

**Material Event
concerning**

MBS BANCAJA 2 Fondo de Titulización de Activos

Pursuant to Chapter III, section III.4.2, of the Prospectus for **MBS BANCAJA 2 Fondo de Titulización de Activos** (the “Fund”) notice is given to the COMISIÓN NACIONAL DEL MERCADO DE VALORES of the following material event:

- The Rating Agency **Fitch Ratings (“Fitch”)** advised on August 6, 2010 that it has affirmed the ratings assigned to the Bond Series issued by **MBS BANCAJA 2 Fondo de Titulización de Activos**:
 - **Series A:** **AAA**, outlook stable
 - **Series B:** **AA**, outlook stable (previously **AA**, outlook positive)
 - **Series C:** **A+**, outlook stable (previously **A+**, outlook positive)
 - **Series D:** **BBB+**, outlook stable (previously **BBB+**, outlook positive)
 - **Series E:** **BB+**, outlook stable
 - **Series F:** **CC/RR5** (previously **CC**, outlook stable)

Enclosed herewith is the press release issued by Fitch Ratings.

Madrid, August 9, 2010.

Mario Masiá Vicente
General Manager