

BBVA Senior Finance, S.A. Unipersonal

D. Juan Isusi Garteiz-Gogearcoa en su calidad de Apoderado de BBVA Senior Finance, S.A. Unipersonal, a los efectos del procedimiento de inscripción por la Comisión Nacional de Mercado de Valores de la emisión denominada "**Notas Estructuradas 56**" de BBVA Senior Finance, S.A. Unipersonal,

MANIFIESTA

Que el contenido del fichero adjunto se corresponde con el folleto informativo de admisión ("FINAL TERMS") de la emisión de **Notas Estructuradas 56** presentado a la Comisión Nacional del Mercado de Valores e inscrito en sus Registros Oficiales el día 25 de febrero de 2010.

Que se autoriza a la Comisión Nacional del Mercado de Valores a la difusión del fichero en su web.

Y para que así conste y surta los efectos oportunos se expide la presente certificación en Madrid a 2 de marzo de 2010.

Juan Isusi Garteiz Gogearcoa
Apoderado de BBVA Senior Finance, S.A. Unipersonal

FINAL TERMS

NOTAS ESTRUCTURADAS 56



19 February 2010

BBVA Senior Finance, S.A. Unipersonal

Issue of EUR 1,000,000 Equity Linked Interest and Equity Linked Redemption Notes due 2013

Guaranteed by Banco Bilbao Vizcaya Argentaria, S.A.

under the €2,000,000,000

Structured Medium Term Note Programme

Mr. Juan Isusi Garteiz Gogearcoa, acting on behalf of BBVA Senior Finance, S.A. Unipersonal, (hereinafter 'BSF') with registered office at Gran Vía 1, Bilbao (Spain) in his capacity as Director of BSF and according to the resolution of the General Shareholders and Board of Directors meeting of 26 May 2009 (the 'Resolution'), under the terms and conditions of the €2,000,000,000 Structured Medium Term Note Programme Base Prospectus (the 'Base Prospectus') registered and approved by the Comisión Nacional del Mercado de Valores ('CNMV') on 2 June 2009, hereby agrees to fix the following terms and conditions of issuance of the "Notas Estructuradas 56" (the "Notes").

In relation to the guarantee granted by Banco Bilbao Vizcaya Argentaria, S.A. ("BBVA") to the Notes, Mr. Pedro María Urresti Laca, acting on behalf of BBVA according to the resolution of the Board of Directors of BBVA dated 27 April 2009, with the signature of this document hereby accepts BBVA's responsibility as guarantor of the Notes for the information contained in this document.

It is agreed to appoint Mr. Pedro Gómez García-Verdugo, of legal age, resident in Madrid, with Spanish identity card 35569748H, as Provisional Representative ("Comisario") of the Syndicate of Noteholders of the Notes. Mr. Gómez, acts on his own and accepts his appointment by his signature being attached to this document.



PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 2nd June 2009 which constitute a base prospectus for the purposes of the Prospectus Directive (Directive 2003/71/EC) (the **Prospectus Directive**). This document constitutes the Final Terms of the Notes described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with the Base Prospectus. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus is available for viewing both at the office of the Issuer at Gran Vía, 1, Bilbao, Spain and Paseo de la Castellana, 81, 28046, Madrid, Spain and at the official web pages of BBVA (www.bbva.es) and CNMV (www.cnmv.es).

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|----|-----|-----------------------------------|---|
| 1. | (a) | Issuer: | BBVA Senior Finance, S.A. Unipersonal
N.I.F.: A95338000 |
| | (b) | Guarantor: | Banco Bilbao Vizcaya Argentaria, S.A. |
| 2. | (a) | Series Number: | 56 |
| | (b) | Tranche Number: | 1 |
| 3. | | Specified Currency or Currencies: | Euro (“EUR”) |
| 4. | | Aggregate Nominal Amount: | |
| | (a) | Series: | EUR 1,000,000 |
| | (b) | Tranche: | EUR 1,000,000 |
| 5. | | Issue Price of Tranche: | 100% of the Aggregate Nominal Amount |
| 6. | (a) | Specified Denominations: | EUR 50,000

The number of securities is 20 |
| | (b) | Calculation Amount: | Not Applicable |
| 7. | (a) | Issue Date: | 23 February 2010

A subscription period is took place from 10:00h a.m. 4 February 2010 to 12:00h a.m. 12 February 2010, being on this latter date the Aggregate Nominal Amount fixed based on the number of subscription orders placed, free of fees and expenses for noteholders |
| | (b) | Interest Commencement Date: | Not Applicable |



