

Brief report

Date: 06/30/2009  
 Currency: EUR

Date of constitution  
 09/19/2003

VAT Reg. no.  
 V83751495

Management Company  
 Europea 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  
 Banco Popular Español S.A

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	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	Amortized		AAA Aaa
Series A2 ES0339751010	09/24/2003 1,427	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 Quarterly	Amortized		AAA Aaa
Series A3(G) ES0339751028	09/24/2003 1,995	35,815.64 71,452,201.80 35.82%	100,000.00 199,500,000.00	Floating 3-M Euribor+0.040% (+0.24% desde 07/15/2015) 15.Jan/Apr/Jul/Oct	1.4850% 07/15/2009 134.44 Gross 110.24 Net	01/15/2030 Quarterly	"Pass-Through" Secuential / Pro rata under certain circumstances		AAA Aaa AAA Aaa
Series B ES0339751036	09/24/2003 320	37,808.56 12,098,739.20 37.81%	100,000.00 32,000,000.00	Floating 3-M Euribor+0.700% 15.Jan/Apr/Jul/Oct	2.1450% 07/15/2009 205.00 Gross 168.10 Net	01/15/2030 Quarterly	To be determined "Pass-Through" Pro rata deferred start / Secuential		A A2 A A2
Series C ES0339751044	09/24/2003 118	37,648.35 4,442,505.30 37.65%	100,000.00 11,800,000.00	Floating 3-M Euribor+1.500% 15.Jan/Apr/Jul/Oct	2.9450% 07/15/2009 280.27 Gross 229.82 Net	01/15/2030 Quarterly	To be determined "Pass-Through" Pro rata deferred start / Secuential		BB Baa2 BBB Baa2
Total		87,993,446.30 500,000,000.00							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)								
		0,17	0,34	0,51	0,69	0,87	1,06	1,25		
% Annual equivalent CPR		2,00	4,00	6,00	8,00	10,00	12,00	14,00		
Series A3(G)	With optional redemption *	Average life	Years	2.00	1.96	1.78	1.60	1.58	1.41	1.39
	Final Maturity	Years	Date	06/30/2011	06/15/2011	04/10/2011	02/05/2011	01/26/2011	11/25/2010	11/18/2010
Series B	Without optional redemption *	Average life	Years	4.09	3.83	3.59	3.38	3.18	3.00	2.84
	Final Maturity	Years	Date	08/01/2013	04/27/2013	01/30/2013	11/12/2012	09/02/2012	06/28/2012	04/29/2012
Series C	With optional redemption *	Average life	Years	1.84	1.80	1.63	1.47	1.45	1.29	1.27
	Final Maturity	Years	Date	05/01/2011	04/17/2011	02/16/2011	12/19/2010	12/10/2010	10/15/2010	10/08/2010
Series A3(G)	Without optional redemption *	Average life	Years	2.55	2.55	2.29	2.04	2.04	1.79	1.79
	Final Maturity	Years	Date	01/15/2012	01/15/2012	10/15/2011	07/15/2011	07/15/2011	04/15/2011	04/15/2011
Series B	With optional redemption *	Average life	Years	3.75	3.51	3.29	3.10	2.92	2.75	2.60
	Final Maturity	Years	Date	03/30/2013	01/01/2013	10/14/2012	08/03/2012	05/29/2012	03/30/2012	02/04/2012
Series C	Without optional redemption *	Average life	Years	1.84	1.80	1.63	1.47	1.45	1.29	1.27
	Final Maturity	Years	Date	05/01/2011	04/17/2011	02/16/2011	12/19/2010	12/10/2010	10/15/2010	10/08/2010
Series A3(G)	With optional redemption *	Average life	Years	2.55	2.55	2.29	2.04	2.04	1.79	1.79
	Final Maturity	Years	Date	01/15/2012	01/15/2012	10/15/2011	07/15/2011	07/15/2011	04/15/2011	04/15/2011
Series B	Without optional redemption *	Average life	Years	3.75	3.51	3.29	3.10	2.92	2.75	2.60
	Final Maturity	Years	Date	03/30/2013	01/01/2013	10/14/2012	08/03/2012	05/29/2012	03/30/2012	02/04/2012
Series C	With optional redemption *	Average life	Years	1.84	1.80	1.63	1.47	1.45	1.29	1.27
	Final Maturity	Years	Date	05/01/2011	04/17/2011	02/16/2011	12/19/2010	12/10/2010	10/15/2010	10/08/2010
Series A3(G)	Without optional redemption *	Average life	Years	2.55	2.55	2.29	2.04	2.04	1.79	1.79
	Final Maturity	Years	Date	01/15/2012	01/15/2012	10/15/2011	07/15/2011	07/15/2011	04/15/2011	04/15/2011
Series B	With optional redemption *	Average life	Years	3.75	3.51	3.29	3.10	2.92	2.75	2.60
	Final Maturity	Years	Date	03/30/2013	01/01/2013	10/14/2012	08/03/2012	05/29/2012	03/30/2012	02/04/2012
Series C	Without optional redemption *	Average life	Years	1.84	1.80	1.63	1.47	1.45	1.29	1.27
	Final Maturity	Years	Date	05/01/2011	04/17/2011	02/16/2011	12/19/2010	12/10/2010	10/15/2010	10/08/2010

