

# HIPOTECARIO 2 Fondo de Titulización Hipotecaria

## Brief report

Date: 09/30/2008  
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  
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AIAF Mercado de Renta Fija

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Assets Custodian  
BBVA (Argentina)

Fund Auditors  
Ernst&Young

### Issued securities: Residential Mortgages Backed Bonds

| Bonds issue              |                        |   |                             |  |   |   |  |  |   |
|--------------------------|------------------------|---|-----------------------------|--|---|---|--|--|---|
| Series<br>ISIN Code      | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor)<br>Current Original |                             | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                          | Redemption<br>Final maturity (legal) Next |  | Rating<br>Moody's<br>Current Original        |   |
|                          |                        | Series A<br>ES0345791000  | 12/09/1998<br>6,758         |  |   | 19,825.78<br>133,982,621.24<br>13.19%     | 150,253.03<br>1,015,409,950.36   | Floating<br>6-M Euribor+0.200%<br>16.May/Nov | 5.1495%<br>11/16/2008<br>517.46 Gross<br>424.32 Net |
| Series B<br>ES0345791018 | 12/09/1998<br>242      | 43,461.62<br>10,517,712.04<br>28.93%  | 150,253.03<br>36,361,232.32 | Floating<br>6-M Euribor+0.480%<br>16.May/Nov               | 5.4334%<br>11/16/2008<br>1,196.90 Gross<br>981.46 Net | 05/16/2023<br>Half-yearly<br>16.May/Nov   | 11/16/2008<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | A2   | A2  |
| Total                    |                        | 144,500,333.28  | 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<br>Years   | % Monthly CPR (SMM) |            |            |            |            |            |            |            |
|----------|-------------------------------|-------------------------|---------------------|------------|------------|------------|------------|------------|------------|------------|
|          |                               |                         | 0.17                | 0.34       | 0.51       | 0.69       | 0.87       | 1.06       | 1.25       | 1.44       |
| Series A | With optional redemption *    | % Annual equivalent CPR | 0.00                | 4.00       | 6.00       | 8.00       | 10.00      | 12.00      | 14.00      | 16.00      |
|          |                               | Final Maturity          | 01/21/2010          | 01/15/2010 | 01/10/2010 | 01/05/2010 | 12/30/2009 | 12/25/2009 | 12/19/2009 | 12/14/2009 |
|          | Without optional redemption * | Average life            | 1.31                | 1.30       | 1.28       | 1.27       | 1.25       | 1.24       | 1.22       | 1.21       |
|          |                               | Final Maturity          | 05/16/2010          | 05/16/2010 | 05/16/2010 | 05/16/2010 | 05/16/2010 | 05/16/2010 | 05/16/2010 | 05/16/2010 |
| Series B | With optional redemption *    | Average life            | 3.16                | 2.93       | 2.74       | 2.57       | 2.41       | 2.27       | 2.15       | 2.04       |
|          |                               | Final Maturity          | 11/26/2011          | 09/05/2011 | 06/26/2011 | 04/24/2011 | 02/27/2011 | 01/07/2011 | 11/23/2010 | 10/13/2010 |
|          | Without optional redemption * | Average life            | 10.13               | 9.63       | 9.13       | 8.63       | 8.13       | 7.63       | 7.13       | 6.63       |
|          |                               | Final Maturity          | 11/16/2018          | 05/16/2018 | 11/16/2017 | 05/16/2017 | 11/16/2016 | 05/16/2016 | 11/16/2015 | 05/16/2015 |

\* 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                | 92.72%  | 133,982,621.24 | 10.43%        | 96.54% | 1,015,409,950.36 | 4.51% |
| Series B                | 7.28%   | 10,517,712.04  | 3.15%         | 3.46%  | 36,361,232.32    | 1.05% |
| Issue of Bonds          |         | 144,500,333.28 |               |        | 1,051,771,182.67 |       |
| Reserve Fund            | 3.15%   | 4,551,759.64   | 1.05%         |        | 11,043,597.42    |       |

| Other financial operations (current)   |               |              |          |
|--|---------------|--------------|----------|
| Assets                                 | Balance       | Interest     |          |
| Treasury Account                       | 19,960,546.24 | 4.877%       |          |
| Servicer ppal collect not yet credited | 2,172,831.34  |              |          |
| Servicer ints collect not yet credited | 598,754.31    |              |          |
| Liabilities                            | Available     | Balance      | Interest |
| Subordinated Loan                      |               | 4,604,288.93 | 5.879%   |

