

# HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 06/30/2006  
Currency: EUR

Date of constitution  
12/04/1998

VAT Reg. no.  
G82191453  
Management Company  
Europa de Titulización S.G.F.T

Originator  
BBVA (Argentina)  
Servicer  
BBVA (Argentina)  
Lead Managers  
Argentina  
Banco Negocios Argentina

Bond Underwriters and Placement Agents  
Banco Negocios Argentina

Bond Paying Agent  
BBVA (Argentina)

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
BBVA (Argentina)

Swap  
BBVA (Argentina)

Subordinated Loan  
BBVA (Argentina)

Assets Custodian  
BBVA (Argentina)

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	34,370.07 232,272,933.06	150,253.03 1,015,409,950.36	Floating 6-M Euribor + 0.200% 16.May/Nov	3.3114% 11/16/2006 573.74 Gross 487.68 Net	05/16/2023 Half-yearly 16.May/Nov	11/16/2006 "Pass-Through"	Aaa	Aaa	
Series B ES0345791018	12/09/1998 242	66,226.59 16,026,834.78	150,253.03 36,361,232.32	Floating 6-M Euribor + 0.480% 16.May/Nov	3.5953% 11/16/2006 1,200.31 Gross 1,020.26 Net	05/16/2023 Half-yearly 16.May/Nov	11/16/2006 "Pass-Through" Pro rata deferred start / Secuential	A2	A2	
Total		248,299,767.84	1,051,771,182.67							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)													
Series	Optional redemption	Average life	Years	% Monthly CPR (SMM)									
				% Annual equivalent CPR									
Series A	With optional redemption *	Average life	2.20	0.00	0.51	0.60	0.69	0.78	0.87	0.97	1.06		
		Final Maturity	09/10/2008	10/06/2009	10/06/2009	10/06/2009	10/06/2009	10/06/2009	10/06/2009	10/06/2009	10/06/2009	10/06/2009	
		Final Maturity	11/16/2009	05/16/2011	05/16/2011	05/16/2011	05/16/2011	05/16/2011	05/16/2011	05/16/2011	05/16/2011	05/16/2011	
	Without optional redemption *	Average life	2.89	4.45	4.45	4.45	4.45	4.45	4.45	4.45	4.45		
		Final Maturity	05/21/2009	12/10/2010	12/10/2010	12/10/2010	12/10/2010	12/10/2010	12/10/2010	12/10/2010	12/10/2010		
		Final Maturity	11/16/2015	05/16/2020	05/16/2020	05/16/2020	05/16/2020	05/16/2020	05/16/2020	05/16/2020	05/16/2020		
Series B	With optional redemption *	Average life	2.49	3.64	3.64	3.64	3.64	3.64	3.64	3.64			
		Final Maturity	12/23/2008	02/17/2010	02/17/2010	02/17/2010	02/17/2010	02/17/2010	02/17/2010	02/17/2010	02/17/2010		
		Final Maturity	11/16/2009	05/16/2011	05/16/2011	05/16/2011	05/16/2011	05/16/2011	05/16/2011	05/16/2011	05/16/2011		
	Without optional redemption *	Average life	8.06	10.35	10.35	10.35	10.35	10.35	10.35	10.35	10.35		
		Final Maturity	07/20/2014	11/02/2016	11/02/2016	11/02/2016	11/02/2016	11/02/2016	11/02/2016	11/02/2016	11/02/2016		
		Final Maturity	05/16/2023	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	% CE	
Series A	93.55%	232,272,933.06	9.60%	96.54%	1,015,409,950.36	4.51%
Series B	6.45%	16,026,834.78	3.15%	3.46%	36,361,232.32	1.05%
Issue of Bonds		248,299,767.84			1,051,771,182.67	
Reserve Fund	3.15%	7,821,442.73		1.05%	11,043,597.42	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	16,928,506.99	3.055%	
Servicer ppal collect not yet credited	3,154,218.40		
Servicer ints collect not yet credited	687,348.33		
Liabilities	Available	Balance	Interest
Subordinated Loan		7,904,951.42	4.066%

### Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	10,764	25,780	
Principal			
Principal outstanding	237,107,378.13	1,051,772,964.04	
Average loan	22,027.81	40,798.02	
Minimum	11.63	6,019.02	
Maximum	184,852.21	235,884.32	
Interest rate			
Weighted average (wac)	3.79%	5.42%	
Minimum	2.50%	3.75%	
Maximum	5.50%	8.75%	
Final maturity			
Weighted average (WARM) (months)	103	172	
Minimum	07/31/2006	01/31/2000	
Maximum	02/28/2023	02/28/2023	
Index (distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	87.60	87.99	
Mortgage Market: All Institutions	12.40	12.01	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.41	6.74	0.09	8.19
10.01 - 20%	10.80	15.59	1.55	16.19
20.01 - 30%	17.79	25.41	4.45	25.56
30.01 - 40%	23.00	35.34	8.25	35.35
40.01 - 50%	18.17	44.59	12.12	45.40
50.01 - 60%	16.48	54.66	16.48	55.30
60.01 - 70%	10.35	62.28	23.87	65.32
70.01 - 80%	10.35		33.18	74.83
Weighted average (WALTV)	38.12			59.35
Minimum	0.01			5.42
Maximum	68.02			79.98

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.86%	0.75%	0.80%	0.83%	0.81%
Annual Percentage Rate (CPR)	9.86%	8.69%	9.23%	9.51%	9.26%

Geographic distribution		
	Current	At constitution date
Andalucia	21.38%	20.61%
Aragon	1.37%	1.37%
Asturias	1.53%	1.41%
Balearic Islands	3.77%	4.03%
Basque Country	1.57%	1.43%
Canary Islands	8.92%	7.74%
Cantabria	1.17%	1.15%
Castilla-La Mancha	4.45%	4.03%
Castilla-Leon	5.33%	5.11%
Catalonia	7.74%	8.01%
Extremadura	2.30%	2.23%
Galicia	4.29%	3.37%
La Rioja	1.05%	0.98%
Madrid	23.74%	27.54%
Murcia	2.00%	2.19%
Navarra	0.54%	0.62%
Valencia	8.86%	8.19%

# HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 06/30/2006  
**Currency:** EUR

**Date of constitution**  
 12/04/1998

**VAT Reg. no.**  
 G82191453

**Management Company**  
 Europea de Titulización S.G.F.T

**Originator**  
 BBVA (Argentina)

**Servicer**  
 BBVA (Argentina)

**Lead Managers**  
 Argentina

Banco Negocios Argentina

**Bond Underwriters and Placement Agents**  
 Banco Negocios Argentina

**Bond Paying Agent**  
 BBVA (Argentina)

**Market**  
 AIAF Mercado de Renta Fija

**Register of Book Securities**  
 Iberclear

**Treasury Account**  
 BBVA (Argentina)

**Swap**  
 BBVA (Argentina)

**Subordinated Loan**  
 BBVA (Argentina)

**Assets Custodian**  
 BBVA (Argentina)

**Fund Auditors**  
 Ernst&Young

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
Up to 1 month	678	161,584.15	50,029.53	0.00	211,613.68	51.67	15,937,044.42	16,148,658.10	78.57	33.09
1 to 2 months	103	32,910.47	9,850.47	0.00	42,760.94	10.44	2,485,034.60	2,527,795.54	12.30	37.04
2 to 3 months	46	22,655.10	6,769.43	11.75	29,436.28	7.19	1,011,075.57	1,040,511.85	5.06	40.01
3 to 6 months	8	2,802.09	1,386.66	224.27	4,413.02	1.08	148,135.51	152,548.53	0.74	37.30
6 to 12 months	11	19,731.87	4,249.93	1,074.98	25,056.78	6.12	167,084.43	192,141.21	0.93	24.46
12 to 18 months	3	6,344.06	3,108.39	931.31	10,383.76	2.54	72,861.97	83,245.73	0.41	57.70
18 to 24 months	3	6,035.50	3,644.52	1,107.50	10,787.52	2.63	67,970.07	78,757.59	0.38	66.26
Over 2 years	7	39,487.87	31,528.39	4,065.16	75,081.42	18.33	254,778.09	329,859.51	1.60	43.31
<b>Total</b>	<b>859</b>	<b>291,551.11</b>	<b>110,567.32</b>	<b>7,414.97</b>	<b>409,533.40</b>		<b>20,143,984.66</b>	<b>20,553,518.06</b>		<b>34.00</b>