

HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 05/31/2005
Currency: EUR

Date of constitution
12/04/1998

VAT Reg. no.
G82191453

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

Originator
BBVA (Argentaria)

Servicer

BBVA (Argentaria)

Lead Managers

Argentaria
Banco Negocios Argentaria

Bond Underwriters and Placement Agents
Banco Negocios Argentaria

Bond Paying Agent

BBVA (Argentaria)

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

BBVA (Argentaria)

Swap

BBVA (Argentaria)

Subordinated Loan

BBVA (Argentaria)

Assets Custodian

BBVA (Argentaria)

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 ES0345791000	12/09/1998 6,758	44,681.50 301,957,577.00 29.74%	150,253.03 1,015,409,950.36	Floating 6-M Euribor + 0.200% 16.May/Nov	2.3776% 11/16/2005 535.54 Gross 455.21 Net	05/16/2023 Half-yearly 16.May/Nov	11/16/2005 "Pass-Through"	Aaa	Aaa
Series B ES0345791018	12/09/1998 242	86,095.35 20,835,074.70 57.30%	150,253.03 36,361,232.32	Floating 6-M Euribor + 0.480% 16.May/Nov	2.6615% 11/16/2005 1,155.13 Gross 981.86 Net	05/16/2023 Half-yearly 16.May/Nov	11/16/2005 "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Total		322,792,651.70	1,051,771,182.67						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
		% Monthly CPR (SMM)								
		0,00	0,70	0,80	0,90	1,00	1,10	1,20	1,30	
	% Annual equivalent CPR	0,00	8,08	9,19	10,28	11,36	12,43	13,49	14,53	
Series A	With optional redemption *	Average life	4.26	3.06	2.99	2.93	2.74	2.69	2.64	2.59
		Final Maturity	09/02/2009	06/19/2008	05/26/2008	05/03/2008	02/24/2008	02/05/2008	01/17/2008	12/30/2007
	Without optional redemption *	Average life	5.11	3.72	3.58	3.45	3.33	3.21	3.11	3.01
		Final Maturity	07/08/2010	02/15/2009	12/26/2008	11/08/2008	09/25/2008	08/15/2008	07/08/2008	06/03/2008
Series B	With optional redemption *	Average life	4.61	3.28	3.25	3.22	2.92	2.90	2.88	
		Final Maturity	01/06/2010	09/09/2008	08/29/2008	08/19/2008	05/10/2008	05/01/2008	04/24/2008	04/17/2008
	Without optional redemption *	Average life	9.37	8.01	7.80	7.59	7.38	7.19	7.00	6.81
		Final Maturity	10/12/2014	05/31/2013	03/16/2013	12/29/2012	10/16/2012	08/06/2012	05/29/2012	03/22/2012
		05/16/2023	05/16/2023	05/16/2023	05/16/2023	05/16/2023	05/16/2023	05/16/2023	05/16/2023	

* 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
Series A	93.38%	293,914,907.00	9.85%	96.54%	4.51%
Series B	6.62%	20,835,074.70	3.23%	3.46%	1.05%
Issue of Bonds		314,749,981.70		1,051,771,182.67	
Reserve Fund	3.23%	10,167,969.83	1.05%	11,043,597.42	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	13,675,462.32	2.146%	
Servicer ppal collect not yet credited	3,878,703.37		
Servicer ints collect not yet credited	889,578.85		
Liabilities	Available	Balance	Interest
Subordinated Loan		10,272,759.21	3.145%

Collateral: Residential mortgage loans

General				
	Current	At constitution date		
Count	12,837	25,780		
Principal				
Principal outstanding	315,763,393.90	1,051,772,964.04		
Average loan	24,597.91	40,798.02		
Minimum	31.41	6,019.02		
Maximum	192,873.48	235,884.32		
Interest rate				
Weighted average (wac)	3.54%	5.42%		
Minimum	2.75%	3.75%		
Maximum	4.75%	8.75%		
Final maturity				
Weighted average (WARM) (months)	111	172		
Minimum	06/30/2005	01/31/2000		
Maximum	02/28/2023	02/28/2023		
Index (distribution)				
1-year EURIBOR/MIBOR (Mortgage Market)	87.79	87.99		
Mortgage Market: All Institutions	12.21	12.01		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	2.42	7.03	0.09	8.19
10.01 - 20%	8.75	15.58	1.55	16.19
20.01 - 30%	14.18	25.40	4.45	25.56
30.01 - 40%	19.80	35.15	8.25	35.35
40.01 - 50%	22.39	44.83	12.12	45.40
50.01 - 60%	19.27	55.10	16.48	55.30
60.01 - 70%	13.16	63.89	23.87	65.32
70.01 - 80%	0.04	70.07	33.18	74.83
Weighted average (WALTV)	41.18		59.35	
Minimum	0.03		5.42	
Maximum	70.07		79.98	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.92%	0.85%	0.84%	0.77%	0.80%
Annual Percentage Rate (CPR)	10.46%	9.75%	9.66%	8.90%	9.21%

Geographic distribution			
	Current	At constitution date	
Andalucia	21.38%	20.61%	
Aragon	1.35%	1.37%	
Asturias	1.46%	1.41%	
Balearic Islands	3.83%	4.03%	
Basque Country	1.47%	1.43%	
Canary Islands	8.79%	7.74%	
Cantabria	1.20%	1.15%	
Castilla-La Mancha	4.47%	4.03%	
Castilla-Leon	5.24%	5.11%	
Catalonia	7.55%	8.01%	
Extremadura	2.34%	2.23%	
Galicia	4.22%	3.37%	
La Rioja	1.07%	0.98%	
Madrid	24.30%	27.54%	
Murcia	2.02%	2.19%	
Navarra	0.49%	0.62%	
Valencia	8.82%	8.19%	

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	866	145,760.02	40,006.28	0.00	185,766.30	39.09	22,866,017.85	23,051,784.15	76.86	36.35
1 to 2 months	148	54,368.04	15,823.28	0.00	70,191.32	14.77	3,737,959.59	3,808,150.91	12.70	38.35
2 to 3 months	57	28,513.82	12,188.64	0.00	40,702.46	8.57	1,610,044.22	1,650,746.68	5.50	45.27
3 to 6 months	14	12,011.62	6,529.26	0.00	18,540.88	3.90	504,757.47	523,298.35	1.74	54.65
6 to 12 months	8	9,007.24	5,117.01	349.44	14,473.69	3.05	214,514.16	228,987.85	0.76	52.26
12 to 18 months	1	2,612.42	937.32	0.00	3,549.74	0.75	19,522.77	23,072.51	0.08	47.88
18 to 24 months	9	25,015.26	16,702.14	489.11	42,206.51	8.88	245,884.98	288,091.49	0.96	54.55
Over 2 years	10	61,947.32	37,824.57	0.00	99,771.89	21.00	316,450.98	416,222.87	1.39	40.55
Total	1.113	339,235.74	135,128.50	838.55	475,202.79		29,515,152.02	29,990,354.81		37.49

Additional information