

Hecho Relevante de

BBVA RMBS 5 FONDO DE TITULIZACIÓN DE ACTIVOS

En virtud de lo establecido en el apartado 4.1.4 del Módulo Adicional a la Nota de Valores del Folleto Informativo de **BBVA RMBS 5 FONDO DE TITULIZACIÓN DE ACTIVOS** (el “Fondo”) se comunica a la COMISIÓN NACIONAL DEL MERCADO DE VALORES el presente hecho relevante:

- Con fecha 6 de mayo de 2011, una vez comprobado por la CNMV el cumplimiento de lo dispuesto en el artículo 7 de la Ley 19/1992 en la redacción dada por la Ley 5/2009, de 29 de junio, la Sociedad Gestora ha modificado la Escritura de Constitución del Fondo, conforme al procedimiento previsto por el epígrafe 3.a) de dicho artículo, que consiste en la obtención del consentimiento de todos los titulares de los valores emitidos con cargo al fondo, así como de las entidades prestamistas y demás acreedores. La modificación de la Escritura de Constitución se ha realizado con la finalidad de ampliar el Fondo de Reserva y obtener una mejora en la calificación crediticia de los Bonos de la Serie A por parte de Moody’s Investors Service (“**Moody’s**”).
- Con la misma fecha, la Sociedad Gestora, en nombre y representación del Fondo, y BBVA como contraparte modificaron el Contrato de Préstamo Subordinado, para financiar la ampliación del Fondo de Reserva.
- Con fecha 9 de mayo de 2011, Moody’s ha elevado a Aaa (sf) la calificación a los Bonos de la Serie A (anteriormente A2(sf)).

Se adjunta la comunicación emitida por Moody’s.

- Con fecha 12 de mayo de 2011, la CNMV ha incorporado a sus registros oficiales la escritura de modificación de la escritura de constitución correspondiente al Fondo.
- Con motivo de las modificaciones de la Escritura de Constitución y de los Contratos se ha procedido a la modificación de los importes del Fondo de Reserva, del Fondo de Reserva Requerido y del Préstamo Subordinado, de manera que los siguientes apartados del Folleto del Fondo deberán leerse como sigue:

Apartado	Descripción
<p>3.4.2.2 Módulo Adicional Apartados 1 y 2 (Importe del Fondo de Reserva)</p>	<p>1. La Sociedad Gestora constituyó un fondo de reserva (el “Fondo de Reserva”) en la Fecha de Desembolso con cargo a la disposición de la totalidad del principal del Préstamo Subordinado a esa fecha por un importe de ciento cuarenta y dos millones (142.000.000,00) de euros y ha ampliado su dotación el día 9 de mayo de 2011 en un importe adicional de trescientos sesenta y tres millones seiscientos ochenta y ocho mil seiscientos noventa y ocho euros con noventa y siete céntimos (363.688.698,97 euros) con cargo a la ampliación del Préstamo Subordinado.</p> <p>2. Posteriormente, en cada Fecha de Pago, el Fondo de Reserva se dotará hasta alcanzar el importe del Fondo de Reserva Requerido que se establece a continuación con cargo a los Fondos Disponibles de acuerdo con el Orden de Prelación de Pagos. El importe del Fondo de Reserva requerido en cada Fecha de Pago (el “Fondo de Reserva Requerido”) será la menor de las siguientes cantidades:</p> <p>(i) Cuatrocientos trece millones novecientos diez mil (413.910.000,00) euros.</p> <p>(ii) La cantidad mayor entre:</p> <p>a) El 21,00% del Saldo de Principal Pendiente de la Emisión de Bonos.</p> <p>b) Doscientos seis millones novecientos cincuenta y cinco mil (206.955.000,00) euros.</p>

Apartado	Descripción
3.4.3.1 Módulo Adicional 1er párrafo (Préstamo Subordinado)	<p>La Sociedad Gestora celebró en la fecha de constitución del Fondo, en representación y por cuenta del Fondo, con BBVA un contrato por el que BBVA concedió al Fondo un préstamo subordinado de carácter mercantil por importe de ciento cuarenta y dos millones (142.000.000,00) de euros que se ha ampliado el día 6 de mayo de 2011 a un importe de quinientos cinco millones seiscientos ochenta y ocho mil seiscientos noventa y ocho euros con noventa y siete céntimos (505.688.698,97 euros) (el "Préstamo Subordinado"). La entrega del importe inicial del Préstamo Subordinado se realizó en la Fecha de Desembolso y la entrega de trescientos sesenta y tres millones seiscientos ochenta y ocho mil seiscientos noventa y ocho euros con noventa y siete céntimos (363.688.698,97 euros) del importe en el que se amplía se ha realizado el día 9 de mayo de 2011. Ambos importes se destinan a la constitución del Fondo de Reserva en los términos previstos en el apartado 3.4.2.2. del presente Módulo Adicional, sin que, en ningún caso, su otorgamiento suponga garantizar el buen fin de los Préstamos Hipotecarios titulizados.</p>

Y a los efectos legales oportunos, en Madrid, 13 de mayo de 2011.

