

# BANCAJA 2 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 05/31/2008  
**Currency:** EUR

**Date of constitution**  
 10/23/1998

**VAT Reg. no.**  
 G83923425

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

**Originator**  
 Bancaja

**Servicer**  
 Bancaja

**Lead Managers**  
 Bancaja

**Bond Underwriters and Placement Agents**  
 Bancaja

**Bond Paying Agent**  
 Bancaja

**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
 Iberclear

**Treasury Account**  
 Bancaja

**Swap**  
 Bancaja

**Subordinated Loan**  
 Bancaja

**Assets Custodian**  
 Bancaja

**Fund Auditors**  
 Ernst&Young

### Issued securities: Residential Mortgages Backed Bonds

Bonds issue										
Series ISIN Code	Issue date N° bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's		
		Current	Original			Final maturity (legal)	Next	Current	Original	
Series A ES0312941000	10/27/1998 1,543	20,129.22 31,059,386.46 13.40%	150,253.03 231,840,419.27	Floating 12-M Euribor+0.180% 22.Sep	4.925% 09/22/2008 989.55 Gross 811.43 Net	09/22/2023 Yearly 22.Sep	09/22/2008 "Pass-Through"	Aaa	Aaa	
Series B ES0312941018	10/27/1998 57	42,176.29 2,404,048.53 28.07%	150,253.03 8,564,422.49	Floating 12-M Euribor+0.550% 22.Sep	5.3047% 09/22/2008 2,231.20 Gross 1,829.58 Net	09/22/2023 Yearly 22.Sep	09/22/2008 "Pass-Through" Pro rata / Secuential	A2	A2	
Total		33,463,434.99 240,404,841.75								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
Series	Option	Average life	Years	% Monthly CPR (SMM)						Final Maturity	Date
				0,17	0,34	0,51	0,69	0,87	1,06		
Series A	With optional redemption *	Average life	0,24	0,24	0,24	0,24	0,24	0,24	0,24	0,24	0,24
		Final Maturity	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008
	Without optional redemption *	Average life	0,24	0,24	0,24	0,24	0,24	0,24	0,24	0,24	0,24
		Final Maturity	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008
Series B	With optional redemption *	Average life	0,24	0,24	0,24	0,24	0,24	0,24	0,24	0,24	
		Final Maturity	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008
	Without optional redemption *	Average life	0,24	0,24	0,24	0,24	0,24	0,24	0,24	0,24	0,24
		Final Maturity	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008	08/27/2008

\* 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	% CE	% CE	% CE
Series A	92.82%	31,059,386.46	10.39%	96.44%	231,840,419.27
Series B	7.18%	2,404,048.53	3.21%	3.56%	8,564,422.49
Issue of Bonds		33,463,434.99			240,404,841.75
Reserve Fund	3.21%	1,074,175.84		2.08%	5,000,420.71

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	7,592,947.03	4.675%	
Servicer apal collect not yet credited	300,198.95		
Servicer ints collect not yet credited	45,188.46		
Liabilities	Available	Balance	Interest
Subordinated Loan		1,102,467.17	5.701%

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	1,780	6,526	
Principal			
Principal outstanding	27,885,785.46	240,407,052.90	
Average loan	15,666.17	36,838.35	
Minimum	156.83	6,990.55	
Maximum	136,198.23	212,057.19	
Interest rate			
Weighted average (wac)	5.54%	5.60%	
Minimum	4.60%	3.50%	
Maximum	7.25%	8.75%	
Final maturity			
Weighted average (WARM) (months)	82	167	
Minimum	06/06/2008	12/16/2001	
Maximum	01/25/2023	01/26/2023	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	96.30%	95.29%	
Mortgage Market: Savings Banks	3.06%	3.22%	
Savings Banks Lending Rate (CECA Indicator)	0.65%	1.49%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	5.77	6.90	0.03	6.83
10.01 - 20%	18.08	15.56	0.61	16.54
20.01 - 30%	34.84	25.10	3.30	26.05
30.01 - 40%	11.35	35.85	7.44	35.54
40.01 - 50%	22.37	44.26	12.38	45.39
50.01 - 60%	7.59	54.42	17.11	55.30
60.01 - 70%			26.28	65.26
70.01 - 80%			32.83	74.38
80.01 - 90%			0.02	84.93
Weighted average (WALTV)	30.05		60.27	
Minimum	0.24		4.10	
Maximum	57.84		84.93	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.71%	0.44%	0.63%	0.68%	0.89%
Annual Percentage Rate (CPR)	8.14%	5.12%	7.27%	7.84%	10.17%

Geographic distribution		
	Current	At constitution date
Andalucia	0.07%	0.09%
Aragon		0.04%
Balearic Islands	1.62%	2.59%
Castilla-La Mancha	4.28%	4.02%
Castilla-Leon		0.01%
Catalonia	0.41%	0.16%
Extremadura	0.02%	0.01%
Madrid	0.26%	0.19%
Murcia		0.03%
Valencia	93.34%	92.86%

#### Additional information

# BANCAJA 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 05/31/2008

Currency: EUR

Date of constitution  
10/23/1998

VAT Reg. no.  
G83923425

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

### Originator

Bancaja

1 to 2 months

2 to 3 months

18 to 24 months

Over 2 years

Subtotal

### Lead Managers

Bancaja

### Bond Underwriters and Placement Agents

Bancaja

### Bond Paying Agent

Bancaja

### Market

AIAF Mercado de Renta Fija

### Register of Book Securities

Iberclear

### Treasury Account

Bancaja

### Swap

Bancaja

### Subordinated Loan

Bancaja

### Assets Custodian

Bancaja

### Fund Auditors

Ernst&Young

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	42	6,882.73	1,187.42	0.00	8,070.15	34.04	634,527.21	642,597.36	72.81	24.89
1 to 2 months	6	4,321.23	797.34	0.00	5,118.57	21.59	131,502.35	136,620.92	15.48	26.63
2 to 3 months	3	1,900.01	1,084.77	0.00	2,984.78	12.59	86,375.00	89,359.78	10.13	42.90
18 to 24 months	1	2,336.83	604.61	0.00	2,941.44	12.41	6,453.60	9,395.04	1.06	43.05
Over 2 years	3	0.01	4,591.07	0.00	4,591.08	19.37	0.02	4,591.10	0.52	4.26
Subtotal	55	15,440.81	8,265.21	0.00	23,706.02	100.00	858,858.18	882,564.20	100.00	25.71
<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	0.00
Total	55	15,440.81	8,265.21	0.00	23,706.02		858,858.18	882,564.20		25.71

Each range includes the beginning but not the ending time

### Additional information