

**BZ HIPOTECARIO 2 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st DEC, 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  
**DEPOSITARY:** 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	46.925,91 2.756 129.327.807,96	100.000,00 2.756 275.600.000,00	FLOATING EURIBOR 3M + 0,27% 17.02/05/08/11	2,4410% NEXT COUPON: 17.02.2004 292,73 GROSS 248,82 NET	17.05.2025 QUARTERLY 17.02/05/08/11	17.02.2004	Aaa	Aaa
B ES0369069010 MEZZANINE	04.05.2000	90.804,64 94 8.535.636,16	100.000,00 94 9.400.000,00	FLOATING EURIBOR 3M + 0,50% 17.02/05/08/11	2,6710% NEXT COUPON: 17.02.2004 619,82 GROSS 526,85 NET	17.05.2025 QUARTERLY 17.02/05/08/11	To be determined	A2	A2
TOTALS		137.863.444,12	285.000.000,00						

**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%	6,33 (28/04/2010)	18,64 (17/08/2022)	5,73 (20/09/2009)	10,89 (17/11/2014)	8,87 (09/11/2012)	21,39 (17/05/2025)	5,97 (19/12/2009)	10,89 (17/11/2014)
0,70%	8,08%	4,29 (15/04/2008)	15,14 (17/02/2019)	3,77 (07/10/2007)	7,38 (17/05/2011)	7,25 (29/03/2011)	21,39 (17/05/2025)	3,95 (13/12/2007)	7,38 (17/05/2011)
0,80%	9,19%	4,10 (03/02/2008)	14,64 (17/08/2018)	3,61 (09/08/2007)	7,14 (17/02/2011)	7,04 (10/01/2011)	21,39 (17/05/2025)	3,80 (17/10/2007)	7,14 (17/02/2011)
0,90%	10,28%	3,92 (29/11/2007)	14,39 (17/05/2018)	3,46 (14/06/2007)	6,88 (17/11/2010)	6,88 (27/10/2010)	21,39 (17/05/2025)	3,65 (23/08/2007)	6,88 (17/11/2010)
1,00%	11,36%	3,75 (30/09/2007)	13,89 (17/11/2017)	3,31 (22/04/2007)	6,63 (17/08/2010)	6,63 (16/08/2010)	21,39 (17/05/2025)	3,50 (02/07/2007)	6,63 (17/08/2010)
1,10%	12,43%	3,60 (05/08/2007)	13,39 (17/05/2017)	3,18 (04/03/2007)	6,38 (17/05/2010)	6,44 (07/06/2010)	21,39 (17/05/2025)	3,37 (12/05/2007)	6,38 (17/05/2010)
1,20%	13,49%	3,46 (14/06/2007)	12,89 (17/11/2016)	3,05 (17/01/2007)	6,14 (17/02/2010)	6,25 (31/03/2010)	21,39 (17/05/2025)	3,24 (25/03/2007)	6,14 (17/02/2010)
1,30%	14,53%	3,32 (27/04/2007)	12,39 (17/05/2016)	2,93 (03/12/2006)	5,88 (17/11/2009)	6,07 (25/01/2010)	21,39 (17/05/2025)	3,10 (06/02/2007)	5,88 (17/11/2009)

(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		4.731	7.400
PRINCIPAL: (EURO)	TOTAL OUTSTANDING	132.515.154,54	285.008.478,26
	AVERAGE LOAN	28.009,97	38.514,66
	MINIMUM	1,64	8.633,59
	MAXIMUM	497.686,65	555.446,75
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	4,43%	5,00%
	MINIMUM	2,75%	2,25%
	MAXIMUM	8,00%	10,00%
REMAINING MATURITY	WEIGHTED AV.(WARM)(MONTHS)	141	166
	MINIMUM	01.01.2004	30.06.2001
	MAXIMUM	01.04.2025	01.04.2025
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	1,89%	0,46%
	MIBOR 1 YEAR	98,06%	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%	1,66	71,13	13,85	73,83	
60,01 - 70%	13,82	64,35	17,86	65,25	
50,01 - 60%	17,91	55,02	16,07	54,91	
40,01 - 50%	16,55	45,12	16,36	44,96	
30,01 - 40%	18,27	35,00	17,66	35,20	
30% & BELOW	31,79	19,73	18,20	20,96	
WEIGHTED AVERAGE (WALTV)		40,06		48,09	
MINIMUM		0,00		3,22	
MAXIMUM		72,77		79,79	

GEOGRAPHIC DISTRIBUTION		CURRENT	AT CONSTITUTION DATE
ANDALUCIA		13,35%	14,52%
ARAGÓN		8,14%	8,00%
CATALUÑA		15,65%	15,89%
MADRID		22,26%	22,27%
COMUNIDAD VALENCIANA		10,33%	10,01%
RESTO 12 COMUNIDADES		30,27%	29,31%

PREPAYMENTS					
	CURRENT	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	1,32%	1,46%	1,39%	1,25%	0,97%
ANNUAL EQUIVALENT (CPR)	14,69%	16,17%	15,42%	13,97%	11,03%

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**CURRENT DELINQUENCY (EURO)**

AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT		% LOAN TO VALUE
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%			%	
• Up to a month	103	26.690,02	14.497,49	41.187,51	33,63	3.409.573,30	3.450.760,81	58,00	33,03
• From 1 to 2 months	52	26.656,50	17.828,91	44.485,41	36,32	2.031.364,32	2.075.849,73	34,89	33,88
• From 2 to 3 months	8	8.018,09	2.438,13	10.456,22	8,54	168.894,05	179.350,27	3,01	33,73
• From 3 to 6 months	4	2.863,84	708,52	3.572,36	2,92	88.275,69	91.848,05	1,54	29,13
• From 6 to 12 months	3	2.603,25	2.084,41	4.687,66	3,83	90.655,60	95.343,26	1,60	63,97
• Over 1 year	2	13.934,89	4.157,17	18.092,06	14,77	37.902,13	55.994,19	0,94	9,0487
<b>TOTALS</b>	<b>172</b>	<b>80.766,59</b>	<b>41.714,63</b>	<b>122.481,22</b>	<b>100,00</b>	<b>5.826.665,09</b>	<b>5.949.146,31</b>	<b>100,00</b>	<b>32,38</b>

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

**CREDIT ENHANCEMENT (CE) (EUROS)**

	CURRENT			AT ISSUE DATE		
			% CE			% CE
SERIES A	93,81%	129.327.807,96	10,33%	96,70%	275.600.000,00	5,30%
SERIES B	6,19%	8.535.636,16	4,13%	3,30%	9.400.000,00	2,00%
ISSUE BONDS		137.863.444,12			285.000.000,00	
RESERVE FUND	4,13%	5.700.000,00		2,00%	5.700.000,00	

**OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)**

ASSETS	BALANCE	INTEREST
TREASURY C.	11.023.053,59	2,09%
SERVICER PPAL COLLECT NOT YET CREDITED	586.273,71	
SERVICER INTS COLLECT NOT YET CREDITED	37.181,36	
<b>LIABILITIES</b>	<b>BALANCE</b>	<b>INTEREST</b>
SUBORDINATED LOAN	5.880.787,16	2,67%

**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