

BANCAJA 2 Fondo de Titulización Hipotecaria

Brief report

Date: 02/29/2008
Currency: EUR

Date of constitution
10/23/1998

VAT Reg. no.

G83923425

Management Company

Europa de Titulización S.G.F.T

Originator

Bancaja

Servicer

Bancaja

Lead Managers

Bancaja

Bond Underwriters and Placement Agents

Bancaja

Bond Paying Agent

Bancaja

Market

AIAF Mercado de Renta Fija

Register of Book Securities

Iberclear

Treasury Account

Bancaja

Swap

Bancaja

Subordinated Loan

Bancaja

Assets Custodian

Bancaja

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 ES0312941000	10/27/1998 1,543	20,129.22 31,059,386.46 13.40%	150,253.03 231,840,419.27	Floating 12-M Euribor+0.180% 22.Sep	4.9295% 09/22/2008 989.55 Gross 811.43 Net	09/22/2023 Yearly 22.Sep	09/22/2008 "Pass-Through"	Aaa	Aaa
Series B ES0312941018	10/27/1998 57	42,176.29 2,404,048.53 28.07%	150,253.03 8,564,422.49	Floating 12-M Euribor+0.550% 22.Sep	5.3047% 09/22/2008 2,231.20 Gross 1,829.58 Net	09/22/2023 Yearly 22.Sep	09/22/2008 "Pass-Through" Pro rata / Secuential	A2	A2
Total		33,463,434.99	240,404,841.75						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,34	0,51	0,69	0,87	1,06	1,25	1,44	
		% Annual equivalent CPR		4,00	6,00	8,00	10,00	12,00	14,00	16,00	
Series A	With optional redemption *	Average life	Years	1,00	1,00	1,00	1,00	1,00	1,00	1,00	
		Final Maturity	Years	02/28/2009	02/28/2009	02/28/2009	02/28/2009	02/28/2009	02/28/2009	02/28/2009	
	Without optional redemption *	Average life	Years	1,00	1,00	1,00	1,00	1,00	1,00	1,00	
		Final Maturity	Years	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	
		Average life	Years	1,00	1,00	1,00	1,00	1,00	1,00	1,00	
		Final Maturity	Years	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	
Series B	With optional redemption *	Average life	Years	1,00	1,00	1,00	1,00	1,00	1,00	1,00	
		Final Maturity	Years	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	
	Without optional redemption *	Average life	Years	1,00	1,00	1,00	1,00	1,00	1,00	1,00	
		Final Maturity	Years	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	
		Average life	Years	1,00	1,00	1,00	1,00	1,00	1,00	1,00	
		Final Maturity	Years	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	02/27/2009	

* 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
Series A	92.82%	31,059,386.46	10.39%	96.44%	231,840,419.27
Series B	7.18%	2,404,048.53	3.21%	3.56%	8,564,422.49
Issue of Bonds		33,463,434.99			240,404,841.75
Reserve Fund	3.21%	1,074,175.84		2.08%	5,000,420.71

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		5,537,726.85	4.777%
Servicer ppal collect not yet credited		181,316.15	
Servicer ints collect not yet credited		45,414.50	
Liabilities		Available	Balance
Subordinated Loan		1,102,467.17	5.701%

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		1,821	6,526
Principal			
Principal outstanding		29,589,204.28	240,407,052.90
Average loan		16,248.88	36,838.35
Minimum		178.41	6,990.55
Maximum		137,889.36	212,057.19
Interest rate			
Weighted average (wac)		5.42%	5.60%
Minimum		3.53%	3.50%
Maximum		7.25%	8.75%
Final maturity			
Weighted average (WARM) (months)		84	167
Minimum		03/01/2008	12/16/2001
Maximum		01/25/2023	01/26/2023
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR (Mortgage Market)		96.27%	95.29%
Mortgage Market: Savings Banks		3.03%	3.22%
Savings Banks Lending Rate (CECA Indicator)		0.69%	1.49%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		5.38 7.19	0.03 6.83
10.01 - 20%		16.74 15.43	0.61 16.54
20.01 - 30%		33.86 25.37	3.30 26.05
30.01 - 40%		12.85 34.30	7.44 35.54
40.01 - 50%		23.64 44.61	12.38 45.39
50.01 - 60%		7.53 54.94	17.11 55.30
60.01 - 70%			26.28 65.26
70.01 - 80%			32.83 74.38
80.01 - 90%			0.02 84.93
Weighted average (WALTV)		30.65	60.27
Minimum		0.26	4.10
Maximum		58.45	84.93

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.68%	0.82%	0.68%	0.87%	0.90%
Annual Percentage Rate (CPR)	7.82%	9.37%	7.81%	9.91%	10.30%

Geographic distribution		
	Current	At constitution date
Andalucia	0.07%	0.09%
Aragon		0.04%
Balearic Islands	1.59%	2.59%
Castilla-La Mancha	4.36%	4.02%
Castilla-Leon		0.01%
Catalonia	0.40%	0.16%
Extremadura	0.02%	0.01%
Madrid	0.25%	0.19%
Murcia		0.03%
Valencia	93.31%	92.86%

Additional information

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Ernst&Young

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	56	8,899.35	1,901.34	0.00	10,800.69	46.45	791,762.30	802,562.99	78.72	24.85
1 to 2 months	6	3,480.11	1,314.09	0.00	4,794.20	20.62	182,176.29	186,970.49	18.34	36.83
2 to 3 months	1	303.80	231.28	0.00	535.08	2.30	15,557.29	16,092.37	1.58	49.52
18 to 24 months	1	2,012.90	520.03	0.00	2,532.93	10.89	6,777.53	9,310.46	0.91	42.66
Over 2 years	3	0.01	4,591.07	0.00	4,591.08	19.74	0.02	4,591.10	0.45	4.26
Subtotal	67	14,696.17	8,557.81	0.00	23,253.98	100.00	996,273.43	1,019,527.41	100.00	26.15
<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	67	14,696.17	8,557.81	0.00	23,253.98		996,273.43	1,019,527.41		26.15

Each range includes the beginning but not the ending time