16%	0.18%	0.18%
Annual Percentage Rate (CPR)	1.78%	1.94%	1.93%	2.15%	2.10%

Geographic distribution

	Current	At constitution date
Andalucia	19.53%	19.14%
Aragon	0.75%	0.73%
Asturias	1.97%	1.97%
Balearic Islands	0.75%	0.73%
Canary Islands	6.13%	6.05%
Castilla-La Mancha	5.24%	5.13%
Castilla-Leon	5.05%	4.97%
Catalonia	4.10%	4.04%
Extremadura	2.27%	2.22%
Galicia	6.27%	6.22%
La Rioja	1.29%	1.27%
Madrid	33.54%	34.56%
Murcia	1.51%	1.49%
Valencia	11.61%	11.47%

Current delinquency

Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Delinquencies										
Up to 1 month	867	181,251.84	76,339.14	0.00	257,590.98	86.24	52,542,094.31	52,799,685.29	93.39	61.25
from > 1 to ≤ 2 months	44	16,488.66	6,397.53	0.00	22,886.19	7.66	2,636,688.48	2,659,574.67	4.70	63.24
from > 2 to ≤ 3 months	14	9,551.76	3,933.22	0.00	13,484.98	4.51	892,682.07	906,167.05	1.60	65.88
from > 3 to ≤ 6 months	3	2,595.51	1,891.75	249.18	4,736.44	1.59	168,438.97	173,175.41	0.31	66.16
Subtotal	928	209,887.77	88,561.64	249.18	298,698.59	100.00	56,239,903.83	56,538,602.42	100.00	61.43
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	928	209,887.77	88,561.64	249.18	298,698.59		56,239,903.83	56,538,602.42		61.43

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