8. Maturity Date: 25 February 2013, subject to adjustment in accordance with the Following Business Day Convention and subject to Automatic Early Redemption as specified in paragraph 18(j) below.
9. Interest Basis: Equity Linked Interest
(Further particulars specified in paragraph 18 and 22 below)
10. Redemption/Payment Basis: Equity Linked Redemption
(Further particulars specified in paragraph 18, 22 and paragraph 26 below)
11. Change of Interest Basis or Redemption/Payment Basis: Not Applicable
12. Put/Call Options: Not Applicable
13. (a) Status of the Notes: Senior
- (b) Status of the Guarantee: Senior
- (i) Date of approval for issuance of Notes and Guarantee obtained: Issuance of the Notes is approved by Mr. Juan Isusi Garteiz Gogeaosca on 19 February 2010, according to the decisions of the General Shareholders and Board of Directors meetings of 26 May 2009 of BBVA Senior Finance, S.A. Unipersonal.
- Additionally, issuance of the Notes is guaranteed by Banco Bilbao Vizcaya Argentaria, S.A. ("BBVA"), according to the decision of the Board of Directors of BBVA meeting of 27 April 2009. Certificates of the resolutions of the General Shareholders and Board of Directors meetings of 26 May 2009 and the Board of Directors meeting of 27 April 2009 were provided to the Comisión Nacional del Mercado de Valores ("CNMV") for the registration of the Structured Medium Term Note Programme. Such resolutions are incorporated by reference to these Final Terms.
14. Method of distribution: Non-syndicated

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

15. **Fixed Rate Note Provisions** Not Applicable
16. **Floating Rate Note Provisions** Not Applicable
17. **Zero Coupon Note Provisions** Not Applicable



PROVISIONS RELATING TO STRUCTURED NOTES

18. **Equity Linked Note Provisions** Applicable
- (a) Underlying Securities: Telefonica S.A (Bloomberg Screen Page: “TEF SM <equity>”)
- Description: An ordinary share in the share capital of Telefonica S.A.
 - Company: Telefónica S.A.
 - ISIN/Common Code: ES0178430E18
 - Exchange: Madrid Stock Exchange
 - Option Exchange: Any Exchange
- (b) Formula to be used to determine principal, Equity Linked Interest Amount and/or Equity Linked Redemption Amount: The Notes shall pay on each Interest Payment Date “t” an interest amount “Ct” that will be calculated in accordance with the following formula:

$$C_t = t \times 4.00\% - \sum_{t=1}^6 C_{t-1}$$

only if the following condition is met:

$$\frac{Share_t}{InitialValue} \geq 0.8$$

Where:

$C_1 = 4.00\%$; Otherwise $C_1 = 0$

$C_2 = (2 * 4.00\% - C_1)$; Otherwise $C_2 = 0$

$C_3 = (3 * 4.00\% - C_2 - C_1)$; Otherwise $C_3 = 0$

$C_4 = (4 * 4.00\% - C_3 - C_2 - C_1)$; Otherwise $C_4 = 0$

$C_5 = (5 * 4.00\% - C_4 - C_3 - C_2 - C_1)$; Otherwise $C_5 = 0$

$C_6 = (6 * 4.00\% - C_5 - C_4 - C_3 - C_2 - C_1)$; Otherwise $C_6 = 0$

Interest Payment Date₁ means 23 August 2010

Interest Payment Date₂ means 23 February 2011

Interest Payment Date₃ means 23 August 2011

Interest Payment Date₄ means 23 February 2012

Interest Payment Date₅ means 23 August 2012

Interest Payment Date₆ means 25 February 2013



Share, means the Closing Price of the Underlying Security on the relevant Valuation Date

(Further Definitions are specified in paragraph 22 below)

- (c) Market Disruption Events: As per Conditions 4 of the Base Prospectus dated 2 June 2009 and paragraph 23 below
- (d) Details of any other relevant terms, any stock exchange requirements/tax considerations: Not Applicable
- (e) Extraordinary Events: The occurrence on or prior to any Valuation date of any of the following Event shall be considered an Extraordinary Event:
- Merger Event
 - Tender Offer
 - Insolvency
 - Nationalisation
 - De-Listing
- Upon the occurrence of an Extraordinary Event, the the Issuer in its sole and absolute discretion may (a) require the Calculation Agent to determine in its sole and absolute discretion the appropriate adjustment, if any, to be made to the Underlying Security and/or any of the other terms of these Terms and Conditions to account for the Extraordinary Event and determine the effective date of that adjustment or (b) redeem all of the Notes outstanding as determined by the Calculation Agent in its sole and absolute discretion.
- (f) Conversion Right (Condition 6): Not Applicable
- (g) Reverse Conversion Right (Condition 6): Not Applicable
- (h) Settlement by delivery of Underlying Securities: Not Applicable
- (i) Knock-in/out Price: Not Applicable
- (j) Such other additional terms or provisions as may be required: Automatic Early Redemption

The Notes shall be redeemed by the Issuer on any relevant Automatic Early Redemption Date at an amount equal to the Aggregate Nominal Amount if the Closing Price of the Underlying Security on the relevant Valuation Date is higher than or equal to 100% of its Initial Value.



