

# FTPYME BANCAJA 2 Fondo de Titulización de Activos

## Brief report

Date: 10/31/2006  
Currency: EUR

Date of constitution  
09/19/2003

VAT Reg. no.  
G83751495

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

Originator  
Bancaja

Servicer  
Bancaja

Lead Managers  
JP Morgan  
Bancaja

Bond Underwriters and Placement  
Agents  
JP Morgan  
Bancaja  
Bear Stearns  
CDC Ixis Capital Markets

Bond Paying Agent  
Bancaja

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Bancaja

Amortisation Account  
Bancaja

Subordinated Loan  
Bancaja

Start-up Loan  
Bancaja

Swap  
Bancaja

Series A3(G) Liquidity Facility  
Bancaja

Series A3(G) Guarantee  
Estado Español

Assets Custodian  
Bancaja

Fund Auditors  
Ernst&Young

## Issued securities: Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch/Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A1 ES0339751002	09/24/2003 1,140	0.00 0.00 0.00%	100,000.00 114,000,000.00	Floating 3-M Euribor + 0.190% (+0.38% desde 01/15/2005) 15.Jan/Apr/Jul/Oct		01/17/2005 01/15/2030 15.Jan/Apr/Jul/Oct	Amortized	AAA Aaa	
Series A2 ES0339751010	09/24/2003 1,427	0.00 0.00 0.00%	100,000.00 142,700,000.00	Floating 3-M Euribor + 0.280% (+0.56% desde 07/15/2008) 15.Jan/Apr/Jul/Oct		01/15/2030 15.Jan/Apr/Jul/Oct	Amortized	AAA Aaa	
Series A3(G) ES0339751028	09/24/2003 1,995	78,628.62 156,864,096.90 78.63%	100,000.00 199,500,000.00	Floating 3-M Euribor + 0.040% (+0.24% desde 07/15/2015) 15.Jan/Apr/Jul/Oct	3.5270% 01/15/2007 701.01 Gross 595.86 Net	01/15/2030 Quarterly 15.Jan/Apr/Jul/Oct	01/15/2007 "Pass-Through" Secuential / Pro rata under certain circumstances	AAA Aaa	AAA Aaa
Series B ES0339751036	09/24/2003 320	76,055.34 24,337,708.80 76.06%	100,000.00 32,000,000.00	Floating 3-M Euribor + 0.700% 15.Jan/Apr/Jul/Oct	4.1870% 01/15/2007 804.95 Gross 684.21 Net	01/15/2030 Quarterly 15.Jan/Apr/Jul/Oct	To be determined Quarterly "Pass-Through" Pro rata deferred start / Secuential	A+ A2	A A2
Series C ES0339751044	09/24/2003 118	75,733.06 8,936,501.08 75.73%	100,000.00 11,800,000.00	Floating 3-M Euribor + 1.500% 15.Jan/Apr/Jul/Oct	4.9870% 01/15/2007 954.69 Gross 811.49 Net	01/15/2030 Quarterly 15.Jan/Apr/Jul/Oct	To be determined Quarterly "Pass-Through" Pro rata deferred start / Secuential	BBB+ Baa2	BBB Baa2
Total		190,138,306.78 500,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	Hypothesis	% Monthly CPR (SMM)								
		Average life	Years	Date	Average life	Years	Date	Average life	Years	Date
Series A3(G)	With optional redemption *	3.89	7.13	10/21/2010	2.61	4.88	07/09/2009	2.45	4.62	05/12/2009
	Without optional redemption *	4.68	21.14	08/03/2011	3.28	21.14	03/12/2010	3.08	21.14	12/28/2009
Series B	With optional redemption *	3.89	7.13	10/21/2010	2.61	4.88	07/09/2009	2.45	4.62	05/12/2009
	Without optional redemption *	4.68	21.14	08/03/2011	3.28	21.14	03/12/2010	3.08	21.14	12/28/2009
Series C	With optional redemption *	3.89	7.13	10/21/2010	2.61	4.88	07/09/2009	2.45	4.62	05/12/2009
	Without optional redemption *	4.68	21.14	08/03/2011	3.28	21.14	03/12/2010	3.08	21.14	12/28/2009

\* 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	% CE	% CE
Class A	82.50%	156,864,096.90	21.30%	91.24%	456,200,000.00
Series A1	0.00%	0.00	22.80%		114,000,000.00
Series A2	0.00%	0.00	28.54%		142,700,000.00
Series A3(G)	82.50%	156,864,096.90	39.90%		199,500,000.00
Series B	12.80%	24,337,708.80	8.50%	6.40%	32,000,000.00
Series C	4.70%	8,936,501.08	3.80%	2.36%	11,800,000.00
Issue of Bonds		190,138,306.78			500,000,000.00
Reserve Fund	3.80%	7,225,255.66		1.90%	9,500,000.00
Spanish State guarantee					
Series A3(G)		156,864,096.90			199,500,000.00

