

HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 02/28/2006
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	39,463.73 266,695,887.34 26.26%	150,253.03 1,015,409,950.36	Floating 6-M Euribor + 0.200% 16.May/Nov	2.7132% 05/16/2006 530.96 Gross 451.32 Net	05/16/2023 Half-yearly 16.May/Nov	05/16/2006 "Pass-Through"	Aaa	Aaa
Series B ES0345791018	12/09/1998 242	76,041.39 18,402,016.38 50.61%	150,253.03 36,361,232.32	Floating 6-M Euribor + 0.480% 16.May/Nov	2.9971% 05/16/2006 1,130.15 Gross 960.63 Net	05/16/2023 Half-yearly 16.May/Nov	05/16/2006 "Pass-Through" Pro rata deferred start / Secuential	A2	A2
Total		285,097,903.72	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	Years	3.48	2.56	2.51	2.46	2.28	2.24	2.20	2.17
	Final Maturity	Years	Date	08/21/2009	09/18/2008	09/01/2008	08/15/2008	06/07/2008	05/25/2008	05/12/2008	04/29/2008
Series B	With optional redemption *	Average life	Years	3.86	2.90	2.89	2.87	2.57	2.56	2.55	2.55
	Final Maturity	Years	Date	01/06/2010	01/22/2009	01/16/2009	01/11/2009	09/25/2008	09/21/2008	09/18/2008	09/15/2008

* 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	93.55%	266,695,887.34	9.60%	1,015,409,950.36	4.51%
Series B	6.45%	18,402,016.38	3.15%	36,361,232.32	1.05%
Issue of Bonds		285,097,903.72		1,051,771,182.67	
Reserve Fund	3.15%	8,980,584.86	1.05%	11,043,597.42	

Other financial operations (current)			
Assets		Balance	Interest
		Treasury Account	33,408,683.99
Servicer ppal collect not yet credited	3,207,540.48		
Servicer ints collect not yet credited	707,833.14		
Liabilities	Available	Balance	Interest
Subordinated Loan		9,074,820.29	3.476%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	11,400	25,780	
Principal			
Principal outstanding	259,641,670.97	1,051,772,964.04	
Average loan	22,775.59	40,798.02	
Minimum	19.09	6,019.02	
Maximum	187,366.62	235,884.32	
Interest rate			
Weighted average (wac)	3.53%	5.42%	
Minimum	2.50%	3.75%	
Maximum	5.25%	8.75%	
Final maturity			
Weighted average (WARM) (months)	105	172	
Minimum	03/31/2006	01/31/2000	
Maximum	02/28/2023	02/28/2023	
Index (distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	87.73	87.99	
Mortgage Market: All Institutions	12.27	12.01	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.08	6.77	0.09	8.19
10.01 - 20%	10.06	15.52	1.55	16.19
20.01 - 30%	16.19	25.26	4.45	25.56
30.01 - 40%	22.22	35.16	8.25	35.35
40.01 - 50%	20.54	44.58	12.12	45.40
50.01 - 60%	16.74	54.92	16.48	55.30
60.01 - 70%	11.18	62.86	23.87	65.32
70.01 - 80%			33.18	74.83
Weighted average (WALTV)	39.04			59.35
Minimum	0.02			5.42
Maximum	68.67			79.98

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.60%	0.97%	0.87%	0.85%	0.81%
Annual Percentage Rate (CPR)	6.96%	11.03%	9.96%	9.71%	9.26%

Geographic distribution		
	Current	At constitution date
	Andalucia	21.45%
Aragon	1.40%	1.37%
Asturias	1.51%	1.41%
Balearic Islands	3.79%	4.03%
Basque Country	1.52%	1.43%
Canary Islands	8.86%	7.74%
Cantabria	1.16%	1.15%
Castilla-La Mancha	4.53%	4.03%
Castilla-Leon	5.35%	5.11%
Catalonia	7.66%	8.01%
Extremadura	2.30%	2.23%
Galicia	4.33%	3.37%
La Rioja	1.05%	0.98%
Madrid	23.76%	27.54%
Murcia	1.98%	2.19%
Navarra	0.53%	0.62%
Valencia	8.85%	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	630	151,491.85	46,735.90	0.00	198,227.75	47.71	15,773,639.03	15,971,866.78	77.39	33.16
1 to 2 months	114	41,166.87	9,456.49	6.25	50,629.61	12.19	2,450,030.38	2,500,659.99	12.12	32.70
2 to 3 months	56	26,562.34	8,254.51	5,843.25	40,660.10	9.79	1,208,850.05	1,249,510.15	6.05	38.15
3 to 6 months	9	8,185.33	1,629.07	52.28	9,866.68	2.37	136,862.24	146,728.92	0.71	27.48
6 to 12 months	9	10,157.46	3,728.06	684.56	14,570.08	3.51	208,243.94	222,814.02	1.08	45.14
12 to 18 months	4	6,562.38	3,098.35	737.32	10,398.05	2.50	86,747.74	97,145.79	0.47	58.42
18 to 24 months	2	6,220.37	5,331.95	517.40	12,069.72	2.91	95,878.44	107,948.16	0.52	59.47
Over 2 years	9	44,467.75	32,352.36	2,236.07	79,056.18	19.03	263,732.32	342,788.50	1.66	42.34
Total	833	294,814.35	110,586.69	10,077.13	415,478.17		20,223,984.14	20,639,462.31		33.68

Additional information