Where:

Automatic Early Redemption Date 1 means 23 August 2010
Automatic Early Redemption Date 2 means 23 February 2011
Automatic Early Redemption Date 3 means 23 August 2011
Automatic Early Redemption Date 4 means 23 February 2012
Automatic Early Redemption Date 5 means 23 August 2012

(Further Definitions are specified in paragraph 22 and 26 below)

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|-----|--|---|
| 19. | Index Linked Note Provisions | Not Applicable |
| 20. | Fund Linked Note Provisions: | Not Applicable |
| 21. | Dual Currency Interest Note Provisions | Not Applicable |
| 22. | Other provisions relating to Structured Notes: | Applicable |
| | (a) Initial Valuation Date: | 4 February 2010 |
| | (b) Initial Value: | EUR 16.70 (the Closing Price of the Underlying Security on the Initial Valuation Date) |
| | (c) Valuation Dates: | 4 February 2010 ("Initial Valuation Date"), 13 August 2010 ("Valuation Date 1"), 14 February 2011 ("Valuation Date 2"), 12 August 2011 ("Valuation Date 3"), 14 February 2012 ("Valuation Date 4"), 14 August 2012 ("Valuation Date 5"), and 14 February 2013 ("Final Valuation Date"). |
| | (d) Valuation Time: | The closing time of the Exchange on each Valuation Date |
| | (e) Final Valuation Date: | 14 February 2013 |
| | (f) Final Value: | The Closing Price of the Underlying Security on the Final Valuation Date |
| 23. | Market Disruption Event: | Applicable |
| | | The Calculation Agent may determine that a market disruption event has occurred or exists at a relevant time. Any such determination may affect the value of the Notes, and/or delay settlement in respect of the Notes. |
| | (a) Fall-back provisions for determining Rate of Interest: | If on a Valuation Date there is a Market Disruption Event in respect of the Underlying Security, the Valuation Date |

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for the Underlying Security shall be the next Scheduled Trading Day on which a Market Disruption Event does not occur to the Underlying Security. If on each of the five Scheduled Trading Days immediately following such Valuation Date there is a Market Disruption Event in respect of the Underlying Security, that fifth scheduled trading day shall be deemed to be the Valuation Date notwithstanding the Market Disruption Event, and the Calculation Agent shall determine its good faith estimate of the price on such date of the Underlying Security.

- (b) Fall-back provisions for determining Redemption Amount:

If on a Valuation Date there is a Market Disruption Event in respect of the Underlying Security, the Valuation Date for the Underlying Security shall be the next Scheduled Trading Day on which a Market Disruption Event does not occur to the Underlying Security. If on each of the five Scheduled Trading Days immediately following such Valuation Date there is a Market Disruption Event in respect of the Underlying Security, that fifth scheduled trading day shall be deemed to be the Valuation Date notwithstanding the Market Disruption Event, and the Calculation Agent shall determine its good faith estimate of the price on such date of the Underlying Security.

PROVISIONS RELATING TO REDEMPTION

24. **Issuer Call** Not Applicable
25. **Investor Put** Not Applicable
26. **Final Redemption Amount of each Note:** Unless the Notes have not been previously redeemed as specified in paragraph 18(j) above, the Notes shall be redeemed by the Issuer on the Maturity Date at the Final Redemption Amount determined by the Calculation Agent as follows:

- (i) If, on the Final Valuation Date, the Calculation Agent determines that $\frac{\text{Final Value}}{\text{Initial Value}} \geq 0.75$ then the Final Redemption Amount shall be equal to:

$$\text{Specified Denominations} \times 100\%$$

- (ii) If, on the Final Valuation Date, the Calculation Agent determines that $\frac{\text{Final Value}}{\text{Initial Value}} < 0.75$, then the Final Redemption Amount shall be equal to:

$$\text{Specified Denominations} \times \frac{\text{Final Value}}{\text{Initial Value}}$$

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| 27. | Early Redemption Amount of each Note payable on redemption for taxation reasons or on event of default and/or the method of calculating the same (if required or if different from that set out in Condition 8.7): | Early Redemption Amount (Structured) |
| 28. | Protection Amount: | All the capital is at risk. |

GENERAL PROVISIONS APPLICABLE TO THE NOTES

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| 29. | Form of Notes: | <p>Book-entry Notes:</p> <p>Book-entry form notes (<i>anotaciones en cuenta</i>) registered with IBERCLEAR.</p> <p>As stated in Condition 21.1 of the Base Prospectus dated 2 June 2009, the issuance of the Book-entry form notes, including their legal nature (<i>obligaciones</i>), the Status of the Book-entry Notes and the status of the Guarantee in respect of them, the capacity of the Issuer and of the Guarantor, the relevant corporate resolutions, the appointment of the Representative of the Syndicate and the constitution of the Syndicate of Noteholders will be governed by Spanish Law.</p> <p>Subject as provided above, the terms and conditions of the Book-Entry Notes, all related contractual documentation and any non-contractual obligations arising out of or in connection with the Book-Entry Notes and all related contractual documentation will be governed by, and shall be construed in accordance with, English law.</p> |
| 30. | New Global Note (NGN): | No |
| 31. | Additional Financial Centre(s) or other special provisions relating to Payment Days: | Not Applicable |
| 32. | Talons for future Coupons or Receipts to be attached to Definitive Bearer Notes (and dates on which such Talons mature): | No |
| 33. | Details relating to Partly Paid Notes: amount of each payment comprising the Issue Price and date on which each payment is to be made and consequences of failure to pay, including any right of the Issuer to forfeit the Notes and interest due on | |

