

HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 08/31/2006
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	34,370.07 232,272,933.06 22.87%	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 44.08%	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	Option	Average life Years	% Monthly CPR (SMM)									
			0,00	0,51	0,60	0,69	0,78	0,87	0,97	1,06		
Series A	With optional redemption *	Final Maturity	2.02	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03
		Date	09/07/2008	09/10/2009	09/10/2009	09/10/2009	09/10/2009	09/10/2009	09/10/2009	09/10/2009	09/10/2009	09/10/2009
	Without optional redemption *	Final Maturity	3.21	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71
		Date	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
	Series B	With optional redemption *	Final Maturity	2.72	4.18	4.18	4.18	4.18	4.18	4.18	4.18	4.18
			Date	05/19/2009	11/04/2010	11/04/2010	11/04/2010	11/04/2010	11/04/2010	11/04/2010	11/04/2010	11/04/2010
Without optional redemption *		Final Maturity	9.22	13.72	13.72	13.72	13.72	13.72	13.72	13.72	13.72	
		Date	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 *	Final Maturity	2.30	3.44	3.44	3.44	3.44	3.44	3.44	3.44	3.44
			Date	12/17/2008	02/07/2010	02/07/2010	02/07/2010	02/07/2010	02/07/2010	02/07/2010	02/07/2010	02/07/2010
	Without optional redemption *	Final Maturity	3.21	4.71	4.71	4.71	4.71	4.71	4.71	4.71	4.71	
		Date	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 *	Final Maturity	7.88	10.14	10.14	10.14	10.14	10.14	10.14	10.14	10.14	
		Date	07/16/2014	10/18/2016	10/18/2016	10/18/2016	10/18/2016	10/18/2016	10/18/2016	10/18/2016	10/18/2016	
		Final Maturity	16.72	16.72	16.72	16.72	16.72	16.72	16.72	16.72	16.72	
		Date	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	% CE
Series A	93.55%	232,272,933.06	9.60%	96.54%	1,015,409,950.36
Series B	6.45%	16,026,834.78	3.15%	3.46%	36,361,232.32
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	27,449,042.23	3.055%	
Servicer ppal collect not yet credited	2,931,660.06		
Servicer ints collect not yet credited	706,511.76		
Liabilities	Available	Balance	Interest
Subordinated Loan		7,904,951.42	4.066%

Collateral: Residential mortgage loans

General				
	Current	At constitution date		
Count	10,515	25,780		
Principal				
Principal outstanding	227,775,101.73	1,051,772,964.04		
Average loan	21,661.92	40,798.02		
Minimum	7.80	6,019.02		
Maximum	183,579.24	235,884.32		
Interest rate				
Weighted average (wac)	3.97%	5.42%		
Minimum	2.75%	3.75%		
Maximum	5.75%	8.75%		
Final maturity				
Weighted average (WARM) (months)	102	172		
Minimum	09/30/2006	01/31/2000		
Maximum	02/28/2023	02/28/2023		
Index (distribution)				
1-year EURIBOR/MIBOR (Mortgage Market)	87.48	87.99		
Mortgage Market: All Institutions	12.52	12.01		

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	3.47	6.67	0.09	8.19
10.01 - 20%	11.32	15.57	1.55	16.19
20.01 - 30%	18.08	25.39	4.45	25.56
30.01 - 40%	23.26	35.22	8.25	35.35
40.01 - 50%	17.36	44.52	12.12	45.40
50.01 - 60%	16.70	54.57	16.48	55.30
60.01 - 70%	9.82	62.02	23.87	65.32
70.01 - 80%			33.18	74.83
Weighted average (WALTV)	37.71			59.35
Minimum	0.01			5.42
Maximum	67.69			79.98

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.58%	0.73%	0.76%	0.82%	0.80%
Annual Percentage Rate (CPR)	6.73%	8.39%	8.75%	9.36%	9.23%

Geographic distribution		
	Current	At constitution date
Andalucia	21.20%	20.61%
Aragon	1.38%	1.37%
Asturias	1.51%	1.41%
Balearic Islands	3.77%	4.03%
Basque Country	1.59%	1.43%
Canary Islands	8.94%	7.74%
Cantabria	1.17%	1.15%
Castilla-La Mancha	4.42%	4.03%
Castilla-Leon	5.37%	5.11%
Catalonia	7.80%	8.01%
Extremadura	2.30%	2.23%
Galicia	4.36%	3.37%
La Rioja	1.06%	0.98%
Madrid	23.80%	27.54%
Murcia	1.95%	2.19%
Navarra	0.54%	0.62%
Valencia	8.83%	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	373	95,915.24	26,928.70	0.00	122,843.94	35.82	8,016,547.41	8,139,391.35	62.65	28.68
1 to 2 months	104	41,129.29	12,483.72	0.00	53,613.01	15.63	2,793,780.32	2,847,393.33	21.92	34.04
2 to 3 months	53	26,615.34	8,302.55	0.00	34,917.89	10.18	1,030,435.41	1,065,353.30	8.20	35.52
3 to 6 months	16	11,922.39	2,860.26	271.59	15,054.24	4.39	278,419.67	293,473.91	2.26	32.22
6 to 12 months	8	14,279.87	3,209.93	2,582.77	20,072.57	5.85	116,331.34	136,403.91	1.05	24.04
12 to 18 months	3	9,461.82	3,340.78	988.86	13,791.46	4.02	101,729.54	115,521.00	0.89	49.26
18 to 24 months	3	6,066.64	4,280.81	1,174.37	11,521.82	3.36	67,006.41	78,528.23	0.60	66.49
Over 2 years	7	38,326.93	28,833.12	3,958.72	71,118.77	20.74	245,672.54	316,791.31	2.44	44.47
Total	567	243,717.52	90,239.87	8,976.31	342,933.70		12,649,922.64	12,992,856.34		30.72