

BANCAJA 2 Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2009
Currency: EUR

Date of constitution
10/23/1998

VAT Reg. no.
V83923425

Management Company
Europea 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
Banco Popular (Inicialmente en 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)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0312941000	10/27/1998 1,543	15,384.43 23,738,175.49 10.24%	150,253.03 231,840,419.27	Floating 12-M Euribor+0.180% 22.Sep	5.6433% 09/22/2009 868.19 Gross 711.92 Net	09/22/2023 Yearly 22.Sep	09/22/2009 "Pass-Through"	Aaa	Aaa
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	6.0184% 09/22/2009 2,538.34 Gross 2,081.44 Net	09/22/2023 Yearly 22.Sep	09/22/2009 "Pass-Through" Pro rata / Secuntial	A2	A2
Total		26,142,224.02	240,404,841.75						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
				% Monthly CPR (SMM)							
				0,17	0,34	0,51	0,69	0,87	1,06	1,25	
				% Annual equivalent CPR							
				2,00	4,00	6,00	8,00	10,00	12,00	14,00	
Series A	With optional redemption *	Average life	Years	0,08	0,08	0,08	0,08	0,08	0,08	0,08	
		Final Maturity	Years	09/28/2009	09/28/2009	09/28/2009	09/28/2009	09/28/2009	09/28/2009	09/28/2009	
	Without optional redemption *	Average life	Years	0,07	0,07	0,07	0,07	0,07	0,07	0,07	
		Final Maturity	Years	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	
		Average life	Years	0,07	0,07	0,07	0,07	0,07	0,07	0,07	
		Final Maturity	Years	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	
Series B	With optional redemption *	Average life	Years	0,07	0,07	0,07	0,07	0,07	0,07	0,07	
		Final Maturity	Years	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	
	Without optional redemption *	Average life	Years	0,07	0,07	0,07	0,07	0,07	0,07	0,07	
		Final Maturity	Years	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	
		Average life	Years	0,07	0,07	0,07	0,07	0,07	0,07	0,07	
		Final Maturity	Years	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	09/27/2009	

* 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		At issue date	
		% CE	% CE	% CE	% CE
Series A	90.80%	23,738,175.49	12.41%	96.44%	231,840,419.27
Series B	9.20%	2,404,048.53	3.21%	3.56%	8,564,422.49
Issue of Bonds		26,142,224.02			240,404,841.75
Reserve Fund	3.21%	839,165.25		2.08%	5,000,420.71

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		8,584,467.94	1.597%
Servicer ppal collect not yet credited		78,883.62	
Servicer ints collect not yet credited		14,123.73	
Liabilities		Available	Balance
Subordinated Loan		861,873.89	6.440%

Collateral: Residential mortgage loans

General				
		Current		At constitution date
		Count		
Count		1,482		6,526
Principal				
Principal outstanding		19,780,399.15		240,407,052.90
Average loan		13,347.10		36,838.35
Minimum		89.55		6,990.55
Maximum		117,732.45		212,057.19
Interest rate				
Weighted average (wac)		4.64%		5.60%
Minimum		2.14%		3.50%
Maximum		7.36%		8.75%
Final maturity				
Weighted average (WARM) (months)		74		167
Minimum		09/01/2009		12/16/2001
Maximum		01/25/2023		01/26/2023
Index (principal outstanding distribution)				
1-year EURIBOR/MIBOR (Mortgage Market)		96.35%		95.29%
Mortgage Market: Savings Banks		3.18%		3.22%
Savings Banks Lending Rate (CECA Indicator)		0.47%		1.49%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	7.63	6.78	0.03	6.83
10.01 - 20%	32.26	15.69	0.61	16.54
20.01 - 30%	15.23	23.24	3.30	26.05
30.01 - 40%	24.84	36.03	7.44	35.54
40.01 - 50%	13.79	43.33	12.38	45.39
50.01 - 60%	6.26	52.39	17.11	55.30
60.01 - 70%			26.28	65.26
70.01 - 80%			32.83	74.38
80.01 - 90%			0.02	84.93
Weighted average (WALTV)	27.32			60.27
Minimum	0.14			4.10
Maximum	54.72			84.93

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.30%	0.87%	0.59%	0.81%	0.85%
Annual Percentage Rate (CPR)	3.59%	9.95%	6.87%	7.03%	9.75%

Geographic distribution		
	Current	At constitution date
Andalucia	0.07%	0.09%
Aragon		0.04%
Balearic Islands	1.24%	2.59%
Castilla-La Mancha	3.97%	4.02%
Castilla-Leon		0.01%
Catalonia	0.49%	0.16%
Extremadura		0.01%
Madrid	0.14%	0.19%
Murcia		0.03%
Valencia	94.08%	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	48	8,460.31	1,244.59	0.00	9,704.90	28.51	616,206.42	625,911.32	75.19	19.32
from > 1 to ≤ 2 months	4	2,033.08	803.76	0.00	2,836.84	8.33	111,196.65	114,033.49	13.70	36.97
from > 2 to ≤ 3 months	1	1,249.86	235.99	0.00	1,485.85	4.37	20,291.59	21,777.44	2.62	20.85
from > 3 to ≤ 6 months	2	766.96	147.75	0.00	914.71	2.69	13,177.86	14,092.57	1.69	23.83
from > 6 to < 12 months	4	4,175.88	847.92	0.00	5,023.80	14.76	14,010.58	19,034.38	2.29	12.21
from ≥ 12 to < 18 months	1	7,795.92	1,682.76	0.00	9,478.68	27.85	23,476.33	32,955.01	3.96	27.95
from ≥ 2 years	3	0.01	4,591.07	0.00	4,591.08	13.49	0.02	4,591.10	0.55	4.26
Subtotal	63	24,482.02	9,553.84	0.00	34,035.86	100.00	798,359.45	832,395.31	100.00	20.34
<i>Doubt debts (subjectives)</i>										
	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	63	24,482.02	9,553.84	0.00	34,035.86		798,359.45	832,395.31		20.34