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- late payment: Not Applicable
34. Details relating to Instalment Notes:
- (a) Instalment Amounts: Not Applicable
 - (b) Instalment Dates: Not Applicable
35. Redenomination applicable: Not applicable
36. Agents: Banco Bilbao Vizcaya Argentaria, S.A. to act as Agent (and carry out all relevant agency functions, including payment agent for IBERCLEAR) through its specified office at Vía de los Poblados s/n, 28033, Madrid, Spain

Calculation Agent means Banco Bilbao Vizcaya Argentaria, S.A. Prospective purchasers of the Notes should be aware that Banco Bilbao Vizcaya Argentaria, S.A. would have a conflict of interest between its duties as Calculation Agent and its interests as Issuer and Guarantor of the Notes.

37. Other final terms:
- a) Calculation Agent means Banco Bilbao Vizcaya Argentaria, S.A. Prospective purchasers of the Notes should be aware that Banco Bilbao Vizcaya Argentaria, S.A. would have a conflict of interest between its duties as Calculation Agent and its interests as Issuer and Guarantor of the Notes.

b) Potential Adjustment Events:

Following the declaration by the Share Company of the terms of any Potential Adjustment Event, the Calculation Agent will determine whether such Potential Adjustment Event has a diluting or concentrative effect on the theoretical value of the Shares and, if so, will (i) make the corresponding adjustment that in its sole and absolute discretion determines appropriate to account for that diluting or concentrative effect and (ii) determine the effective date of that adjustment. The Calculation Agent may, but need not, determine the appropriate adjustment by reference to the adjustment in respect of such Potential Adjustment Event made by an options exchange to options on the Shares traded on that options exchange

Potential Adjustment Event means

- (i) a subdivision, consolidation or reclassification of the Shares (unless resulting in a Merger Event) or a free distribution or dividend of any such Shares to existing holders by way of bonus, capitalisation or similar issue;

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- (ii) a distribution, issue or dividend to existing holders of the relevant Shares of (a) such Shares or (b) other share capital or securities granting the right to payment of dividends and/or the proceeds of liquidation of the Share Company equally or proportionately with such payments to holders of such Shares or (c) share capital or other securities of another issuer acquired or owned (directly or indirectly) by the Share Company as a result of a spin-off or other similar transaction or (d) any other type of securities, rights or warrants or other assets, in any case for payment (in cash or in other consideration) at less than the prevailing market price as determined by the Calculation Agent;
- (iii) an extraordinary dividend as determined by the Calculation Agent;
- (iv) a call by the Share Company, as the case may be, in respect of relevant Shares that are not fully paid;
- (v) a repurchase by the Share Company or its subsidiaries, as the case may be, of relevant Shares whether out of profits or capital and whether the consideration for such repurchase is cash, securities or otherwise;
- (vi) in respect of the Share Company an event that results in any shareholder rights being distributed or becoming separated from shares of common stock or other shares of the capital stock of such Share Company, as the case may be, pursuant to a shareholder rights plan or arrangement directed against hostile takeovers that provides upon the occurrence of certain events for a distribution of preferred stock, certificates, debt instruments or stock rights at a price below their market value as determined by the Calculation Agent, provided that any adjustment effected as a result of such an event shall be readjusted upon any redemption of such rights; or
- (vii) any other event having, in the opinion of the Calculation Agent, a diluting or concentrative effect on the theoretical value of the relevant Shares.

c) Additional Extraordinary Events:

Means than after the Issue Date (a) due to the adoption of or any change in any applicable law or regulation (including, without limitation, any tax law), or (b) due to the promulgation of or any change in the interpretation by any court, tribunal or regulatory authority with competent jurisdiction of any applicable law or regulation (including



any action taken by tax authority), the Calculation Agent determines in good faith that it has become illegal to hold, acquire or dispose the hedge position relating to the Share, provided that this shall not apply if the Calculation Agent determines that reasonable steps to avoid such illegality have been taken.

If Change in Law occurs, the consequence shall be the early redemption of the Notes and the Issuer shall redeem the Notes early by giving notice to Noteholders as specified below. If the Note is so redeemed the Issuer will pay an amount to the Noteholder, all as determined by the Calculation Agent in its sole and absolute discretion.

38. Home Member State: Spain

DISTRIBUTION

39. (a) If syndicated, names of Managers Not Applicable

(b) Date of Subscription Agreement: Not Applicable

(c) Stabilising Manager (if any): Not Applicable

40. If non-syndicated, name of relevant Dealer: Banco Bilbao Vizcaya Argentaria, S.A.

41. U.S. Selling Restrictions TEFRA D

42. Additional selling restrictions: The Dealer shall only offer the Notes to investors who acquire the Notes for a total consideration of at least €50,000 (or its equivalent) per investor

43. Condition 19 applies: Yes

SYNDICATE REGULATIONS

The form of the regulations of the syndicate of the holders of the Notes issued under this Programme are scheduled to the Agency Agreement and are attached to these Final Terms as Annex 1 (English version Annex 2). The Syndicate of Noteholders is hereby constituted, being Mr. Pedro Gómez García-Verdugo hereby appointed as Provisional Representative ("Comisario") of the same.

