

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



**DATE OF CONSTITUTION:** 23rd october, 1998  
**MANAGEMENT COMPANY:** EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.  
**ORIGINATOR/SERVICER:** BANCAJA\*  
**TREASURY C.:** BANCAJA\*  
**INTEREST SWAPS:** BANCAJA\*  
**SUBORDINATED LOAN:** BANCAJA\*

**LEAD MANAGER:** BANCAJA\*  
**PAYING AGENT:** BANCAJA\*  
**SECONDARY MARKET:** AIAF MERCADO DE RENTA FIJA  
**REGISTER OF BOOK SECURITIES:** IBERCLEAR  
**DEPOSITARY:** BANCAJA\*  
**AUDITORS:** ERNST & YOUNG.

(\*CAJA DE AHORROS DE VALENCIA, CASTELLÓN Y ALICANTE, BANCAJA)

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

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /N° BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT / %OUTST.	CURRENT	ORIGINAL
A ES0312941000 SENIOR	27.10.98	74.393,70 1.543 114.789.479,10	150.253,03 1.543 231.840.425,29	FLOATING EURIBOR 12M + 0,18% 22.09	3,4340% NEXT COUPON: 22.09.2003 2.547,68 GROSS 2.165,53 NET	22.09.2023 ANNUAL 22.09	23.09.2003	Aaa	Aaa
B ES0312941018 MEZZANINE	27.10.98	150.253,03 57 8.564.422,71	150.253,03 57 8.564.422,49	FLOATING EURIBOR 12M + 0,55% 22.09	3,8092% NEXT COUPON: 22.09.2003 5.707,76 GROSS 4.851,60 NET	22.09.2023 ANNUAL 22.09	To be determined	A2	A2
TOTALS		123.353.901,81	240.404.847,78						

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%	4,69 (07/05/2008)	16,07 (22/09/2019)	4,32 (25/12/2007)	9,07 (22/09/2012)	6,93 (01/08/2010)	20,07 (22/09/2023)	4,52 (07/03/2008)	9,07 (22/09/2012)
0,40%	4,70%	3,94 (09/08/2007)	14,07 (22/09/2017)	3,66 (26/04/2007)	8,07 (22/09/2011)	6,12 (11/10/2009)	20,07 (22/09/2023)	3,91 (29/07/2007)	8,07 (22/09/2011)
0,50%	5,84%	3,79 (13/06/2007)	14,07 (22/09/2017)	3,55 (17/03/2007)	8,07 (22/09/2011)	5,97 (18/08/2009)	20,07 (22/09/2023)	3,85 (08/07/2007)	8,07 (22/09/2011)
0,60%	6,97%	3,65 (23/04/2007)	13,07 (22/09/2016)	3,44 (08/02/2007)	8,07 (22/09/2011)	5,81 (20/06/2009)	20,07 (22/09/2023)	3,80 (18/06/2007)	8,07 (22/09/2011)
0,70%	8,08%	3,52 (06/03/2007)	13,07 (22/09/2016)	3,22 (19/11/2006)	7,07 (22/09/2010)	5,66 (27/04/2009)	20,07 (22/09/2023)	3,47 (17/02/2007)	7,07 (22/09/2010)
0,80%	9,19%	3,39 (20/01/2007)	13,07 (22/09/2016)	3,14 (20/10/2006)	7,07 (22/09/2010)	5,53 (10/03/2009)	20,07 (22/09/2023)	3,42 (31/01/2007)	7,07 (22/09/2010)
0,90%	10,28%	3,28 (09/12/2006)	12,07 (22/09/2015)	3,06 (22/09/2006)	7,07 (22/09/2010)	5,38 (15/01/2009)	20,07 (22/09/2023)	3,37 (13/01/2007)	7,07 (22/09/2010)
1,00%	11,36%	3,17 (01/11/2006)	12,07 (22/09/2015)	2,99 (25/08/2006)	7,07 (22/09/2010)	5,26 (01/12/2008)	20,07 (22/09/2023)	3,34 (01/01/2007)	7,07 (22/09/2010)