### Collateral: Residential mortgage loans

| General                                    |                |                      |  |
|--|----------------|----------------------|--|
|  | Current        | At constitution date |  |
| Count                                      | 7,321          | 25,780               |  |
| Principal                                  |                |                      |  |
| Principal outstanding                      | 129,379,713.36 | 1,051,772,964.04     |  |
| Average loan                               | 17,672.41      | 40,798.02            |  |
| Minimum                                    | 28.51          | 6,019.02             |  |
| Maximum                                    | 141,729.62     | 235,884.32           |  |
| Interest rate                              |                |                      |  |
| Weighted average (wac)                     | 5.84%          | 5.42%                |  |
| Minimum                                    | 4.90%          | 3.75%                |  |
| Maximum                                    | 7.36%          | 8.75%                |  |
| Final maturity                             |                |                      |  |
| Weighted average (WARM) (months)           | 90             | 172                  |  |
| Minimum                                    | 10/31/2008     | 01/31/2000           |  |
| Maximum                                    | 02/28/2023     | 02/28/2023           |  |
| Index (principal outstanding distribution) |                |                      |  |
| 1-year EURIBOR/MIBOR (Mortgage Market)     | 86.51%         | 87.99%               |  |
| Mortgage Market: All Institutions          | 13.49%         | 12.01%               |  |

| LTV Distribution         |         |                      |              |
|--------------------------|---------|----------------------|--------------|
|                          | Current | At constitution date |              |
|                          | % Pool  | % LTV                | % Pool % LTV |
| 0.01 - 10%               | 6.01    | 6.67                 | 0.09 8.19    |
| 10.01 - 20%              | 17.10   | 15.62                | 1.55 16.19   |
| 20.01 - 30%              | 24.64   | 24.99                | 4.45 25.56   |
| 30.01 - 40%              | 14.15   | 34.51                | 8.25 35.35   |
| 40.01 - 50%              | 18.37   | 44.71                | 12.12 45.40  |
| 50.01 - 60%              | 19.12   | 54.97                | 16.48 55.30  |
| 60.01 - 70%              | 0.62    | 61.66                | 23.87 65.32  |
| 70.01 - 80%              |         |                      | 33.18 74.83  |
| Weighted average (WALTV) | 33.21   |                      | 59.35        |
| Minimum                  |         | 0.02                 | 5.42         |
| Maximum                  | 63.10   |                      | 79.98        |

| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.39%         | 0.48%         | 0.48%         | 0.56%          | 0.77%      |
| Annual Percentage Rate (CPR) | 4.64%         | 5.60%         | 5.59%         | 6.46%          | 8.87%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 20.79%  | 20.61%               |
| Aragon                  | 1.33%   | 1.37%                |
| Asturias                | 1.57%   | 1.41%                |
| Balearic Islands        | 3.85%   | 4.03%                |
| Basque Country          | 1.75%   | 1.43%                |
| Canary Islands          | 9.07%   | 7.74%                |
| Cantabria               | 1.24%   | 1.15%                |
| Castilla-La Mancha      | 4.39%   | 4.03%                |
| Castilla-Leon           | 5.18%   | 5.11%                |
| Catalonia               | 8.41%   | 8.01%                |
| Extremadura             | 2.01%   | 2.23%                |
| Galicia                 | 5.20%   | 3.37%                |
| La Rioja                | 0.99%   | 0.98%                |
| Madrid                  | 22.70%  | 27.54%               |
| Murcia                  | 1.91%   | 2.19%                |
| Navarra                 | 0.53%   | 0.62%                |
| Valencia                | 9.08%   | 8.19%                |

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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                    | 359        | 98,628.15         | 38,380.77        | 4,102.29         | 141,111.21        | 48.98  | 7,015,902.05        | 7,157,013.26        | 87.52  | 28.50                          |  |
| from > 1 to ≤ 2 months           | 21         | 16,086.36         | 5,936.53         | 0.00             | 22,022.89         | 7.64   | 432,910.25          | 454,933.14          | 5.56   | 34.54                          |  |
| from > 2 to ≤ 3 months           | 3          | 1,785.52          | 821.15           | 0.00             | 2,606.67          | 0.90   | 45,869.52           | 48,476.19           | 0.59   | 37.10                          |  |
| from > 3 to ≤ 6 months           | 4          | 2,467.25          | 1,159.56         | 17.43            | 3,644.24          | 1.26   | 55,471.97           | 59,116.21           | 0.72   | 40.96                          |  |
| from > 6 to < 12 months          | 6          | 7,239.67          | 3,540.10         | 225.17           | 11,004.94         | 3.82   | 109,092.95          | 120,097.89          | 1.47   | 37.93                          |  |
| from ≥ 12 to < 18 months         | 2          | 9,888.26          | 2,287.63         | 221.30           | 12,397.19         | 4.30   | 30,052.50           | 42,449.69           | 0.52   | 36.99                          |  |
| from ≥ 18 to < 24 months         | 3          | 17,379.91         | 6,070.26         | 1,279.49         | 24,729.66         | 8.58   | 64,227.74           | 88,957.40           | 1.09   | 40.24                          |  |
| from ≥ 2 years                   | 13         | 37,207.28         | 27,809.58        | 5,564.90         | 70,581.76         | 24.50  | 136,011.93          | 206,593.69          | 2.53   | 21.93                          |  |
| Subtotal                         | 411        | 190,682.40        | 86,005.58        | 11,410.58        | 288,098.56        | 100.00 | 7,889,538.91        | 8,177,637.47        | 100.00 | 28.89                          |  |
| <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                           |  |
| <b>Total</b>                     | <b>411</b> | <b>190,682.40</b> | <b>86,005.58</b> | <b>11,410.58</b> | <b>288,098.56</b> |        | <b>7,889,538.91</b> | <b>8,177,637.47</b> |        | <b>28.89</b>                   |  |