

# MBS BANCAJA 2 Fondo de Titulización de Activos



## Brief report

Date: 02/29/2012  
Currency: EUR

Date of constitution  
06/27/2005

VAT Reg. no.  
V84388131

Management Company  
Europa de Titulización S.G.F.T

Originator  
Bancaja

Servicer  
Bancaja

Lead Managers  
Bancaja  
JP Morgan

Bond Underwriters and Placement Agents  
Bancaja  
JP Morgan  
IXIS CIB  
Fortis Bank  
Banco Pastor

Bond Paying Agent  
Banco Cooperativo

Market  
AIAF Mercado de Renta Fija

Register of Book Securities  
Iberclear

Treasury Account  
Banco Santander

Start-up Loan  
Bancaja

Swap  
Barclays Bank

Assets Custodian  
Bancaja

Fund Auditors  
Deloitte (ejercicios 2009 a actual)  
Ernst & Young (hasta ejercicio 2008)

### Issued securities: Mortgage-Backed Bonds

Bonds Issue											
Series	ISIN Code	Issue date	Nº bonds	Principal outstanding		Interest type	Interest Rate	Redemption		Rating	
				(Bond Unit / Series Total / %Factor)				Reference rate and margin	Next coupon		Final maturity (legal)
				Current	Original	Payment Date				Current	Original
Series A	ES0361795000	06/30/2005	7,544	29,545.97 222,894,797.68 29.55%	100,000.00 754,400,000.00	Floating 3-M Euribor+0.150% 25.Feb/May/Aug/Nov	1.1640% 05/25/2012 84.068133 Gross 68.095188 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	05/25/2012 "Pass-Through"	AAA Aa2sf	AAA Aaa
Series B	ES0361795018	06/30/2005	132	100,000.00 13,200,000.00 100.00%	100,000.00 13,200,000.00	Floating 3-M Euribor+0.240% 25.Feb/May/Aug/Nov	1.2540% 05/25/2012 306.533333 Gross 248.292000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	AA Aa2	AA Aa2
Series C	ES0361795026	06/30/2005	104	100,000.00 10,400,000.00 100.00%	100,000.00 10,400,000.00	Floating 3-M Euribor+0.340% 25.Feb/May/Aug/Nov	1.3540% 05/25/2012 330.977778 Gross 268.092000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+ A1	A+ A1
Series D	ES0361795034	06/30/2005	88	100,000.00 8,800,000.00 100.00%	100,000.00 8,800,000.00	Floating 3-M Euribor+0.500% 25.Feb/May/Aug/Nov	1.5140% 05/25/2012 370.088889 Gross 299.772000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+ Baa1	BBB+ Baa1
Series E	ES0361795042	06/30/2005	132	100,000.00 13,200,000.00 100.00%	100,000.00 13,200,000.00	Floating 3-M Euribor+1.850% 25.Feb/May/Aug/Nov	2.8640% 05/25/2012 700.088889 Gross 567.072000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Sequential	BB+ Ba2	BB+ Ba2
Series F	ES0361795059	06/30/2005	92	100,000.00 9,200,000.00 100.00%	100,000.00 9,200,000.00	Floating 3-M Euribor+4.000% 25.Feb/May/Aug/Nov	5.0140% 05/25/2012 1,225.644444 Gross 992.772000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined Due to Cash Reserve reduction	CC C	CC C
Total				277,694,797.68	809,200,000.00						

### Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)

