

BBVA HIPOTECARIO 3 Fondo de Titulización de Activos

Brief report

Date: 12/31/2010
Currency: EUR

Date of constitution
06/13/2005

VAT Reg. no.
V84373000

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

Originator
BBVA

Servicer
BBVA

Lead Managers
BBVA
JPMorgan

Bond Underwriters and Placement Agents
BBVA
JPMorgan
Banco Cooperativo
Caixa Catalunya
Calyon
CSFB
Dresdner Kleinwort Wasserstein
Société Général

Bond Underwriters and Placement Agents
BBVA

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Bond Paying Agent
BBVA

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
BBVA

Amortisation Account
BBVA

Subordinated Credit
BBVA

Start-up Loan
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Swap
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Assets Custodian
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 Fitch / Moody's / S&P Current Original	
Series A1 ES0314227002	06/16/2005 4,495	0.00 0.00 0.00%	100,000.00 449,500,000.00	Floating 3-M Euribor+0.050% 21.Feb/May/Aug/Nov		11/21/2038 Quarterly 21.Feb/May/Aug/Nov	Amortized	AAA Aaa AAA	
Series A2 ES0314227010	06/16/2005 9,257	31,115.23 288,033,684.11 31.12%	100,000.00 925,700,000.00	Floating 3-M Euribor+0.170% 21.Feb/May/Aug/Nov	1.2110% 02/21/2011 95.248041 Gross 77.150913 Net	11/21/2038 Quarterly 21.Feb/May/Aug/Nov	02/21/2011 "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aaa AAA	AAA Aaa AAA
Series B ES0314227028	06/16/2005 559	83,230.52 46,525,860.68 83.23%	100,000.00 55,900,000.00	Floating 3-M Euribor+0.320% 21.Feb/May/Aug/Nov	1.3610% 02/21/2011 286.338420 Gross 231.934120 Net	11/21/2038 Quarterly 21.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	A A3 A	A A2 A
Series C ES0314227036	06/16/2005 189	83,237.54 15,731,895.06 83.24%	100,000.00 18,900,000.00	Floating 3-M Euribor+0.600% 21.Feb/May/Aug/Nov	1.6410% 02/21/2011 345.276252 Gross 279.673764 Net	11/21/2038 Quarterly 21.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secuential	BB Ba3 BBB	BBB+ Baa2 BBB
Total		350,291,439.85	1,450,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
				0,17		0,34		0,51		0,69	
		% Monthly CPR (SMM)		2,00		4,00		6,00		8,00	
Series A2	With optional redemption *	Average life	Years	0,23	0,23	0,23	0,23	0,23	0,23	0,23	0,23
	Final Maturity	Date	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010
Series B	Without optional redemption *	Average life	Years	0,23	0,23	0,23	0,23	0,23	0,23	0,23	0,23
	Final Maturity	Date	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010
Series C	With optional redemption *	Average life	Years	0,23	0,23	0,23	0,23	0,23	0,23	0,23	0,23
	Final Maturity	Date	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010
Series A2	Without optional redemption *	Average life	Years	0,23	0,23	0,23	0,23	0,23	0,23	0,23	0,23
	Final Maturity	Date	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010
Series B	With optional redemption *	Average life	Years	0,23	0,23	0,23	0,23	0,23	0,23	0,23	0,23
	Final Maturity	Date	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010
Series C	Without optional redemption *	Average life	Years	0,23	0,23	0,23	0,23	0,23	0,23	0,23	0,23
	Final Maturity	Date	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010	02/22/2010

* 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		
Class A	82.23%	288,033,684.11	22.67%	94.84%	1,375,200,000.00	6.96%	
Series A1	0.00%	0.00		31.00%	449,500,000.00		
Series A2	82.23%	288,033,684.11		63.84%	925,700,000.00		
Series B	13.28%	46,525,860.68	9.39%	3.86%	55,900,000.00	3.10%	
Series C	4.49%	15,731,895.06	4.90%	1.30%	18,900,000.00	1.80%	
Issue of Bonds		350,291,439.85			1,450,000,000.00		
Subord. Line of Credit (Available)	4.90%	17,171,732.76		1.80%	26,100,000.00		

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	9,199,701.17	0.962%	
Amortization Account	0.00		
Servicer ppal collect not yet credited	6,361,486.77		
Servicer ints collect not yet credited	674,678.09		
Liabilities	Available	Balance	Interest
Subordinated Line of Credit L/T		0.00	
Subordinated Line of Credit S/T	17,171,732.76	4,552,401.47	3.030%
Start-up Loan L/T		0.00	6.961%
Start-up Loan S/T		0.00	

