

BANCAJA 2 Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2008
Currency: EUR

Date of constitution
10/23/1998

VAT Reg. no.
G83923425

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

Originator
Bancaja

Servicer
Bancaja

Lead Managers
Bancaja

Bond Underwriters and Placement Agents
Bancaja

Bond Paying Agent
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bancaja

Swap
Bancaja

Subordinated Loan
Bancaja

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Issued securities: Residential Mortgages Backed Bonds

Bonds issue										
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor) Current Original		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption Final maturity (legal) Next		Rating Moody's Current Original		
		Series A ES0312941000	10/27/1998 1,543			20,129.22 31,059,386.46 13.40%	150,253.03 231,840,419.27	Floating 12-M Euribor+0.180% 22.Sep	4.9295% 09/22/2008 989.55 Gross 811.43 Net	09/22/2023 Yearly 22.Sep
Series B ES0312941018	10/27/1998 57	42,176.29 2,404,048.53 28.07%	150,253.03 8,564,422.49	Floating 12-M Euribor+0.550% 22.Sep	5.3047% 09/22/2008 2,231.20 Gross 1,829.58 Net	09/22/2023 Yearly 22.Sep	09/22/2008 "Pass-Through" Pro rata / Secuential	A2	A2	
Total		33,463,434.99 240,404,841.75								

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
Series	Option	Average life Years	Final Maturity Date	% Monthly CPR (SMM)						Final Maturity Date
				0,17	0,34	0,51	0,69	0,87	1,06	
Series A	With optional redemption *	Average life	1.76	1.74	1.72	1.70	1.68	1.66	1.64	1.64
		Final Maturity	06/25/2010	06/18/2010	06/10/2010	06/03/2010	05/27/2010	05/19/2010	05/12/2010	05/12/2010
	Without optional redemption *	Average life	3.17	3.00	2.83	2.69	2.55	2.43	2.33	2.33
		Final Maturity	09/27/2010	09/27/2010	09/27/2010	09/27/2010	09/27/2010	09/27/2010	09/27/2010	09/27/2010
Series B	With optional redemption *	Average life	2.01	2.01	2.01	2.01	2.01	2.01	2.01	2.01
		Final Maturity	09/26/2010	09/26/2010	09/26/2010	09/26/2010	09/26/2010	09/26/2010	09/26/2010	09/26/2010
	Without optional redemption *	Average life	10.40	9.96	9.60	9.20	8.82	8.50	8.10	8.10
		Final Maturity	02/11/2019	09/06/2018	04/27/2018	12/02/2017	07/17/2017	03/23/2017	10/27/2016	10/27/2016
* 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	% CE	% CE	% CE
Series A	92.82%	31,059,386.46	10.39%	96.44%	231,840,419.27
Series B	7.18%	2,404,048.53	3.21%	3.56%	8,564,422.49
Issue of Bonds		33,463,434.99			240,404,841.75
Reserve Fund	3.21%	1,074,175.84		2.08%	5,000,420.71

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	9,793,681.10	5.429%	
Servicer apal collect not yet credited	156,687.27		
Servicer ints collect not yet credited	43,394.07		
Liabilities	Available	Balance	Interest
Subordinated Loan		1,102,467.17	5.701%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	1,730	6,526	
Principal			
Principal outstanding	26,299,205.57	240,407,052.90	
Average loan	15,201.85	36,838.35	
Minimum	172.15	6,990.55	
Maximum	134,518.84	212,057.19	
Interest rate			
Weighted average (wac)	5.70%	5.60%	
Minimum	4.84%	3.50%	
Maximum	7.85%	8.75%	
Final maturity			
Weighted average (WARM) (months)	81	167	
Minimum	09/01/2008	12/16/2001	
Maximum	09/20/2023	01/26/2023	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	96.32%	95.29%	
Mortgage Market: Savings Banks	3.06%	3.22%	
Savings Banks Lending Rate (CECA Indicator)	0.62%	1.49%	

LTV Distribution			
	Current	At constitution date	
	% Pool	% LTV	% LTV
0.01 - 10%	6.12	6.71	6.83
10.01 - 20%	20.78	15.89	0.61
20.01 - 30%	31.50	24.58	3.30
30.01 - 40%	13.35	36.25	7.44
40.01 - 50%	20.30	43.85	12.38
50.01 - 60%	7.95	53.79	17.11
60.01 - 70%			26.28
70.01 - 80%			32.83
80.01 - 90%			0.02
Weighted average (WALTV)	29.47		60.27
Minimum	0.23		4.10
Maximum	57.21		84.93

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.46%	0.35%	0.39%	0.53%	0.88%
Annual Percentage Rate (CPR)	5.35%	4.13%	4.62%	6.23%	10.02%

Geographic distribution		
	Current	At constitution date
Andalucia	0.07%	0.09%
Aragon		0.04%
Balearic Islands	1.64%	2.59%
Castilla-La Mancha	4.28%	4.02%
Castilla-Leon		0.01%
Catalonia	0.42%	0.16%
Extremadura	0.02%	0.01%
Madrid	0.27%	0.19%
Murcia		0.03%
Valencia	93.30%	92.86%

Additional information

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Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	53	8,858.87	1,524.41	0.00	10,383.28	42.71	788,020.39	798,403.67	82.93	25.01
Bancaja from > 1 to ≤ 2 months	8	5,061.19	922.79	0.00	5,983.98	24.62	144,249.59	150,233.57	15.61	25.67
from ≥ 2 years	4	2,664.89	5,276.14	0.00	7,941.03	32.67	6,125.57	14,066.60	1.46	10.84
Servicer Subtotal	65	16,584.95	7,723.34	0.00	24,308.29	100.00	938,395.55	962,703.84	100.00	24.64
<i>Doubt debts (subjectives)</i>										
Bancaja	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	65	16,584.95	7,723.34	0.00	24,308.29		938,395.55	962,703.84		24.64