



Banco Bilbao Vizcaya Argentaria, S.A., (BBVA) pursuant to the provisions of the Spanish Securities Market Act, proceeds by means of the present document to notify the following

RELEVANT EVENT

BBVA closed today the sale to of 948 items of real state to “Tree Inversiones Inmobiliarias” a company managed by RREEF Limited, for an amount of 1.154 million euros. BBVA signed simultaneously a sale and leaseback long term contract. The sale of this real state, located in Spain and consisting mostly of offices, raises gross capital gains of 830 million euros. It is planned to use such gains to increase additional reserves.

Madrid, September 25, 2009