Additional information

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Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	3,183	6,795	
Principal			
Principal outstanding	341,905,176.01	1,450,012,562.59	
Average loan	107,416.02	213,394.05	
Minimum	110.53	3,040.36	
Maximum	3,331,424.38	7,891,415.63	
Interest rate			
Weighted average (wac)	2.43%	3.20%	
Minimum	1.25%	2.13%	
Maximum	6.00%	6.50%	
Final maturity			
Weighted average (WARM) (months)	75	117	
Minimum	01/31/2011	05/31/2008	
Maximum	08/31/2034	03/31/2041	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	24.79%	24.50%	
4-month EURIBOR/MIBOR	0.48%	0.41%	
5-month EURIBOR/MIBOR	0.16%	0.10%	
6-month EURIBOR/MIBOR	12.34%	15.29%	
7-month EURIBOR/MIBOR	0.45%	0.17%	
9-month EURIBOR/MIBOR	0.08%	0.06%	
10-month EURIBOR/MIBOR	0.00%	0.00%	
11-month EURIBOR/MIBOR	0.09%	0.06%	
1-year EURIBOR/MIBOR	19.52%	18.58%	
1-year EURIBOR/MIBOR (Mortgage Market)	37.76%	35.08%	
Mortgage Market: Banks	2.56%	3.43%	
Mortgage Market: All Institutions	1.74%	2.14%	
Fixed Interest	0.00%	0.18%	

LTV Distribution			
	Current		At constitution date
	% Pool	% LTV	% LTV
0.01 - 10%	6.95	6.91	0.96
10.01 - 20%	18.38	15.68	3.42
20.01 - 30%	24.22	25.17	7.55
30.01 - 40%	25.10	34.97	12.33
40.01 - 50%	13.59	44.69	21.45
50.01 - 60%	7.73	54.59	18.70
60.01 - 70%	2.52	63.26	14.35
70.01 - 80%	1.36	74.96	8.31
80.01 - 90%	0.13	83.97	5.90
90.01 - 100%			6.82
100.01 - 110%			0.02
110.01 - 120%			0.17
Weighted average (WALTV)	31.28		54.12
Minimum	0.06		1.17
Maximum	138.66		182.24

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.27%	0.21%	0.26%	0.61%	0.60%
Annual Percentage Rate (CPR)	3.24%	2.50%	3.07%	7.13%	6.96%

Geographic distribution		
	Current	At constitution date
Andalucía	21.20%	22.22%
Aragón	2.07%	1.75%
Asturias	1.96%	1.46%
Balearic Islands	2.43%	2.14%
Basque Country	5.04%	4.86%
Canary Islands	7.95%	9.65%
Cantabria	0.58%	0.51%
Castilla-La Mancha	2.16%	1.97%
Castilla-León	5.02%	4.56%
Catalonia	20.15%	19.05%
Ceuta	0.20%	0.19%
Extremadura	1.10%	0.84%
Galicia	2.76%	2.59%
La Rioja	1.38%	1.18%
Madrid	11.91%	13.01%
Melilla	0.06%	0.08%
Murcia	2.73%	2.34%
Navarra	0.97%	0.70%
Valencia	10.35%	10.90%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		%	% Total debt / Appraisal Value
<i>Delinquencies</i>									
Up to 1 month	279	756,226.47	92,400.91	1,515.98	850,143.36	9.50	33,695,840.99	34,545,984.35	54.84
from > 1 to ≤ 2 months	66	525,880.90	52,174.57	0.00	578,055.47	6.46	10,060,031.08	10,638,086.55	16.89
from > 2 to ≤ 3 months	2	19,257.29	1,139.31	270.75	20,667.35	0.23	205,127.83	225,795.18	0.36
from > 3 to ≤ 6 months	9	102,799.86	13,864.21	3,284.87	119,948.94	1.34	923,498.48	1,043,447.42	1.66
from > 6 to < 12 months	15	246,745.13	29,570.63	10,735.70	287,051.46	3.21	1,344,013.98	1,631,065.44	2.59
from ≥ 12 to < 18 months	13	227,332.41	28,922.18	17,630.60	273,885.19	3.06	720,912.89	994,798.08	1.58
from ≥ 18 to < 24 months	21	596,072.56	172,605.67	21,770.46	790,448.69	8.83	1,662,628.18	2,453,076.87	3.89
from ≥ 2 years	54	4,932,210.04	944,676.76	155,513.51	6,032,400.31	67.38	5,434,729.41	11,467,129.72	18.20
Subtotal	459	7,406,524.66	1,335,354.24	210,721.87	8,952,600.77	100.00	54,046,782.84	62,999,383.61	100.00
<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
Total	459	7,406,524.66	1,335,354.24	210,721.87	8,952,600.77		54,046,782.84	62,999,383.61	23.47

Additional information