LISTING AND ADMISSION TO TRADING APPLICATION

These Final Terms comprise the final terms required to list and have admitted to trading the issue of Notes described herein pursuant to the €2,000,000,000 Medium Term Note and Structured Note Programme of the Issuer.



RESPONSIBILITY

The Issuer and the Guarantor accept responsibility for the information contained in these Final Terms.

Signed on behalf of the Issuer:

By:

Duly authorised

JUAN ISUSI GARTEIZ GOGESCOA

Signed on behalf of the Guarantor:

By:

Duly authorised

PEDRO MARÍA URRESTI LACA

Signed on behalf of the Syndicate of Noteholders by the Provisional Representative of the Syndicate:

By:

PEDRO GÓMEZ GARCIA-VERDUGO

RODRIGO TENA ARREGUI Notario de Madrid y de su Ilustre Colegio.-----
DOY FE: Que considero legítimas las firmas que figuran en el presente documento redactado en inglés, idioma que conozco, de DON JUAN ISUSI GARTEIZ GOGESCOA con DNI 44679846-T, de DON PEDRO MARIA URRESTI LACA con DNI 78866442-V y de DON PEDRO GOMEZ GARCIA-VERDUGO con DNI 35569748-H, por serme conocidas.-----
Número 475 Libro Indicador número 2010. Sección B.-----
En Madrid, a 22 de febrero de 2.010.-----



Rodrigo Tena Arregui



PART B – OTHER INFORMATION

1. LISTING

- (a) Listing: Madrid, AIAF Mercado de Renta Fija
- (b) Admission to trading: Application has been made for the Notes to be admitted to trading on AIAF Mercado de Renta Fija, S.A., with effect from the Issue Date
- (c) Estimate of total expenses related to admission to trading: EUR 706.92

2. RATINGS

Ratings: The Notes to be issued have not been rated. The rating of the Guarantor is

	Rating	Effective since	Outlook
Moody's	Aa2	July 09	negative
S&P	AA	March 09	negative
Fitch	AA-	August 09	positive

3. NOTIFICATION

Not Applicable

4. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save for any fees payable to the Dealers, so far as the Issuer is aware, no person involved in the issue of the Notes has an interest material to the offer.

If any commissions or fees relating to the issue and sale of these Notes have been paid or are payable by the Dealer to an intermediary, then such intermediary may be obliged to fully disclose to its clients the existence, nature and amount of any such commissions or fees (including, if applicable, by way of discount) as required in accordance with laws and regulations applicable to such intermediary, including any legislation, regulation and/or rule implementing the Markets in Financial Instruments Directive (2004/39/EC) ("MiFID"), or as otherwise may apply in any non-EEA jurisdictions and in any case in accordance with Article 26 of Directive 2006/73/EC ("Level 2 Directive") implementing MiFID. Potential investors in these Notes intending to purchase Notes through an intermediary (including by way of introducing broker) should request details of any such commission or fee payment from such intermediary before making any purchase hereof.

5. REASONS FOR THE OFFER, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

- (a) Reasons for the Offer: Not Applicable

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- (b) Estimated net proceeds: EUR 1,000,000
- (c) Estimated total expenses: Not applicable

6. YIELD (FIXED RATE NOTES ONLY)

Indication of yield: Not Applicable

7. PERFORMANCE OF UNDERLYING, EXPLANATION OF EFFECT ON VALUE OF INVESTMENT AND ASSOCIATED RISKS AND OTHER INFORMATION CONCERNING THE UNDERLYING (Structured Notes, including Index Linked Notes, Fund Linked Notes, Equity Linked Notes and Dual Currency Notes)

The past and future prices in respect of the Underlying Security and background information can be obtained from the relevant Exchange, and from its corresponding Bloomberg Screen Page.

The Issuer does not intend to provide post-issuance information in respect of the Underlying Security, except if required to do so by applicable laws and regulations.

Redemption of the Notes:

On the Maturity Date, the Notes may be redeemed at an amount which will be lower than the Specified Denomination, with a minimum of EUR 0 per Specified Denomination, if the Final Value of the Underlying Security is lower than 75% of its Initial Value.

8. OPERATIONAL INFORMATION

- (a) Intended to be held in a manner which would allow Eurosystem eligibility: No
- (b) ISIN Code: ES0325467522
- (c) Common Code: 032546752
- (d) Clearing systems: Iberclear
- (e) Book-Entry Depository: None
- (f) Delivery: Delivery against payment
- (g) Names and addresses of additional Paying Agent(s) (if any): Not Applicable

9. ADDITIONAL SPANISH TAX PROVISIONS Not Applicable

10. ADDITIONAL RISK FACTORS

The attention of potential purchasers of the Notes is drawn to the Risk Factors set out in the Base Prospectus and they should note that the return of principal in respect of the Notes described herein is linked to the value of three Underlying Securities. Movements in the value of any of the Underlying Securities may adversely affect the value of the Notes and could result in the

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Noteholders receiving, upon final redemption, an amount that may be less than the principal amount of the Notes (the minimum amount to be received will be 0% of the principal amount of the Notes).