Series	With optional redemption *	Average life	Years	% Monthly CPR (SMM)									
				0.17	0.34	0.51	0.69	0.87	1.06	1.25	1.44		
				% Annual equivalent CPR									
				2.00	4.00	6.00	8.00	10.00	12.00	14.00	16.00		
Series A	With optional redemption *	Average life	Years	5.61	4.87	4.28	3.82	3.42	3.11	2.83	2.59		
		Final Maturity	Years	10/06/2017	01/09/2017	06/08/2016	12/21/2015	07/28/2015	04/05/2015	12/25/2014	09/27/2014	5.00	
		Date	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017			
	Without optional redemption *	Average life	Years	5.79	5.08	4.49	4.00	3.59	3.25	2.96	2.72		
		Final Maturity	Years	12/11/2017	03/25/2017	08/21/2016	02/25/2016	09/29/2015	05/29/2015	02/12/2015	11/14/2014	7.00	
		Date	02/25/2025	11/25/2023	11/25/2022	11/25/2021	02/25/2021	05/25/2020	08/25/2019	02/25/2019			
Series B	With optional redemption *	Average life	Years	10.25	9.00	8.00	7.24	6.50	6.00	5.50	5.00		
		Final Maturity	Years	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017	5.00	
		Date	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017			
	Without optional redemption *	Average life	Years	13.76	12.43	11.41	10.49	9.62	8.81	8.09	7.45		
		Final Maturity	Years	11/28/2025	07/29/2024	07/25/2023	08/23/2022	10/06/2021	12/17/2020	03/27/2020	08/09/2019	8.00	
		Date	11/25/2026	05/25/2025	02/25/2024	05/25/2023	05/25/2022	08/25/2021	11/25/2020	02/25/2020			
Series C	With optional redemption *	Average life	Years	10.25	9.00	8.00	7.24	6.50	6.00	5.50	5.00		
		Final Maturity	Years	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017	5.00	
		Date	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017			
	Without optional redemption *	Average life	Years	15.44	14.13	12.86	11.84	10.97	10.14	9.38	8.67		
		Final Maturity	Years	07/31/2027	04/10/2026	01/01/2025	12/26/2023	02/13/2023	04/17/2022	07/11/2021	10/25/2020	9.25	
		Date	05/25/2028	02/25/2027	11/25/2025	08/25/2024	11/25/2023	11/25/2022	02/25/2022	05/25/2021			
Series D	With optional redemption *	Average life	Years	10.25	9.00	8.00	7.24	6.50	6.00	5.50	5.00		
		Final Maturity	Years	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017	5.00	
		Date	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017			
	Without optional redemption *	Average life	Years	16.94	15.86	14.69	13.50	12.45	11.58	10.86	10.06		
		Final Maturity	Years	01/29/2029	01/03/2028	11/02/2026	08/25/2025	08/05/2024	12/12/2022	03/18/2022	03/18/2022	11.00	
		Date	11/25/2029	11/25/2028	11/25/2027	08/25/2026	08/25/2025	08/25/2024	11/25/2023	02/25/2023			
Series E	With optional redemption *	Average life	Years	10.25	9.00	8.00	7.24	6.50	6.00	5.50	5.00		
		Final Maturity	Years	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017	5.00	
		Date	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017			
	Without optional redemption *	Average life	Years	19.98	19.08	18.17	17.22	16.25	15.28	14.36	13.50		
		Final Maturity	Years	02/13/2032	03/23/2031	04/23/2030	05/14/2029	05/24/2028	06/03/2027	07/02/2026	08/25/2025	22.76	
		Date	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034			
Series F	With optional redemption *	Average life	Years	10.25	9.00	8.00	7.24	6.50	6.00	5.50	5.00		
		Final Maturity	Years	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017	5.00	
		Date	05/25/2022	02/25/2021	02/25/2020	05/25/2019	08/25/2018	02/25/2018	08/25/2017	02/25/2017			
	Without optional redemption *	Average life	Years	22.76	22.76	22.76	22.76	22.76	22.76	22.76	22.76		
		Final Maturity	Years	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034		
		Date	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034	11/25/2034			

\* 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

Series	Credit enhancement (CE)					
	Current	At issue date		% CE		
		% CE		% CE		
Series A	80.27%	222,894,797.68	20.41%	93.23%	754,400,000.00	6.85%
Series B	4.75%	13,200,000.00	15.49%	1.63%	13,200,000.00	5.20%
Series C	3.75%	10,400,000.00	11.62%	1.29%	10,400,000.00	3.90%
Series D	3.17%	8,800,000.00	6.34%	1.09%	8,800,000.00	2.80%
Series E	4.75%	13,200,000.00	3.43%	1.63%	13,200,000.00	1.15%
Series F	3.31%	9,200,000.00		1.14%	9,200,000.00	
Issue of Bonds		277,694,797.68			809,200,000.00	
Reserve Fund	3.43%	9,200,000.00		1.15%	9,200,000.00	

### Other financial operations (current)

Assets	Balance	Interest
Treasury Account	9,677,268.18	1.014%
Servicer ppal collect not yet credited	178,303.62	
Servicer ints collect not yet credited	62,283.00	
Liabilities	Available	Balance
Start-up Loan L/T		0.00
Start-up Loan S/T		0.00

