

BANCAJA 2 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st MAY 2004



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 /Nº 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	59.779,22 1.543 92.239.336,46	150.253,03 1.543 231.840.425,29	FLOATING EURIBOR 12M + 0,18% 22.09	2,4607% NEXT COUPON: 22.09.2004 1.475,02 GROSS 1.253,77 NET	22.09.2023 ANNUAL 22.09	22.09.2004	Aaa	Aaa
B ES0312941018 MEZZANINE	27.10.98	114.894,62 57 6.548.993,34	150.253,03 57 8.564.422,49	FLOATING EURIBOR 12M + 0,55% 22.09	2,8358% NEXT COUPON: 22.09.2004 3.267,11 GROSS 2.777,04 NET	22.09.2023 ANNUAL 22.09	To be determined	A2	A2
TOTALS		98.788.329,80	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%	4,54 (13/12/2008)	14,32 (22/09/2018)	4,16 (28/07/2008)	8,32 (22/09/2012)	7,67 (29/01/2012)	19,32 (22/09/2023)	4,67 (29/01/2009)	8,32 (22/09/2012)
0,70%	8,08%	3,45 (12/11/2007)	12,32 (22/09/2016)	3,12 (14/07/2007)	6,32 (22/09/2010)	6,38 (13/10/2010)	19,32 (22/09/2023)	3,57 (26/12/2007)	6,32 (22/09/2010)
0,80%	9,19%	3,34 (01/10/2007)	11,32 (22/09/2015)	3,05 (18/06/2007)	6,32 (22/09/2010)	6,23 (20/08/2010)	19,32 (22/09/2023)	3,54 (12/12/2007)	6,32 (22/09/2010)
0,90%	10,28%	3,23 (23/08/2007)	11,32 (22/09/2015)	2,98 (23/05/2007)	6,32 (22/09/2010)	6,08 (26/06/2010)	19,32 (22/09/2023)	3,51 (02/12/2007)	6,32 (22/09/2010)
1,00%	11,36%	3,13 (17/07/2007)	11,32 (22/09/2015)	2,91 (29/04/2007)	6,32 (22/09/2010)	5,95 (10/05/2010)	19,32 (22/09/2023)	3,49 (24/11/2007)	6,32 (22/09/2010)
1,10%	12,43%	3,04 (13/06/2007)	10,32 (22/09/2014)	2,69 (07/02/2007)	5,32 (22/09/2009)	5,82 (25/03/2010)	19,32 (22/09/2023)	3,10 (05/07/2007)	5,32 (22/09/2009)
1,20%	13,49%	2,95 (12/05/2007)	10,32 (22/09/2014)	2,64 (20/01/2007)	5,32 (22/09/2009)	5,68 (02/02/2010)	19,32 (22/09/2023)	3,08 (27/06/2007)	5,32 (22/09/2009)
1,30%	14,53%	2,87 (12/04/2007)	10,32 (22/09/2014)	2,59 (02/01/2007)	5,32 (22/09/2009)	5,56 (18/12/2009)	19,32 (22/09/2023)	3,05 (19/06/2007)	5,32 (22/09/2009)

(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		3.637	6.526
PRINCIPAL:	TOTAL OUTSTANDING (EURO)	823.896.363,80	240.407.052,67
	AVERAGE LOAN	22.653,19	36.838,35
	MINIMUM	11,34	6.990,55
	MAXIMUM	163.804,78	212.057,19
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	3,50%	5,60%
	MINIMUM	2,75%	3,50%
	MAXIMUM	7,13%	8,75%
REMAINING MATURITY	WEIGHTED AV(WARM)(MONTHS)	113	167
	MINIMUM	01.06.04	16.12.01
	MAXIMUM	25.01.23	26.01.23
INDEX (DISTRIBUTION)			
	CECA, ASSET RATE	1,03%	1,49%
	MIBOR 1 YEAR	95,40%	95,29%
	MORTGAGE MARKET CAJAS A.	3,57%	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%	10,54	63,47	26,28	65,26
50,01 - 60%	20,15	54,69	17,11	55,30
40,01 - 50%	27,05	45,36	12,38	45,39
30,01 - 40%	18,18	35,24	7,44	35,54
30% & BELOW	24,09	21,26	3,94	24,41
WEIGHTED AVERAGE (WALTV)		41,50		60,27
MINIMUM		0,02		4,10
MAXIMUM		68,20		84,93

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCIA	0,07%	0,09%
BALEARES	2,24%	2,58%
MADRID	0,22%	0,22%
CASTILLA LA MANCHA	4,23%	4,07%
COMUNIDAD VALENCIANA	92,92%	92,76%
RESTO 4 COMUNIDADES	0,02%	0,12%

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	1,13%	1,04%	1,08%	1,06%	0,87%
ANNUAL EQUIVALENT (CPR)	12,79%	11,83%	12,20%	11,95%	9,94%

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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	110	18.652,25	3.855,68	22.507,93	34,66	2.853.868,93	2.876.376,86	80,92	37,29
• From 1 to 2 months	18	5.829,13	1.151,79	6.980,92	10,75	281.012,04	287.992,96	8,10	29,26
• From 2 to 3 months	6	2.181,22	1.036,48	3.217,70	4,95	130.698,45	133.916,15	3,77	45,99
• From 3 to 6 months	4	2.464,14	1.112,59	3.576,73	5,51	87.127,49	90.704,22	2,55	28,56
• From 6 to 12 months	4	4.661,86	2.931,19	7.593,05	11,69	84.864,13	92.457,18	2,60	39,65
• Over 1 year	7	6.848,29	14.220,07	21.068,36	32,44	52.140,34	73.208,70	2,06	33,27
TOTALS	149	40.636,89	24.307,80	64.944,69	100,00	3.489.711,38	3.554.656,07	100,00	36,23

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)					
	CURRENT			AT ISSUE DATE	
		% CE		% CE	
SERIES A	93,37%	92.239.336,46	9,84%	96,44%	231.840.425,29
SERIES B	6,63%	6.548.993,34	3,21%	3,56%	8.564.422,49
ISSUE BONDS		98.788.329,80			240.404.847,78
RESERVE FUND	3,21%	3.171.105,55		2,08%	5.000.420,71

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	21.070.845,64	2,189%
SERVICER PPAL COLLECT NOT YET CREDITED	589.576,46	
SERVICER INTS COLLECT NOT YET CREDITED	84.969,44	
LIABILITIES	BALANCE	INTEREST
SUBORDINATED LOAN	3.258.948,05	3,189%

INTEREST SWAP		
	NOTIONAL PRINCIPAL	INTEREST
RECEIVING	98.788.334,90	2,452%
PAYING	98.788.334,90	To be det.

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
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