

HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 12/31/2008
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 N° 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	17,113.17 115,650,802.86 11.39%	150,253.03 1,015,409,950.36	Floating 6-M Euribor+0.200% 16.May/Nov	4.5716% 05/18/2009 390.10 Gross 319.88 Net	05/16/2023 Half-yearly 16.May/Nov	05/18/2009 "Pass-Through"	Aaa	Aaa	
Series B ES0345791018	12/09/1998 242	43,461.62 10,517,712.04 28.93%	150,253.03 36,361,232.32	Floating 6-M Euribor+0.480% 16.May/Nov	4.8555% 05/18/2009 1,052.25 Gross 862.84 Net	05/16/2023 Half-yearly 16.May/Nov	05/18/2009 "Pass-Through" Pro rata deferred start / Sequential	A2	A2	
Total		126,168,514.90	1,051,771,182.67							

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)												
Series	With optional redemption *	% Monthly CPR (SMM)	Average life Years	% Annual equivalent CPR								
				0,00	0,34	0,51	0,69	0,87	1,06	1,25	1,44	
Series A	Final Maturity	Date	03/12/2010	03/08/2010	03/04/2010	02/28/2010	02/24/2010	02/20/2010	02/16/2010	02/11/2010		
			05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	
	Final Maturity	Date	03/25/2012	01/02/2012	10/21/2011	08/17/2011	06/20/2011	04/30/2011	03/14/2011	01/31/2011		
			05/16/2010	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	Final Maturity	Date	05/15/2010	05/15/2010	05/15/2010	05/15/2010	05/15/2010	05/15/2010	05/15/2010	05/15/2010		
			05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	05/16/2010	
	Final Maturity	Date	10/26/2020	05/15/2020	11/22/2019	05/29/2019	12/07/2018	06/22/2018	01/11/2018	08/09/2017		
			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	91.66%	115,650,802.86	11.49%	96.54%	1,015,409,950.36	4.51%
Series B	8.34%	10,517,712.04	3.15%	3.46%	36,361,232.32	1.05%
Issue of Bonds		126,168,514.90			1,051,771,182.67	
Reserve Fund	3.15%	3,974,308.45	1.05%		11,043,597.42	

Other financial operations (current)			
Assets		Balance Interest	
Treasury Account		8,721,677.94	4.544%
Servicer ppal collect not yet credited		2,311,925.08	
Servicer ints collect not yet credited		557,098.80	
Liabilities	Available	Balance	Interest
Subordinated Loan		4,021,169.33	5.309%

Collateral: Residential mortgage loans

General			
	Current	At constitution date	
Count	6,987	25,780	
Principal			
Principal outstanding	120,183,420.76	1,051,772,964.04	
Average loan	17,201.00	40,798.02	
Minimum	16.46	6,019.02	
Maximum	139,909.97	235,884.32	
Interest rate			
Weighted average (wac)	5.98%	5.42%	
Minimum	4.90%	3.75%	
Maximum	7.53%	8.75%	
Final maturity			
Weighted average (WARM) (months)	90	172	
Minimum	01/31/2009	01/31/2000	
Maximum	02/28/2023	02/28/2023	
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)	86.24%	87.99%	
Mortgage Market: All Institutions	13.76%	12.01%	

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	6.09	6.58	0.09	8.19
10.01 - 20%	18.93	15.65	1.55	16.19
20.01 - 30%	23.02	24.82	4.45	25.56
30.01 - 40%	13.27	34.64	8.25	35.35
40.01 - 50%	19.16	44.44	12.12	45.40
50.01 - 60%	18.97	54.61	16.48	55.30
60.01 - 70%	0.56	61.29	23.87	65.32
70.01 - 80%			33.18	74.83
Weighted average (WALTV)	32.89		59.35	
Minimum	0.01		5.42	
Maximum	62.50		79.98	

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.67%	0.60%	0.54%	0.53%	0.77%
Annual Percentage Rate (CPR)	7.80%	7.02%	6.32%	6.19%	8.82%

Geographic distribution		
	Current	At constitution date
Andalucia	20.70%	20.61%
Aragon	1.33%	1.37%
Asturias	1.58%	1.41%
Balearic Islands	3.84%	4.03%
Basque Country	1.73%	1.43%
Canary Islands	9.21%	7.74%
Cantabria	1.24%	1.15%
Castilla-La Mancha	4.44%	4.03%
Castilla-Leon	5.06%	5.11%
Catalonia	8.55%	8.01%
Extremadura	1.94%	2.23%
Galicia	5.31%	3.37%
La Rioja	1.00%	0.98%
Madrid	22.53%	27.54%
Murcia	1.85%	2.19%
Navarra	0.54%	0.62%
Valencia	9.15%	8.19%

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Current delinquency										
Aging	Assets	Overdue debt				Total	%	Outstanding debt	Total debt	% Total debt / Appraisal Value
		Principal	Interest	Other						
<i>Delinquencies</i>										
Up to 1 month	522	140,397.16	55,605.68	5,103.46	201,106.30	54.60	10,492,303.35	10,693,409.65	91.44	27.84
from > 1 to ≤ 2 months	24	20,120.50	5,452.34	0.00	25,572.84	6.94	413,326.55	438,899.39	3.75	25.79
from > 2 to ≤ 3 months	4	3,329.22	686.82	19.18	4,035.22	1.10	36,775.88	40,811.10	0.35	24.02
from > 3 to ≤ 6 months	2	2,538.59	641.93	235.87	3,416.39	0.93	38,781.75	42,198.14	0.36	38.63
from > 6 to < 12 months	5	4,835.00	2,859.74	435.98	8,130.72	2.21	62,364.87	70,495.59	0.60	34.49
from ≥ 12 to < 18 months	4	17,033.23	4,543.65	587.63	22,164.51	6.02	88,990.25	111,154.76	0.95	40.21
from ≥ 18 to < 24 months	2	18,285.70	4,761.42	1,230.37	24,277.49	6.59	42,398.21	66,675.70	0.57	35.58
from ≥ 2 years	14	41,999.91	31,193.66	6,461.93	79,655.50	21.62	151,070.42	230,725.92	1.97	23.65
Subtotal	577	248,539.31	105,745.24	14,074.42	368,358.97	100.00	11,326,011.28	11,694,370.25	100.00	27.82
<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
Total	577	248,539.31	105,745.24	14,074.42	368,358.97		11,326,011.28	11,694,370.25		27.82