

MBS BANCAJA 2 Fondo de Titulización de Activos

Brief report

Date: 09/30/2009
Currency: EUR

Date of constitution
06/27/2005

VAT Reg. no.
V84388131

Management Company
Europea 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
Bancaja

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Popular Español S.A

Start-up Loan
Bancaja

Swap
Barclays Bank

Assets Custodian
Bancaja

Fund Auditors
Ernst&Young

Issued securities: Mortgage-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 Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0361795000	06/30/2005 7,544	41,156.01 310,480,939.44 41.16%	100,000.00 754,400,000.00	Floating 3-M Euribor+0.150% 25.Feb/May/Aug/Nov	0.9990% 11/25/2009 105.071294 Gross 86.158461 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	11/25/2009 "Pass-Through"	AAA Aaa	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	1.0890% 11/25/2009 278.300000 Gross 228.206000 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutential	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	1.1890% 11/25/2009 303.855556 Gross 249.161556 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutential	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	1.3490% 11/25/2009 344.744444 Gross 282.690444 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutential	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	2.6990% 11/25/2009 689.744444 Gross 565.590444 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutential	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	4.8490% 11/25/2009 1,239.188889 Gross 1,016.134889 Net	02/25/2038 Quarterly 25.Feb/May/Aug/Nov	To be determined Due to Cash Reserve reduction	CC C	CC C
Total		365,280,939.44	809,200,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% 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	7.65	6.69	5.87	5.16	4.65	4.13	3.79	3.42
			Date	05/24/2017	06/06/2016	12/08/2015	11/26/2014	05/22/2014	11/17/2013	12/07/2013	02/28/2013
		Final Maturity	Years	12.91	11.66	10.41	9.16	8.41	7.41	6.91	6.16
	Without optional redemption *	Average life	Years	8.62	7.63	6.81	6.12	5.53	5.03	4.60	4.22
			Date	10/05/2018	05/17/2017	07/21/2016	12/11/2015	11/04/2015	10/10/2014	04/05/2014	12/18/2013
		Final Maturity	Years	25.42	25.42	25.42	25.42	25.42	25.42	25.42	25.42
Series B	With optional redemption *	Average life	Years	6.72	5.88	5.16	4.54	4.09	3.64	3.34	3.01
			Date	06/19/2016	08/15/2015	11/26/2014	04/13/2014	10/31/2013	05/21/2013	01/29/2013	03/10/2012
		Final Maturity	Years	12.91	11.66	10.41	9.16	8.41	7.41	6.91	6.16
	Without optional redemption *	Average life	Years	7.57	6.71	5.99	5.38	4.87	4.43	4.05	3.72
			Date	04/23/2017	06/13/2016	09/24/2015	02/15/2015	11/08/2014	03/03/2014	10/15/2013	06/17/2013
		Final Maturity	Years	25.42	25.42	25.42	25.42	25.42	25.42	25.42	25.42
Series C	With optional redemption *	Average life	Years	6.72	5.88	5.16	4.54	4.09	3.64	3.34	3.01
			Date	06/19/2016	08/15/2015	11/26/2014	04/13/2014	10/31/2013	05/21/2013	01/29/2013	03/10/2012
		Final Maturity	Years	12.91	11.66	10.41	9.16	8.41	7.41	6.91	6.16
	Without optional redemption *	Average life	Years	7.57	6.71	5.99	5.38	4.87	4.43	4.05	3.72
			Date	04/23/2017	06/13/2016	09/24/2015	02/15/2015	11/08/2014	03/03/2014	10/15/2013	06/17/2013
		Final Maturity	Years	25.42	25.42	25.42	25.42	25.42	25.42	25.42	25.42
Series D	With optional redemption *	Average life	Years	6.72	5.88	5.16	4.54	4.09	3.64	3.34	3.01
			Date	06/19/2016	08/15/2015	11/26/2014	04/13/2014	10/31/2013	05/21/2013	01/29/2013	03/10/2012
		Final Maturity	Years	12.91	11.66	10.41	9.16	8.41	7.41	6.91	6.16
	Without optional redemption *	Average life	Years	7.57	6.71	5.99	5.38	4.87	4.43	4.05	3.72
			Date	04/23/2017	06/13/2016	09/24/2015	02/15/2015	11/08/2014	03/03/2014	10/15/2013	06/17/2013
		Final Maturity	Years	25.42	25.42	25.42	25.42	25.42	25.42	25.42	25.42
Series E	With optional redemption *	Average life	Years	6.72	5.88	5.16	4.54	4.09	3.64	3.34	3.01
			Date	06/19/2016	08/15/2015	11/26/2014	04/13/2014	10/31/2013	05/21/2013	01/29/2013	03/10/2012
		Final Maturity	Years	12.91	11.66	10.41	9.16	8.41	7.41	6.91	6.16
	Without optional redemption *	Average life	Years	7.57	6.71	5.99	5.38	4.87	4.43	4.05	3.72
			Date	04/23/2017	06/13/2016	09/24/2015	02/15/2015	11/08/2014	03/03/2014	10/15/2013	06/17/2013
		Final Maturity	Years	25.42	25.42	25.42	25.42	25.42	25.42	25.42	25.42
Series F	With optional redemption *	Average life	Years	8.02	7.17	6.37	5.60	5.12	4.52	4.20	3.76
			Date	06/10/2017	11/28/2016	10/02/2016	04/05/2015	11/11/2014	06/04/2014	11/12/2013	01/07/2013
		Final Maturity	Years	12.91	11.66	10.41	9.16	8.41	7.41	6.91	6.16
	Without optional redemption *	Average life	Years	14.82	14.65	14.53	14.43	14.36	14.31	14.26	14.23
			Date	07/23/2024	05/21/2024	06/04/2024	03/03/2024	07/02/2024	01/17/2024	01/01/2024	12/18/2023
		Final Maturity	Years	25.42	25.42	25.42	25.42	25.42	25.42	25.42	25.42