(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		4.084	6.526
PRINCIPAL:	TOTAL OUTSTANDING	99.347.120,97	240.407.052,67
(EURO)	AVERAGE LOAN	24.325,94	36.838,35
	MINIMUM	38,36	6.990,55
	MAXIMUM	168.711,66	212.057,19
INTEREST	WEIGHTED AVERAGE (WAC)	4,12%	5,60%
RATE:	MINIMUM	2,75%	3,50%
	MAXIMUM	7,13%	8,75%
REMAINING			
MATURITY	WEIGHTED AV(WARM)(MONTHS)	119	167
	MINIMUM	01.09.2003	16.12.2001
	MAXIMUM	25.01.2023	26.01.2023
INDEX (DISTRIBUTION)			
	CECA, ASSET RATE	1,04%	1,49%
	MIBOR 1 YEAR	95,37%	95,29%
	MORTGAGE MARKET CAJAS A.	3,59%	3,22%

LTV DISTRIBUTION				
	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	0,02	84,93
70,01 - 80%	-	-	32,83	74,38
60,01 - 70%	15,33	64,18	26,28	65,26
50,01 - 60%	24,86	54,32	17,11	55,30
40,01 - 50%	22,73	45,11	12,38	45,39
30,01 - 40%	17,49	35,00	7,44	35,54
30% & BELOW	19,60	21,40	3,94	24,41
WEIGHTED AVERAGE (WALTV)	43,91		60,27	
MINIMUM	0,06		4,10	
MAXIMUM	69,98		84,93	

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCIA	0,06%	0,09%
BALEARES	2,25%	2,58%
MADRID	0,19%	0,22%
CASTILLA LA MANCHA	4,09%	4,07%
COMUNIDAD VALENCIANA	93,11%	92,76%
RESTO 4 COMUNIDADES	0,02%	0,12%

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	HISTORICAL
	MONTH	MONTHS	MONTHS	MONTHS	
SINGLE MONTHLY					
MORTALITY (SMM)	0,95%	1,00%	0,97%	0,98%	0,84%
ANNUAL EQUIVALENT (CPR)	10,78%	11,39%	11,02%	11,09%	9,60%

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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	120	15.188,23	5.429,76	20.617,99	23,40	2.897.591,64	2.918.209,63	73,18	41,32	
• From 1 to 2 months	21	6.830,82	3.989,58	10.820,40	12,28	616.872,18	627.692,58	15,74	48,78	
• From 2 to 3 months	4	2.212,54	1.897,39	4.109,93	4,66	181.072,57	185.182,50	4,64	50,92	
• From 3 to 6 months	4	2.040,02	1.077,26	3.117,28	3,54	59.197,47	62.314,75	1,56	31,23	
• From 6 to 12 months	2	1.950,19	1.473,62	3.423,81	3,89	35.337,61	38.761,42	0,97	45,62	
• Over 1 year	9	22.409,40	23.625,09	46.034,49	52,24	109.396,58	155.431,07	3,90	43,83	
<b>TOTALS</b>	<b>160</b>	<b>50.631,20</b>	<b>37.492,70</b>	<b>88.123,90</b>	<b>100,00</b>	<b>3.899.468,05</b>	<b>3.987.591,95</b>	<b>100,00</b>	<b>42,55</b>	

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

<b>CREDIT ENHANCEMENT (CE) (EUROS)</b>					
	CURRENT			AT ISSUE DATE	
			% CE		% CE
SERIES A	93,06%	114.789.479,10	10,15%	96,44%	231.840.425,29
SERIES B	6,94%	8.564.422,71	3,21%	3,56%	8.564.422,49
ISSUE BONDS		123.353.901,81			240.404.847,78
RESERVE FUND	3,21%	3.959.659,79		2,08%	5.000.420,71

<b>OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)</b>			
ASSETS		BALANCE	INTEREST
TREASURY C.		32.029.783,43	3,177%
SERVICER PPAL COLLECT NOT YET CREDITED		567.006,07	
SERVICER INTS COLLECT NOT YET CREDITED		118.642,80	
LIABILITIES		BALANCE	INTEREST
SUBORDINATED LOAN		4.103.274,51	4,172%

<b>INTEREST SWAP</b>		
	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	110.558.717,81	3,413%
PAYING	110.558.717,81	4,020%

**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

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