\* 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	
Class A	81.20%	71,452,201.80	24.48%	91.24%	
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)	81.20%	71,452,201.80	39.90%	199,500,000.00	
Series B	13.75%	12,098,739.20	10.73%	6.40%	
Series C	5.05%	4,442,505.30	5.68%	2.36%	
Issue of Bonds		87,993,446.30		500,000,000.00	
Reserve Fund	5.68%	5,000,000.00	1.90%	9,500,000.00	
Spanish State guarantee					
Series A3(G)		71,452,201.80		199,500,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	10,016,197.18	1.445%	
Amortization Account	0.00		
Servicer ppal collect not yet credited	243,982.36		
Servicer ints collect not yet credited	74,452.54		
Liabilities	Available	Balance Interest	
Start-up Loan		0.00	
Subordinated Loan	5,000,000.00	2.445%	
Liquidity Facility A3(G)	21,000,000.00	0.00 1.445%	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		0.00	
Securities		0.00	

\* Credit Support Amount in favour of the Fund

# FTPME BANCAJA 2 Fondo de Titulización de Activos

## Brief report

**Date:** 06/30/2009  
**Currency:** EUR

**Date of constitution**  
09/19/2003

**VAT Reg. no.**  
V83751495

**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**  
Banco Popular Español S.A

**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

### Collateral: SME Loans

General			
	Current	At constitution date	
Count	851	3,441	
Principal			
Principal outstanding	83,501,761.21	500,004,541.68	
Average loan	98,121.93	145,307.92	
Minimum	183.58	506.25	
Maximum	1,300,735.70	1,741,026.17	
Interest rate			
Weighted average (wac)	4.73%	3.82%	
Minimum	1.70%	2.58%	
Maximum	9.00%	8.00%	
Final maturity			
Weighted average (WARM) (months)	97	115	
Minimum	07/02/2009	04/14/2004	
Maximum	12/30/2027	12/30/2027	
Index (principal outstanding distribution)			
3-month EURIBOR/MIBOR	11.76%	18.80%	
1-year EURIBOR/MIBOR	2.78%	2.45%	
1-year EURIBOR/MIBOR (Mortgage Market)	85.45%	78.70%	

Distribution by sector (CNAE)		
	Current	At constitution date
(K) - Real Estate and Rental Activities; Business Services	38.12%	28.67%
(D) - Manufacturing industry	13.19%	22.16%
(G) - Retail trade; repair of motor vehicles, motorcycles and mopeds and personal and household items	13.67%	15.95%
(F) - Building	12.39%	8.80%
(O) - Other social activities and services provided to the Community; Personal Services	6.77%	6.37%
(H) - Catering trade	5.40%	6.36%
(I) - Transport, Storage and Communications	3.76%	4.74%
(N) - Health and Veterinary Activities, Social Services	1.30%	2.02%
(A) - Agriculture, Stockbreeding, Hunting and Silviculture	0.56%	1.73%
(B) - Fishing	2.20%	1.22%
(M) - Education	1.45%	0.87%
(J) - Financial brokering	0.74%	0.49%
(C) - Extractive industries	0.13%	0.31%
(E) - Production and distribution of electric power, gas and water	0.15%	0.22%
(L) - Public Administration, Defence and Compulsory Social Security	0.16%	0.03%
(Q) - Extraterritorial bodies	0.00%	0.02%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month mort. (SMM)	0.51%	0.79%	0.72%	0.90%	1.06%
Annual Percentage Rate (CPR)	5.89%	9.13%	8.32%	10.26%	12.06%

Geographic distribution		
	Current	At constitution date
Andalucia	3.16%	1.32%
Aragon	0.56%	0.66%
Asturias	0.44%	0.35%
Balearic Islands	3.14%	3.65%
Basque Country	1.68%	1.36%
Canary Islands	3.68%	2.89%
Cantabria	0.02%	0.05%
Castilla-La Mancha	2.05%	2.60%
Castilla-Leon	0.84%	1.12%
Catalonia	13.65%	12.29%
Extremadura		0.00%
Galicia	0.46%	0.20%
La Rioja	0.13%	0.05%
Madrid	10.43%	10.41%
Murcia	0.86%	0.57%
Navarra	0.28%	0.33%
Valencia	58.62%	62.11%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%			%
<i>Delinquencies</i>									
Up to 1 month	69	65,023.21	12,832.53	0.00	77,855.74	8.08	5,136,774.87	5,214,630.61	42.86
from > 1 to ≤ 2 months	20	78,718.80	29,334.92	0.00	108,053.72	11.21	3,267,870.40	3,375,924.12	27.75
from > 2 to ≤ 3 months	11	82,497.17	10,946.37	0.00	93,443.54	9.69	909,035.73	1,002,479.27	8.24
from > 3 to ≤ 6 months	14	45,972.15	21,513.74	0.00	67,485.89	7.00	905,449.86	972,935.75	8.00
from > 6 to < 12 months	9	91,418.98	33,688.55	0.00	125,107.53	12.98	735,414.20	860,521.73	7.07
from ≥ 12 to < 18 months	3	16,830.64	8,713.18	0.00	25,543.82	2.65	100,632.04	126,175.86	1.04
from ≥ 18 to < 24 months	1	4,184.03	99.57	0.00	4,283.60	0.44	0.00	4,283.60	0.04
from ≥ 2 years	16	358,081.94	104,295.23	0.00	462,377.17	47.96	146,589.81	608,966.98	5.01
Subtotal	143	742,726.92	221,424.09	0.00	964,151.01	100.00	11,201,766.91	12,165,917.92	100.00
<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
Total	143	742,726.92	221,424.09	0.00	964,151.01		11,201,766.91	12,165,917.92	