The reference to Issue Price is not an expression of market value and does not imply that transactions in the market will not be executed at prices above or below such Issue Price to reflect prevailing market conditions.

The Issuer has made no investigation into the treatment of the Notes by the tax authorities of any country, including the United States of America.

Investors are strongly advised to take their own tax advice.

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ANNEX 1

(This Annex forms part of the Final Terms to which it is attached)

SYNDICATE REGULATIONS

PART 1

ORIGINAL SPANISH VERSION

ESTATUTOS APLICABLES AL SINDICATO DE TENEDORES DE OBLIGACIONES

CAPITULO I

Constitución, Objeto, Domicilio y Duración.

Artículo I. Constitución.- Quedará constituido el Sindicato de Obligacionistas de la Emisión de Valores de Renta Fija Estructurados “Notas Estructuradas 56”, entre los adquirentes de la misma una vez se hayan practicado las correspondientes anotaciones.

Artículo II. Objeto – El objeto y fin de este Sindicato es la defensa de los derechos y legítimos intereses de los obligacionistas ante la Entidad Emisora, de acuerdo con la legislación vigente.

Artículo III. Domicilio – El domicilio del Sindicato será Paseo de la Castellana, 81, 28046 –MADRID–.

Artículo IV. Duración – Subsistirá mientras dure el empréstito y, terminado este, hasta que queden cumplidas por la Entidad Emisora sus obligaciones ante los Obligacionistas.

CAPITULO II

Artículo V. Asamblea General de Obligacionistas – El órgano supremo de representación lo integra la Asamblea de Obligacionistas, con facultad para acordar lo necesario para la mejor defensa de los legítimos intereses de los obligacionistas frente a la sociedad emisora, modificar, de acuerdo con la misma, las garantías establecidas; destituir o nombrar al comisario, ejercer cuando proceda, las acciones judiciales correspondientes y aprobar los gastos ocasionados por la defensa de los intereses comunes.

El Comisario, tan pronto como quede suscrita la emisión, convocará a la Asamblea General de Obligacionistas, que deberá aprobar o censurar su gestión, confirmarle en el cargo o designar la persona que ha de sustituirle y establecer el Reglamento definitivo interno del Sindicato.

Artículo VI. Acuerdos – Todos los acuerdos se tomarán por mayoría absoluta con asistencia de las dos terceras partes de los bonos en circulación, y vincularán a todos los Obligacionistas, incluso a los no asistentes y a los disidentes. Cada bono dará derecho a un voto, teniendo carácter decisivo el del Presidente, en caso de empate, si fuera Obligacionista. Cuando no se lograra la concurrencia de las dos terceras partes de los bonos en circulación, podrá ser nuevamente convocada la Asamblea un mes después de su primera reunión, pudiendo entonces tomarse los acuerdos por mayoría absoluta de los asistentes. Estos acuerdos vincularán a los Obligacionistas en la misma forma establecida anteriormente.

Los acuerdos de la Asamblea podrán, sin embargo, ser impugnados por los Obligacionistas en los mismos casos establecidos por la Ley.



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Artículo VII. Delegaciones – Los tenedores de los bonos podrán delegar su representación en otra persona, sea Obligacionista o no, mediante carta firmada y especial para cada reunión.

Artículo VIII. Convocatoria – La Asamblea General de Obligacionistas podrá ser convocada por los Administradores de la Sociedad o por el Comisario, siempre que lo estime útil para la defensa de los derechos de los Obligacionistas o para el examen de las proposiciones que emanen del Consejo de Administración de la Sociedad.

El Comisario la convocará cuando sea requerido por el Consejo de Administración de la Entidad Emisora o lo soliciten los Obligacionistas que representen, por lo menos, la vigésima parte de los bonos emitidos y no amortizados. El Consejo podrá requerir la asistencia de los Administradores de la Sociedad y éstos asistir, aunque no hubieran sido convocados.

La convocatoria habrá de hacerse mediante su publicación en un medio de difusión nacional con una antelación mínima de 10 días. Cuando la Asamblea haya de tratar o resolver asuntos relativos a la modificación de las condiciones de la emisión u otros de trascendencia análoga, a juicio del Comisario, deberá ser convocada en los plazos y con los requisitos que establece el artículo 97 de la Ley de Sociedades Anónimas para la Junta General de Accionistas.

No obstante lo anterior, la Asamblea se entenderá convocada y quedará validamente constituida para tratar cualquier asunto, siempre que estando presentes todos los Obligacionistas acepten por unanimidad la celebración de la Asamblea.

Artículo IV. Derecho de asistencia – Tendrá derecho de asistencia, con voz y voto, todos los Obligacionistas que acrediten la posesión de sus títulos con cinco días de antelación a la fecha de la Asamblea. La acreditación de la posesión deberá realizarse en la forma y con los requisitos que se señalen en el anuncio publicado con la convocatoria de la Asamblea.

