

BZ HIPOTECARIO 2 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 29th FEB, 2004



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	43.652,67 2.756 120.306.758,52	100.000,00 2.756 275.600.000,00	FLOATING EURIBOR 3M + 0,27% 17.02/05/08/11	2,3370% NEXT COUPON: 17.05.2004 255,04 GROSS 216,78 NET	17.05.2025 QUARTERLY 17.02/05/08/11	17.05.2004	Aaa	Aaa
B ES0369069010 MEZZANINE	04.05.2000	84.470,71 94 7.940.246,74	100.000,00 94 9.400.000,00	FLOATING EURIBOR 3M + 0,50% 17.02/05/08/11	2,5670% NEXT COUPON: 17.05.2004 542,09 GROSS 460,78 NET	17.05.2025 QUARTERLY 17.02/05/08/11	To be determined	A2	A2
TOTALS		128.247.005,26	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%	6,43 (03/08/2010)	18,48 (17/08/2022)	5,76 (01/12/2009)	10,47 (17/08/2014)	9,19 (07/05/2013)	20,98 (17/02/2025)	6,01 (02/03/2010)	10,47 (17/08/2014)
0,70%	8,08%	4,37 (13/07/2008)	14,98 (17/02/2019)	3,83 (27/12/2007)	7,22 (17/05/2011)	7,55 (17/09/2011)	20,98 (17/02/2025)	4,03 (10/03/2008)	7,22 (17/05/2011)
0,80%	9,19%	4,18 (02/05/2008)	14,47 (17/08/2018)	3,66 (27/10/2007)	6,97 (17/02/2011)	7,34 (29/06/2011)	20,98 (17/02/2025)	3,87 (12/01/2008)	6,97 (17/02/2011)
0,90%	10,28%	3,99 (25/02/2008)	13,98 (17/02/2018)	3,51 (31/08/2007)	6,72 (17/11/2010)	7,12 (13/04/2011)	20,98 (17/02/2025)	3,72 (17/11/2007)	6,72 (17/11/2010)
1,00%	11,36%	3,82 (25/12/2007)	13,73 (17/11/2017)	3,31 (21/06/2007)	6,22 (17/05/2010)	6,92 (28/01/2011)	20,98 (17/02/2025)	3,48 (22/08/2007)	6,22 (17/05/2010)
1,10%	12,43%	3,67 (30/10/2007)	13,22 (17/05/2017)	3,17 (02/05/2007)	5,97 (17/02/2010)	6,72 (17/11/2010)	20,98 (17/02/2025)	3,34 (02/07/2007)	5,97 (17/02/2010)
1,20%	13,49%	3,53 (07/09/2007)	12,73 (17/11/2016)	3,04 (15/03/2007)	5,72 (17/11/2009)	6,53 (08/09/2010)	20,98 (17/02/2025)	3,20 (12/05/2007)	5,72 (17/11/2009)
1,30%	14,53%	3,39 (21/07/2007)	12,22 (17/05/2016)	2,97 (16/02/2007)	5,72 (17/11/2009)	6,34 (02/07/2010)	20,98 (17/02/2025)	3,16 (26/04/2007)	5,72 (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		4.554	7.400
PRINCIPAL: (EURO)	TOTAL OUTSTANDING	126.421.777,71	285.008.478,26
	AVERAGE LOAN	27.760,60	38.514,66
	MINIMUM	0,01	8.633,59
	MAXIMUM	495.086,04	555.446,75
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	4,24%	5,00%
	MINIMUM	2,75%	2,25%
	MAXIMUM	8,00%	10,00%
REMAINING MATURITY	WEIGHTED AV.(WARM)(MONTHS)	140	166
	MINIMUM	01:03:2004	30:06:2001
	MAXIMUM	01:12:2024	01:04:2025
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	2,12%	0,46%
	MIBOR 1 YEAR	97,83%	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%		1,17	71,07	13,85	73,83
60,01 - 70%		13,72	64,32	17,86	65,25
50,01 - 60%		17,52	55,00	16,07	54,91
40,01 - 50%		16,68	45,16	16,36	44,96
30,01 - 40%		18,81	34,95	17,66	35,20
30% & BELOW		32,10	19,67	18,20	20,96
WEIGHTED AVERAGE (WALTV)			39,71		48,09
MINIMUM			0,00		3,22
MAXIMUM			72,41		79,79

GEOGRAPHIC DISTRIBUTION		CURRENT	AT CONSTITUTION DATE
ANDALUCIA		13,04%	14,52%
ARAGÓN		8,17%	8,00%
CATALUÑA		15,39%	15,89%
MADRID		22,36%	22,27%
COMUNIDAD VALENCIANA		10,47%	10,01%
RESTO 12 COMUNIDADES		30,58%	29,31%

PREPAYMENTS					
	CURRENT	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	1,24%	1,31%	1,43%	1,30%	0,98%
ANNUAL EQUIVALENT (CPR)	13,87%	14,64%	15,87%	14,54%	11,18%

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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	117	31.182,50	14.694,22	45.876,72	34,94	3.403.709,87	3.449.586,59	54,64	32,30
• From 1 to 2 months	52	26.916,05	20.147,48	47.063,53	35,84	2.345.072,92	2.392.136,45	37,89	44,17
• From 2 to 3 months	8	4.992,09	2.403,59	7.395,68	5,63	192.158,90	199.554,58	3,16	33,88
• From 3 to 6 months	5	3.323,76	1.066,04	4.389,80	3,34	121.265,16	125.654,96	1,99	42,08
• From 6 to 12 months	3	2.716,09	2.937,89	5.653,98	4,31	84.264,73	89.918,71	1,42	66,81
• Over 1 year	2	16.124,98	4.797,84	20.922,82	15,93	35.712,04	56.634,86	0,90	9,152
TOTALS	187	85.255,47	46.047,06	131.302,53	100,00	6.182.183,62	6.313.486,15	100,00	35,60

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT			AT ISSUE DATE		
			% CE			% CE
SERIES A	93,81%	120.306.758,52	10,64%	96,70%	275.600.000,00	5,30%
SERIES B	6,19%	7.940.246,74	4,44%	3,30%	9.400.000,00	2,00%
ISSUE BONDS		128.247.005,26			285.000.000,00	
RESERVE FUND	4,44%	5.700.000,00		2,00%	5.700.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)			
ASSETS		BALANCE	INTEREST
TREASURY C.		6.399.338,61	1,99%
SERVICER PPAL COLLECT NOT YET CREDITED		1.091.081,94	
SERVICER INTS COLLECT NOT YET CREDITED		59.283,76	
LIABILITIES		BALANCE	INTEREST
SUBORDINATED LOAN		5.851.686,52	2,57%

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