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### Additional information

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Brief report

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Collateral: Mortgage loans

General		
	Current	At constitution date
Count	4,038	8,217
Principal		
Principal outstanding	270,570,159.81	800,024,167.19
Average loan	67,005.98	97,362.07
Minimum	0.00	1,231.16
Maximum	1,019,128.79	1,816,506.15
Interest rate		
Weighted average (wac)	2.97%	3.28%
Minimum	1.96%	2.05%
Maximum	4.40%	5.00%
Final maturity		
Weighted average (WARM) (months)	184	256
Minimum	03/26/2012	06/29/2005
Maximum	01/15/2035	01/15/2035
Index (principal outstanding distribution)		
1-year EURIBOR/MIBOR (Mortgage Market)	100.00%	99.99%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	0.83	6.78	0.08	7.30
10.01 - 20%	3.43	16.37	0.67	15.70
20.01 - 30%	8.11	25.31	1.97	25.70
30.01 - 40%	15.04	35.59	4.61	35.91
40.01 - 50%	23.64	45.09	8.29	45.48
50.01 - 60%	26.84	55.04	15.54	55.54
60.01 - 70%	16.22	64.33	27.42	65.78
70.01 - 80%	4.43	74.62	29.05	75.38
80.01 - 90%	1.46	82.49	6.66	84.37
90.01 - 100%			5.71	95.28
Weighted average (WALTV)	48.40			65.67
Minimum	0.00			0.77
Maximum	85.52			99.71

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.35%	0.40%	0.33%	0.33%	0.96%
Annual Percentage Rate (CPR)	4.12%	4.66%	3.89%	3.83%	10.92%

Geographic distribution		
	Current	At constitution date
Andalucia	6.94%	5.76%
Aragon	0.48%	0.67%
Asturias	0.04%	0.03%
Balearic Islands	3.34%	3.36%
Basque Country	0.46%	0.47%
Canary Islands	1.75%	1.64%
Cantabria		0.01%
Castilla-La Mancha	3.29%	3.07%
Castilla-Leon	0.88%	0.87%
Catalonia	7.74%	8.13%
Extremadura	0.32%	0.26%
Galicia	0.38%	0.49%
La Rioja	0.10%	0.08%
Madrid	9.86%	11.21%
Murcia	0.82%	0.92%
Navarra	0.26%	0.38%
Valencia	63.36%	62.64%

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	221	61,466.87	19,330.15	0.00	80,797.02	5.21	15,802,018.82	15,882,815.84	46.21	44.31
from > 1 to ≤ 2 months	65	45,405.70	19,109.05	0.00	64,514.75	4.16	4,988,887.89	5,053,402.64	14.70	45.82
from > 2 to ≤ 3 months	35	40,071.71	19,449.17	0.00	59,520.88	3.84	3,105,621.64	3,165,142.52	9.21	42.96
from > 3 to ≤ 6 months	27	59,589.58	22,846.52	0.00	82,436.10	5.32	2,142,217.37	2,224,653.47	6.47	47.29
from > 6 to < 12 months	26	96,828.18	52,193.12	0.00	149,021.30	9.61	2,260,070.21	2,409,091.51	7.01	43.16
from ≥ 12 to < 18 months	13	84,365.71	52,924.98	0.00	137,290.69	8.86	1,535,285.42	1,672,576.11	4.87	61.16
from ≥ 18 to < 24 months	11	124,552.70	50,195.78	0.00	174,748.48	11.27	1,026,664.86	1,201,413.34	3.50	58.03
from ≥ 2 years	30	334,924.37	467,041.30	0.00	801,965.67	51.73	1,958,313.70	2,760,279.37	8.03	37.96
Subtotal	428	847,204.82	703,090.07	0.00	1,550,294.89	100.00	32,819,079.91	34,369,374.80	100.00	44.86
<i>Doubt debts (subjectives)</i>										
from > 1 to ≤ 2 months	1	10,400.98	179.48	0.00	10,580.46	6.23	0.00	10,580.46	6.23	7.20
from > 6 to < 12 months	1	6,486.10	265.94	0.00	6,752.04	3.98	0.00	6,752.04	3.98	3.94
from ≥ 12 to < 18 months	3	102,425.60	13,088.20	0.00	115,513.80	68.05	0.00	115,513.80	68.05	15.23
from ≥ 18 to < 24 months	1	0.00	31.55	0.00	31.55	0.02	0.00	31.55	0.02	0.03
from ≥ 2 years	1	35,008.96	1,871.92	0.00	36,880.88	21.73	0.00	36,880.88	21.73	27.10
Subtotal	7	154,321.64	15,437.09	0.00	169,758.73	100.00	0.00	169,758.73	100.00	12.83
Total	435	1,001,526.46	718,527.16	0.00	1,720,053.62		32,819,079.91	34,539,133.53		44.32