* 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	85.00%	310,480,939.44	15.39%	93.23%	754,400,000.00	6.85%
Series B	3.61%	13,200,000.00	11.68%	1.63%	13,200,000.00	5.20%
Series C	2.85%	10,400,000.00	8.76%	1.29%	10,400,000.00	3.90%
Series D	2.41%	8,800,000.00	6.29%	1.09%	8,800,000.00	2.80%
Series E	3.61%	13,200,000.00	2.58%	1.63%	13,200,000.00	1.15%
Series F	2.52%	9,200,000.00		1.14%	9,200,000.00	
Issue of Bonds		365,280,939.44			809,200,000.00	
Reserve Fund	2.58%	9,200,000.00		1.15%	9,200,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		14,731,933.73	0.861%
Servicer ppal collect not yet credited		264,916.96	
Servicer ints collect not yet credited		102,186.29	
Liabilities	Available	Balance	Interest
Start-up Loan		352,500.00	2.849%

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Collateral: Mortgage loans

General			
	Current	At constitution date	
Count	4,532	8,217	
Principal			
Principal outstanding	352,852,338.77	800,024,167.19	
Average loan	77,857.97	97,362.07	
Minimum	94.45	1,231.16	
Maximum	1,297,100.56	1,816,506.15	
Interest rate			
Weighted average (wac)	3.63%	3.28%	
Minimum	1.86%	2.05%	
Maximum	7.38%	5.00%	
Final maturity			
Weighted average (WARM) (months)	205	256	
Minimum	10/01/2009	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%	0.45	7.22	0.08 7.30
10.01 - 20%	1.98	15.83	0.67 15.70
20.01 - 30%	5.37	25.70	1.97 25.70
30.01 - 40%	9.46	35.33	4.61 35.91
40.01 - 50%	17.69	45.43	8.29 45.48
50.01 - 60%	25.40	55.16	15.54 55.54
60.01 - 70%	25.72	64.70	27.42 65.78
70.01 - 80%	9.67	73.71	29.05 75.38
80.01 - 90%	3.90	84.88	6.66 84.37
90.01 - 100%	0.36	90.70	5.71 95.28
Weighted average (WALTV)	54.52		65.67
Minimum	0.06		0.77
Maximum	91.81		99.71

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.52%	0.56%	0.54%	0.77%	1.27%
Annual Percentage Rate (CPR)	6.10%	6.53%	6.25%	8.85%	14.24%

Geographic distribution		
	Current	At constitution date
Andalucia	6.83%	5.76%
Aragon	0.69%	0.67%
Asturias	0.03%	0.03%
Balearic Islands	3.43%	3.36%
Basque Country	0.50%	0.47%
Canary Islands	1.67%	1.64%
Cantabria		0.01%
Castilla-La Mancha	3.14%	3.07%
Castilla-Leon	0.91%	0.87%
Catalonia	7.64%	8.13%
Extremadura	0.35%	0.26%
Galicia	0.50%	0.49%
La Rioja	0.09%	0.08%
Madrid	9.33%	11.21%
Murcia	0.92%	0.92%
Navarra	0.45%	0.38%
Valencia	63.51%	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	241	64,347.59	37,995.71	0.00	102,343.30	8.50	20,935,711.46	21,038,054.76	51.61	53.17
from > 1 to ≤ 2 months	65	38,715.15	37,207.72	0.00	75,922.87	6.30	6,454,032.79	6,529,955.66	16.02	53.50
from > 2 to ≤ 3 months	38	40,209.69	31,858.57	0.00	72,068.26	5.98	3,421,348.17	3,493,416.43	8.57	52.19
from > 3 to ≤ 6 months	30	48,376.09	39,856.66	0.00	88,232.75	7.32	2,204,801.28	2,293,034.03	5.63	44.48
from > 6 to < 12 months	28	102,383.17	141,625.51	0.00	244,008.68	20.25	2,995,463.70	3,239,472.38	7.95	47.99
from ≥ 12 to < 18 months	16	120,474.48	150,094.97	0.00	270,569.45	22.46	2,097,576.45	2,368,145.90	5.81	55.49
from ≥ 18 to < 24 months	9	37,003.08	75,030.60	0.00	112,033.68	9.30	641,998.33	754,032.01	1.85	59.34
from ≥ 2 years	11	67,842.27	171,718.22	0.00	239,560.49	19.88	805,106.78	1,044,667.27	2.56	46.94
Subtotal	438	519,351.52	685,387.96	0.00	1,204,739.48	100.00	39,556,038.96	40,760,778.44	100.00	52.17
<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	438	519,351.52	685,387.96	0.00	1,204,739.48		39,556,038.96	40,760,778.44		52.17