

**BZ HIPOTECARIO 2 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st AUG, 2003**



**DATE OF CONSTITUTION:** 28th april, 2000  
**MANAGEMENT COMPANY:** EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.  
**ORIGINATOR/SERVICER:** BANCO ZARAGOZANO  
**TREASURY C.:** CAJA MADRID  
**SUBORDINATED LOAN:** BANCO ZARAGOZANO

**LEAD MANAGER:** BANCO ZARAGOZANO  
**PAYING AGENT:** BANCO ZARAGOZANO  
**SECONDARY MARKET:** AIAF MERCADO DE RENTA FIJA  
**REGISTER OF BOOK SECURITIES:** IBERCLEAR  
**DEPOSITORY:** BANCO ZARAGOZANO  
**AUDITORS:** ERNST & YOUNG

**MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)**

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (EURO) (UNIT /Nº BONDS /TOTAL)		INTEREST TYPE REF.RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT COUPON	REDEMPTION (EUROS)		RATING MOODY'S	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT%/OUTST.	CURRENT	ORIGINAL
A ES0369069002 SENIOR	04.05.2000	50.028,74 2.756 137.879.207,44	100.000,00 2.756 275.600.000,00	FLOATING EURIBOR 3M + 0,27% 17.02/05/08/11	2,4050% NEXT COUPON: 17.11.2003 304,14 GROSS 258,52 NET	17.05.2025 QUARTERLY 17.02/05/08/11	17.11.2003	Aaa	Aaa
B ES0369069010 MEZZANINE	04.05.2000	100.000,00 94 9.400.000,00	100.000,00 94 9.400.000,00	FLOATING EURIBOR 3M + 0,50% 17.02/05/08/11	2,6350% NEXT COUPON: 17.11.2003 666,07 GROSS 566,16 NET	17.05.2025 QUARTERLY 17.02/05/08/11	To be determined	A2	A2
<b>TOTALS</b>		<b>147.279.207,44</b>	<b>285.000.000,00</b>						

**AVERAGE LIFE (IN YEARS) AND MATURITY ACCORDING TO DIFFERENT HYPOTHESIS OF PREPAYMENT RATES**

PREPAYMENTS		CLASS A BONDS				CLASS B BONDS			
% CONSTANT MONTHLY (SMM)	% ANNUAL EQUIVALENT (CPR)	WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1		WITHOUT OPTIONAL REDEMPTION 1		WITH OPTIONAL REDEMPTION 1	
		AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY	AVERAGE LIFE	FINAL MATURITY
0,00%	0,00%	6,69 (06/05/2010)	19,23 (17/11/2022)	6,11 (08/10/2009)	11,47 (17/02/2015)	8,71 (13/05/2012)	21,73 (17/05/2025)	6,14 (17/10/2009)	11,47 (17/02/2015)
0,30%	3,54%	5,57 (25/03/2009)	17,72 (17/05/2021)	5,04 (11/09/2008)	9,72 (17/05/2013)	7,95 (12/08/2011)	21,73 (17/05/2025)	5,08 (26/09/2008)	9,72 (17/05/2013)
0,40%	4,70%	5,27 (04/12/2008)	17,23 (17/11/2020)	4,75 (29/05/2008)	9,22 (17/11/2012)	7,72 (19/05/2011)	21,73 (17/05/2025)	4,80 (15/06/2008)	9,22 (17/11/2012)
0,50%	5,84%	4,99 (26/08/2008)	16,72 (17/05/2020)	4,48 (21/02/2008)	8,72 (17/05/2012)	7,49 (24/02/2011)	21,73 (17/05/2025)	4,53 (08/03/2008)	8,72 (17/05/2012)
0,60%	6,97%	4,74 (27/05/2008)	16,22 (17/11/2019)	4,28 (08/12/2007)	8,47 (17/02/2012)	7,27 (04/12/2010)	21,73 (17/05/2025)	4,35 (03/01/2008)	8,47 (17/02/2012)
0,70%	8,08%	4,51 (04/03/2008)	15,72 (17/05/2019)	4,04 (14/09/2007)	7,97 (17/08/2011)	7,05 (14/09/2010)	21,73 (17/05/2025)	4,10 (06/10/2007)	7,97 (17/08/2011)
0,80%	9,19%	4,31 (19/12/2007)	15,22 (17/11/2018)	3,87 (12/07/2007)	7,72 (17/05/2011)	6,83 (28/06/2010)	21,73 (17/05/2025)	3,94 (08/08/2007)	7,72 (17/05/2011)
0,90%	10,28%	4,11 (10/10/2007)	14,72 (17/05/2018)	3,66 (28/04/2007)	7,22 (17/11/2010)	6,63 (15/04/2010)	21,73 (17/05/2025)	3,72 (18/05/2007)	7,22 (17/11/2010)

(1) Optional Clean up call when the amount of the Outstanding Balance of the Securitised Loans is less than 10 per 100 of the initial Outstanding Balance.  
Hypothesis of delinquency and default assumptions of the mortgage backed loans: 0%.

**COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)**

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		5.029	7.400
PRINCIPAL: (EURO)	TOTAL OUTSTANDING	145.937.717,72	285.008.478,26
	AVERAGE LOAN	29.019,23	38.514,66
	MINIMUM	46,34	8.633,59
	MAXIMUM	503.048,73	555.446,75
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	4,60%	5,00%
	MINIMUM	3,25%	2,25%
	MAXIMUM	10,00%	10,00%
REMAINING MATURITY	WEIGHTED AV.(WARM)(MONTHS)	143	166
	MINIMUM	01.09.2003	30.06.2001
	MAXIMUM	01.04.2025	01.04.2025
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	1,46%	0,46%
	MIBOR 1 YEAR	98,49%	99,43%
	MIBOR 3 MONTHS	-	0,04%
	MIBOR 6 MONTHS	0,05%	0,07%

LTV DISTRIBUTION	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	2,18	71,43	13,85	73,83
60,01 - 70%	14,55	64,46	17,86	65,25
50,01 - 60%	17,81	55,24	16,07	54,91
40,01 - 50%	17,20	45,01	16,36	44,96
30,01 - 40%	18,34	34,76	17,66	35,20
30% & BELOW	29,92	19,55	18,20	20,96
WEIGHTED AVERAGE (WALTV)		40,74		48,09
MINIMUM		0,04		3,22
MAXIMUM		73,48		79,79

PREPAYMENTS					
	CURRENT	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY	0,76%	1,32%	1,17%	1,09%	0,92%
MORTALITY (SMM)	8,78%	14,74%	13,20%	12,29%	10,48%
ANNUAL EQUIVALENT (CPR)					

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCIA	13,47%	14,52%
ARAGÓN	8,22%	8,00%
CATALUÑA	15,62%	15,89%
MADRID	22,17%	22,27%
COMUNIDAD VALENCIANA	10,39%	10,01%
RESTO 12 COMUNIDADES	30,14%	29,31%

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<b>CURRENT DELINQUENCY (EURO)</b>									
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%		%		
• Up to a month	131	34.774,84	21.127,02	55.901,86	49,64	4.850.127,78	4.906.029,64	73,79	36,10
• From 1 to 2 months	34	16.479,09	11.606,04	28.085,13	24,94	1.247.435,94	1.275.521,07	19,18	27,57
• From 2 to 3 months	5	2.930,54	1.602,10	4.532,64	4,02	111.301,08	115.833,72	1,74	18,31
• From 3 to 6 months	6	4.904,35	4.560,18	9.464,53	8,40	241.668,77	251.133,30	3,78	48,48
• From 6 to 12 months	3	10.687,89	2.142,96	12.830,85	11,39	69.242,77	82.073,62	1,23	12,46
• Over 1 year	1	436,10	1.366,17	1.802,27	1,60	16.341,52	18.143,79	0,27	41,841
<b>TOTALS</b>	<b>180</b>	<b>70.212,81</b>	<b>42.404,47</b>	<b>112.617,28</b>	<b>100,00</b>	<b>6.536.117,86</b>	<b>6.648.735,14</b>	<b>100,00</b>	<b>33,13</b>

**CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS**

<b>CREDIT ENHANCEMENT (CE) (EUROS)</b>						
	CURRENT			AT ISSUE DATE		
			% CE			% CE
SERIES A	93,62%	137.879.207,44	10,25%	96,70%	275.600.000,00	5,30%
SERIES B	6,38%	9.400.000,00	3,87%	3,30%	9.400.000,00	2,00%
ISSUE BONDS		147.279.207,44			285.000.000,00	
RESERVE FUND	3,87%	5.700.000,00		2,00%	5.700.000,00	

<b>OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS)</b>			
ASSETS		BALANCE	INTEREST
TREASURY C.		6.568.428,95	2,06%
SERVICER PPAL COLLECT NOT YET CREDITED		469.302,36	
SERVICER INTS COLLECT NOT YET CREDITED		64.030,44	
<b>LIABILITIES</b>		<b>BALANCE</b>	<b>INTEREST</b>
SUBORDINATED LOAN		5.909.887,79	2,64%

**ADDITIONAL INFORMATION**

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

- C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68  
 E-mail: info@eurotitulizacion.com

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES

- Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00