Mario Masiá Vicente
Director General

Global Credit Research - 09 May 2011

Approximately EUR4.7 billion of rated debt securities affected

Madrid, May 09, 2011 -- Moody's Investors Service has today upgraded the ratings of BBVA RMBS 5 FTA's class A notes. These rating actions follow Moody's review of the recent structural changes to BBVA RMBS 5 and concluded that these amendments have positive impact on the ratings:

...EUR 4,675M Class A Notes, Upgraded to Aaa (sf); previously on Feb 18, 2011 Assigned A2 (sf)

RATINGS RATIONALE

The structural amendments relates to an increase in credit enhancement for the class A notes. The increase was implemented in the current capital structure by increasing the size of tranche reserve fund. The increase in the reserve fund will be funded by a subordinated loan granted by BBVA for an amount equal to €363,688,698. At every point in time, the amount requested under the reserve fund will be the lesser of the following amounts:

(i) €413,910,000

(ii) The higher of the following amounts:

- 21% of the outstanding balance of the notes

- €206,955,000

The ratings of the notes also take into account the credit quality of the underlying mortgage loan pools, from which Moody's determined the MILAN Aaa Credit Enhancement (MILAN Aaa CE) and the lifetime losses (expected loss), as well as the transaction structure and any legal considerations as assessed in Moody's cash flow analysis. The expected loss and the Milan Aaa CE are the two key parameters used by Moody's to calibrate its loss-distribution curve, used in the cash-flow model to rate European RMBS transactions.

Portfolio Expected Loss:

BBVA RMBS 5 is still performing in line with the assumptions as of the initial rating date in February 2011. Moody's assessed its lifetime loss expectation taking into account the collateral performance as of February 2011, as well as the current macroeconomic environment in Spain. Moody's expects the portfolio's credit performance to continue to be under stress, as Spanish unemployment remains elevated. Moody's believes that the anticipated tightening of Spanish fiscal policies is likely to weigh on the recovery in the Spanish labour market and further constraint Spanish households finances. Moody's also has concerns over the timing and degree of future recoveries in a weaker Spanish housing market. On the basis of the rapid increase in defaults in the transaction and Moody's negative sector outlook for Spanish RMBS, the portfolio expected loss assumption is 4.41% of original pool balance (4.75% of current balance as of February 2011).

MILAN Aaa CE:

Moody's assessed the loan-by-loan information BBVA RMBS 5 in February 2011 to determine the MILAN Aaa CE of 14.65%. The key drivers for the MILAN Aaa CE are: 44.85% of mortgage loans with current loan-to-value (LTV) ratios above 80%; around 13% of the pool corresponds to loans originated via brokers; 7.0% of the pool corresponds to loans granted to non-national borrowers; and the uncertainty generated by rising systemic risk and the deteriorating Spanish economic environment.

The rating addresses the expected loss posed to investors by the legal final maturity of the notes. In Moody's opinion, the structure allows for timely payment of interest and principal with respect of the notes by the legal final maturity. Moody's ratings only address the credit risk associated with the transaction. Other non-credit risks have not been addressed, but may have a significant effect on yield to investors.

TRANSACTION FEATURES

BBVA RMBS 5 closed in May 2008. The transaction is backed by a portfolio of first-ranking mortgage loans originated by Banco Bilbao Vizcaya Argentaria (Aa2/P-1). The loans were originated between 1990 and 2008, with current weighted average loan-to-value standing at 79%. As mentioned above, a significant share of the securitised mortgage loans was originated via brokers and loans to non-Spanish nationals are also included in the pool. BBVA acts as servicer, paying agent and swap counterparty to the transactions.

Commingling and operational risk: Moody's notes that the transaction documentation contains a trigger for the appointment of a back-up servicer. All of the payments under the loans in this pool are collected by the servicer under a direct debit scheme, whereby payments are deposited into the collection account held at BBVA and then transferred to the reinvestment account on a monthly basis. Upon the loss of BBVA's Prime-1 rating, collections will be transferred on a daily basis.

Swap: According to the swap agreement entered into between the Fondo and BBVA (Aa2 / P-1), on each payment date:

- The Fondo will pay the amount of interest actually received from the loans; and
- BBVA will pay the sum of (1) the weighted average coupon on the notes plus 40 bppa, over a notional calculated as the daily average outstanding amount of the loans not more than 90 days in arrears and (2) the servicing fee due on such payment date

For details on the deal structure, please refer to the BBVA RMBS 5, New Issue Report. The report is available on www.moody's.com.

The principal methodology used in this rating was Moody's Approach to Rating RMBS in Europe, Middle East, and Africa published in October 2008.

Other methodologies used in this rating were Moody's Updated Methodology for Rating Spanish RMBS published in July 2008, Cash Flow Analysis in EMEARMBS: Testing Features with the MARCO Model (Moody's Analyser of Residential Cash Flows) published in January 2006, Moody's Approach to Automated Valuation Models in Rating UK RMBS published in August 2008, A Framework for Stressing House Prices in RMBS Transactions in EMEA published in July 2008 and Global Structured Finance Operational Risk Guidelines: Moody's Approach to Analyzing Performance Disruption Risk published in March 2011.

Please also refer to the "Spanish RMBS September 2010 Indices", which is available on www.moody.com in the Industry / Sector Research sub-directory under the Research & Ratings tab.

Moody's Investors Service did not receive or take into account a third party due diligence report on the underlying assets or financial instruments related to the monitoring of this transaction in the past six months.

REGULATORY DISCLOSURES

The ratings have been disclosed to the rated entity or its designated agents and issued with no amendment resulting from that disclosure.

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