Asimismo, podrán asistir con voz pero sin voto los Administradores de la Sociedad, el Comisario y el Secretario. Estos dos últimos, en caso de ser Obligacionistas, también tendrán derecho a voto.

En el supuesto de cotitularidad de uno o varios bonos los interesados habrán de designar uno entre ellos para que los represente, estableciéndose un turno de defecto de acuerdo en la designación.

En caso de usufructo de bonos, corresponden al usufructuario los intereses y los demás derechos al nudo propietario. Y en el de prenda, corresponde al Obligacionista el ejercicio de todos los derechos, debiendo el acreedor pignoraticio facilitar al deudor su ejercicio mientras no sea ejecutada la prenda.

Artículo X. Actas – Las actas de la Asamblea serán firmadas por el Presidente y el Secretario y las copias y certificaciones que de la misma se expidan las firmará el Secretario, con el visto bueno del Presidente.

Artículo XI. Presidencia – Presidirá la Junta el Comisario del Sindicato o persona que le sustituya, el cual designará un Secretario que podrá no ser Obligacionista.

Artículo XII. Comisario del Sindicato – La presidencia del organismo corresponde al Comisario del Sindicato, con las facultades que le asigna la Ley, el presente Reglamento y las que le atribuya la Asamblea General de Obligacionistas para ejercitar las acciones y derechos que a la misma correspondan, actuando de órgano de relación entre la Sociedad y el Sindicato.

Sustituirá al Comisario en caso de ausencia o enfermedad el Obligacionista en quien él delegue y, a falta de éste, el que posea mayor número de bonos, hasta que la Asamblea acuerde, en su caso, el nuevo nombramiento.



No obstante lo anterior, en caso de designarse Comisario sustituto, éste le suplirá en los citados casos de enfermedad o ausencia.

Artículo XIII. Procedimientos – Los procedimientos o actuaciones que afecten al interés general o colectivo de los Obligacionistas solo podrán ser dirigidos en nombre del Sindicato en virtud de la autorización de la Asamblea General de Obligacionistas, y obligarán a todos ellos, sin distinción, quedando a salvo el derecho de impugnación de los acuerdos de la Asamblea establecido por la Ley.

Todo Obligacionista que quiera promover el ejercicio de una acción de esta naturaleza, deberá someterla al Comisario del Sindicato, quien, si la estima fundada, convocará la reunión de la Asamblea General.

Si la Asamblea General rechazara la proposición del Obligacionista, ningún tenedor de bonos podrá reproducirla en interés particular ante los Tribunales de Justicia, a no ser que hubiese contradicción clara con los acuerdos y reglamentación del Sindicato.

Artículo XIV. Conformidad de los Obligacionistas – La suscripción o posesión de las obligaciones implica para cada Obligacionista la ratificación plena del contrato de emisión, su adhesión al Sindicato y el presente Reglamento y la conformidad para que el mismo tenga plena responsabilidad jurídica a todos los efectos.

Artículo XV. Gastos – Los gastos que ocasione el funcionamiento del Sindicato serán de cuenta de la Sociedad Emisora, no pudiendo exceder en ningún caso del 2% de los intereses anuales devengados por los bonos emitidos.

Artículo XVI. – En los casos no previstos en este Reglamento o en las disposiciones legales vigentes, serán de aplicación como supletorios los Estatutos de la Sociedad Emisora.



ENGLISH LANGUAGE VERSION
BY LAWS APPLICABLE TO THE SYNDICATE OF NOTEHOLDERS

This is a translation into English of the By-Laws applicable to the Syndicate of Noteholders. The Spanish version of the By-Laws shall prevail in the case of inconsistency.

PART I.

Constitution, Object, Domicile and Duration.

Article I. Constitution – According to Spanish Legislative Royal Decree 1564/1989, 22nd December, approving the consolidated text of the Spanish Company Act and other additional provisions, once the issue is recorded a Noteholders' syndicate (the **Syndicate**) for the Structured Fixed Rate Note Issue "Notas Estructuradas 56" (the **Notes**) shall be constituted amongst the purchasers of the said Notes, all due annotations having been made.

Article II. Object – The object and aim of this Syndicate is to defend Noteholders' legitimate rights and interests before the Issuer, pursuant to prevailing legislation.

Article III. Domicile – The Syndicate shall be domiciled at Paseo de la Castellana, 81, 28046 –MADRID – Spain.

Article IV. Duration – The Syndicate shall continue to exist throughout the life of the Notes, and once their term expires, until the Issuer has acquitted its obligations towards its Noteholders.

PART II.

Article V. General Noteholders Meeting – The supreme body of representation shall be the General Noteholders' Meeting, empowered to resolve whatever may be necessary to best defend the Noteholders' legitimate interests vis-à-vis the Issuer; to amend guarantees, in agreement with the Issuer; to appoint and dismiss a Noteholders' representative (the **Representative**); to take due legal action, where applicable, and approve the costs occasioned in defence of common interests.