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	11,031,413.41	3.487%	
Amortization Account		0.00	
Servicer ppal collect not yet credited	1,658,390.31		
Servicer ints collect not yet credited	169,367.39		
Liabilities	Available	Balance	Interest
Start-up Loan		445,831.92	4.487%
Subordinated Loan		7,450,496.72	4.487%
Liquidity Facility A3(G)	21,000,000.00		0.00

### Additional information

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### Collateral: SME Loans

General			
	Current	At constitution date	
Count	1,861	3,441	
Principal			
Principal outstanding	184,924,727.93	500,004,541.68	
Average loan	99,368.47	145,307.92	
Minimum	321.70	506.25	
Maximum	1,444,068.67	1,741,026.17	
Interest rate			
Weighted average (wac)	4.07%	3.82%	
Minimum	2.72%	2.58%	
Maximum	8.25%	8.00%	
Final maturity			
Weighted average (WARM) (months)	107	115	
Minimum	11/02/2006	04/14/2004	
Maximum	12/30/2027	12/30/2027	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	13.92%	18.80%	
1-year EURIBOR/MIBOR	2.57%	2.45%	
1-year EURIBOR/MIBOR (Mortgage Market)	83.50%	78.70%	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	1.97%	1.19%	1.28%	1.32%	1.09%
Annual Percentage Rate (CPR)	21.24%	13.43%	14.30%	14.78%	12.37%

Distribution by sector (CNAE)			
	Current	At constitution date	
(K) - Real Estate and Rental Activities; Business Services	33.79%	28.67%	
(D) - Manufacturing industry	18.91%	22.16%	
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	15.15%	15.95%	
(F) - Building	11.06%	8.80%	
(O) - Other social activities and services provided to the Community; Personal Services	6.32%	6.37%	
(H) - Catering trade	5.82%	6.36%	
(I) - Transport, Storage and Communications	3.88%	4.74%	
(N) - Health and Veterinary Activities, Social Services	1.67%	2.02%	
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	1.38%	1.73%	
(B) - Fishing	1.80%	1.22%	
(M) - Education	1.15%	0.87%	
(J) - Financial brokering	0.49%	0.49%	
(C) - Extractive industries	0.35%	0.31%	
(E) - Production and distribution of electric power, gas and water	0.15%	0.22%	
(L) - Public Administration, Defence and Compulsory Social Security	0.08%	0.03%	
(Q) - Extraterritorial bodies	0.00%	0.02%	

Geographic distribution		
	Current	At constitution date
Andalucia	2.06%	1.32%
Aragon	0.69%	0.66%
Asturias	0.28%	0.35%
Balearic Islands	3.23%	3.65%
Basque Country	1.73%	1.36%
Canary Islands	3.75%	2.89%
Cantabria	0.03%	0.05%
Castilla-La Mancha	2.30%	2.60%
Castilla-Leon	0.82%	1.12%
Catalonia	12.27%	12.29%
Extremadura		0.00%
Galicia	0.29%	0.20%
La Rioja	0.10%	0.05%
Madrid	10.18%	10.41%
Murcia	0.71%	0.57%
Navarra	0.19%	0.33%
Valencia	61.39%	62.11%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt		Total debt	
		Principal	Interest	Other	Total	%		%		%
Up to 1 month	100	105,796.71	20,912.07	0.00	126,708.78	15.21	6,807,219.98	6,933,928.76	57.92	
1 to 2 months	42	82,480.94	16,548.37	0.00	99,029.31	11.88	2,960,885.55	3,059,914.86	25.56	
2 to 3 months	6	12,343.64	3,719.88	0.00	16,063.52	1.93	361,522.04	377,585.56	3.15	
3 to 6 months	8	21,509.39	9,013.05	0.00	30,522.44	3.66	535,207.49	565,729.93	4.73	
6 to 12 months	9	104,065.21	5,434.36	0.00	109,499.57	13.14	131,610.28	241,109.85	2.01	
18 to 24 months	6	215,316.11	25,063.13	0.00	240,379.24	28.85	333,853.48	574,232.72	4.80	
Over 2 years	5	141,440.00	69,637.62	0.00	211,077.62	25.33	8,236.75	219,314.37	1.83	
Total	176	682,952.00	150,328.48	0.00	833,280.48		11,138,535.57	11,971,816.05		

#### Additional information