

# BZ HIPOTECARIO 2 Fondo de Titulizacion Hipotecaria

## Brief report

Date: 11/30/2005  
Currency: EUR

Date of constitution  
04/28/2000

VAT Reg. no.  
G82653171

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

Originator  
Banco Zaragozano

Servicer  
Barclays Bank (B. Zaragozano)

Lead Managers  
Banco Zaragozano

Bond Underwriters and Placement Agents  
Banco Zaragozano

Bond Paying Agent  
Barclays Bank (B. Zaragozano)

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Caja Madrid

Subordinated Loan  
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Assets Custodian  
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Fund Auditors  
Ernst&Young

### Issued securities: Mortgage-Backed 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 Moody's
		Current	Original			Final maturity (legal)	Next	
Series A ES0369069002	05/04/2000 2,756	27,004.24 74,423,685.44 27.00%	100,000.00 275,600,000.00	Floating 3-M Euribor + 0.270% 17.Feb/May/Aug/Nov	2.6200% 02/17/2006 180.81 Gross 153.69 Net	05/17/2025 Quarterly 17.Feb/May/Aug/Nov	02/17/2006 "Pass-Through"	Aaa Aaa
Series B ES0369069010	05/04/2000 94	52,254.93 4,911,963.42 52.25%	100,000.00 9,400,000.00	Floating 3-M Euribor + 0.500% 17.Feb/May/Aug/Nov	2.8500% 02/17/2006 380.59 Gross 323.50 Net	05/17/2025 Quarterly 17.Feb/May/Aug/Nov	02/17/2006 "Pass-Through" Pro rata deferred start / Secuential	A2 A2
Total		79,335,648.86	285,000,000.00					

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)								
				% Annual equivalent CPR								
Series A	With optional redemption *	Average life	4.43	2.96	2.90	2.75	2.62	2.49	2.44	2.32		
		Final Maturity	05/04/2010	11/15/2008	10/21/2008	08/31/2008	07/13/2008	05/26/2008	05/09/2008	03/25/2008		
	Without optional redemption *	Average life	5.60	3.89	3.72	3.56	3.42	3.29	3.16	3.05		
		Final Maturity	07/05/2011	10/18/2009	08/18/2009	06/22/2009	04/30/2009	03/13/2009	01/27/2009	12/16/2008		
	Series B	With optional redemption *	Average life	4.84	3.27	3.24	3.08	2.92	2.75	2.74	2.58	
			Final Maturity	11/17/2012	08/17/2010	02/17/2018	08/17/2010	05/17/2010	02/17/2010	08/17/2016	05/17/2016	
Without optional redemption *		Average life	10.79	9.15	8.91	8.68	8.45	8.22	8.00	7.79		
		Final Maturity	09/12/2016	01/21/2015	10/26/2014	08/01/2014	05/10/2014	02/17/2014	11/28/2013	09/11/2013		
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
Series A	93.81%	74,423,685.44	12.19%	96.70%	275,600,000.00
Series B	6.19%	4,911,963.42	6.00%	3.30%	9,400,000.00
Issue of Bonds		79,335,648.86			285,000,000.00
Reserve Fund	6.00%	4,760,139.30	2.00%		5,700,000.00

Other financial operations (current)			
	Balance	Interest	
Assets			
Treasury Account	5,353,790.95	2.270%	
Servicer ppal collect not yet credited	1,061,106.60		
Servicer ints collect not yet credited	37,666.73		
Liabilities			
Subordinated Loan	4,760,139.30	2.850%	

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	3,174	7,400	
Principal			
Principal outstanding	77,636,501.68	285,008,478.12	
Average loan	24,460.15	38,514.66	
Minimum	18.23	8,633.59	
Maximum	466,686.10	555,446.75	
Interest rate			
Weighted average (wac)	4.03%	5.00%	
Minimum	2.64%	2.25%	
Maximum	8.00%	10.00%	
Final maturity			
Weighted average (WARM) (months)	129	166	
Minimum	12/01/2005	06/30/2001	
Maximum	12/01/2024	04/01/2025	
Index (distribution)			
6-month EURIBOR/MIBOR	0.05	0.07	
1-year EURIBOR/MIBOR	2.55	0.00	
1-year EURIBOR/MIBOR (Mortgage Market)	97.41	99.93	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	5.04	6.49	1.08	7.66
10.01 - 20%	13.52	15.43	6.15	15.70
20.01 - 30%	20.30	24.90	11.02	25.21
30.01 - 40%	18.43	34.85	17.65	35.21
40.01 - 50%	19.49	44.90	16.35	44.97
50.01 - 60%	15.53	54.92	16.07	54.92
60.01 - 70%	7.69	63.42	17.83	65.26
70.01 - 80%			13.85	73.83
Weighted average (WALTV)	36.04			48.08
Minimum	0.03			3.22
Maximum	68.16			79.79

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	2.17%	1.50%	1.40%	1.30%	1.09%
Annual equivalent (CPR)	23.17%	16.55%	15.58%	14.53%	12.30%

Geographic distribution		
	Current	At constitution date
Andalucia	12.49%	14.52%
Aragon	7.94%	8.00%
Asturias	1.22%	1.02%
Balearic Islands	2.39%	2.05%
Basque Country	2.41%	2.32%
Canary Islands	8.15%	7.55%
Cantabria	1.22%	1.13%
Castilla-La Mancha	6.46%	5.30%
Castilla-Leon	5.22%	4.69%
Catalonia	15.01%	15.89%
Extremadura	0.61%	0.79%
Galicia	1.35%	1.56%
La Rioja	0.56%	0.48%
Madrid	23.35%	22.27%
Murcia	1.37%	1.70%
Navarra	0.58%	0.73%
Valencia	9.68%	10.01%

#### Additional information

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Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	78	19,136.75	5,916.86	0.00	25,053.61	23.58	1,681,926.58	1,706,980.19	49.26	23.73
1 to 2 months	34	18,065.90	7,899.58	0.00	25,965.48	24.43	1,115,334.16	1,141,299.64	32.93	32.33
2 to 3 months	8	7,286.62	2,951.48	0.00	10,238.10	9.63	287,160.25	297,398.35	8.58	36.27
3 to 6 months	4	3,488.89	1,928.90	136.68	5,554.47	5.23	104,756.90	110,311.37	3.18	40.13
12 to 18 months	3	10,583.97	5,798.69	1,682.52	18,065.18	17.00	120,784.76	138,849.94	4.01	45.29
18 to 24 months	1	7,220.89	1,285.40	1,347.22	9,853.51	9.27	9,033.12	18,886.63	0.54	21.67
Over 2 years	2	3,720.00	6,328.57	1,491.23	11,539.80	10.86	40,181.06	51,720.86	1.49	61.84
Total	130	69,503.02	32,109.48	4,657.65	106,270.15		3,359,176.83	3,465,446.98		28.18