The Representative, once the issue is subscribed, will convene the General Noteholders' Meeting, which must approve or censure his/her management, confirm him/her in the post or appoint his/her substitute and establish the final internal regulations that will govern the Syndicate according to the provisions of the issue contract.

Article VI. Resolutions – All resolutions shall be passed by absolute majority amongst those attending the meeting, as long as they represent two-thirds of the Notes in circulation. The resolutions shall be binding on all Noteholders, including those who do not attend the meeting or voted against the motion. Each Note shall entail the right to one vote. The Chairman shall hold the casting vote in the event of deadlock, should the Chairman be a Noteholder. Should two-thirds of the Notes in circulation not be represented at the meeting, it may be re-convened for one month later, when the resolutions shall be passed by an absolute majority amongst those attending. Said resolutions shall be binding on the Noteholders in the same manner as above.

However, the General Meeting's resolutions may be contested by Noteholders in cases established by Law.



Article VII. Proxies – Noteholders may delegate their representation to a proxy, who may or may not be a Noteholder, by a special letter of proxy for each meeting.

Article VIII. Call to meeting – The General Noteholders’ Meeting shall be convened by the Issuer’s Directors or the Representative whenever deemed useful for the defence of the Noteholders’ interests or the examination of propositions made by the Issuer’s Board of Directors.

The Representative shall convene the meeting when so required by the Board of Directors of the Issuer or requested by Noteholders representing at least one twentieth of the Notes issued and outstanding. The Board of Directors of the Issuer may require the attendance of the Issuer’s Management which shall attend, even if they have not been convened.

The meeting shall be convened by publishing a notice in the national press or media at least 10 days beforehand. When the General Meeting must deal with or resolve on issues related to the amendment of conditions of issue or others the Representative deems of similar importance, it shall be convened within the time limits and according to the requirements established under article 97 of the Spanish Company Act for General Shareholders Meetings.

The above notwithstanding, the General Meeting shall be deemed to have been validly convened and constituted to deal with any issue provided all the Noteholders are present and unanimously accept it should be held.

Article IX. Right of attendance – All Noteholders proving ownership of their Notes five days prior to the date of the General Meeting shall be entitled to attend, speak and vote at the meeting. Ownership must be accredited in the manner and according to the requirements established in the announcement published to convene the General Meeting.

The Directors of the Issuer, the Representative and the secretary (the **Secretary**) may attend with the right to speak but not to vote. Should the Representative and the Secretary be Noteholders, they shall also have the right to vote.

Should there be joint owners of one or various Notes, the joint owners must designate one single person to represent them, establishing whose turn it is by default should no agreement be reached.

Should the Notes be held in usufruct, the usufructuary shall be entitled to the same interests and other rights as the original owner. And should they be held under pledge, the Noteholder shall be entitled to exercise all the rights, the pledgor facilitating their exercise to the pledgee until the pledge be acquitted.

Article X. Minutes – The minutes of the General Meeting shall be signed by the Chairman and the Secretary and any copies and certifications issued of the minutes shall be signed by the Secretary with the approval of the Chairman.

Article XI. Chairmanship – The General Meeting shall be chaired by the Representative or whoever may substitute him/her, who shall appoint a Secretary. The Secretary need not be a Noteholder.

Article XII. Syndicate Representative – The Meeting shall be chaired by the Representative of the Syndicate, with such powers as established by Law, these Regulations, the Note issue contract and the Noteholders’ General Meeting to exercise the actions and rights to which said Meeting is entitled, acting as liaison between the Issuer and the Syndicate.

In the event of absence or illness, the Representative shall be substituted by the Noteholder that he/she names and, should none be named, the Noteholder with the highest number of Notes, until the General Meeting resolves to name another, should it do so.



The above notwithstanding, should a substitute Representative be appointed, he/she shall stand in as substitute in the event of illness or absence.

Article XIII. Proceedings – Proceedings and/or suits affecting the collective or general interest of Noteholders may only be arranged in the Syndicate’s name when the Noteholders’ General Meeting has authorised them, and shall be binding on all Noteholders without distinction. Nonetheless, statutory legal rights to contest the resolutions taken by the General Meeting are sustained.

Any Noteholder wishing to take such suit must put it to the Representative who, should he/she deem that grounds exist for considering the proposal, shall convene the General Meeting.

Should the General Meeting reject the Noteholder’s proposal, no Noteholder may take it as an issue of personal interest to the Courts of Justice, unless there is a clear contradiction with the resolutions and regulations of the Syndicate.

Article XIV. Noteholders’ Conformity – Subscription or possession of Notes entails the Noteholder’s full ratification of the issue contract, membership of the Syndicate and acceptance of these regulations and conformity with said Syndicate having full legal liability to all effects.

Article XV. Expenses – Expenses incurred in running the Syndicate shall be payable by the Issuer and may never be more than 2 per cent. of the annual interest accruing to the Notes issued.

Article XVI. Should events arise that are not envisaged herein, or under prevailing legal provisions, the bylaws of the Issuer shall be applicable in their place.

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