

BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31st MAY, 2004



DATE OF CONSTITUTION: 16th December, 2002
MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T.
ORIGINATOR/SERVICER: BANKINTER
TREASURY C.: BANKINTER
SUBORDINATED LOAN: BANKINTER
STAR-UP EXPENSES LOAN: BANKINTER
SWAP: BANKINTER

LEAD MANAGER: BANKINTER
PAYING AGENT: BANKINTER
SECONDARY MARKET: AIAF MERCADO DE RENTA FIJA
REGISTER OF BOOK SECURITIES: IBERCLEAR
DEPOSITARY: BANKINTER
AUDITORS: ERNST & YOUNG

MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /Nº BONDS /TOTAL)		INTEREST TYPE REF. RATE AND MARGIN PAYMENT DATE	INTEREST RATE CURRENT (EUROS)	REDEMPTION (EUROS)		RATING MOODY'S/ S&P	
		CURRENT	ORIGINAL			FINAL MATURITY FREQUENCY	NEXT UNIT/%OUTST.	CURRENT	ORIGINAL
A ES0313920003 SENIOR	17.12.2002	84.589,41 6.841 578.676.153,81	100.000,00 6.841 684.100.000,00	FLOATING EURIBOR 3M + 0,24% 12.02/05/08/11	2,3260% NEXT COUPON: 12.08.2004 502,82 GROSS 427,40 NET	12.11.2039 QUARTERLY 18.02/05/08/11	12.08.2004 Amortisation "pass-through"	Aaa/AAA	Aaa/AAA
B ES0313920011 MEZZANINE	17.12.2002	100.000,00 149 14.900.000,00	100.000,00 149 14.900.000,00	FLOATING EURIBOR 3M + 0,45% 12.02/05/08/11	2,5360% NEXT COUPON: 12.08.2004 648,09 GROSS 550,88 NET	12.11.2039 QUARTERLY 18.02/05/08/11	Amortisation To be determined Deferred "pass-through"	A2/A+	A2/A+
C ES0313920029 SUBORDINATED	17.12.2002	100.000,00 110 11.000.000	100.000,00 110 11.000.000	FLOATING EURIBOR 3M + 1,25% 12.02/05/08/11	3,3360% NEXT COUPON: 12.08.2004 852,53 GROSS 724,65 NET	12.11.2039 QUARTERLY 18.02/05/08/11	Amortisation To be determined Deferred "pass-through"	Baa3/BBB+	Baa/BBB+
TOTALS		604.576.153,81	710.000.000,00						

AVERAGE LIFE AND MATURITY ACCORDING TO MONTHLY RATES OF PREPAYMENTS (YEARS)										
% CONSTANT MONTHLY (SMM) % ANNUAL EQUIVALENT (CPR)			0,00%	0,40%	0,50%	0,60%	0,70%	0,80%	0,90%	1,00%
			0,000%	4,696%	5,838%	6,967%	8,084%	9,189%	10,281%	11,362%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	11,30	6,43	6,02	5,66	5,33	5,04	4,78	4,54
	date		(16/09/2015)	(02/11/2010)	(07/06/2010)	(25/01/2010)	(29/09/2009)	(14/06/2009)	(09/03/2009)	(11/12/2008)
	Final maturity	years	32,47	32,47	32,47	32,47	32,47	32,47	32,47	32,47
	date		(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)
With optional redemption (1)	Average life	years	10,94	5,99	5,59	5,24	4,91	4,64	4,39	4,16
	date		(06/05/2015)	(26/05/2010)	(02/01/2010)	(24/08/2009)	(27/04/2009)	(17/01/2009)	(19/10/2008)	(27/07/2008)
	Final maturity	years	21,21	13,96	13,21	12,46	11,71	11,21	10,71	10,21
	date		(12/08/2025)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	16,43	9,88	9,28	8,74	8,25	7,81	7,40	7,04
	date		(01/11/2020)	(13/04/2014)	(07/09/2013)	(22/02/2013)	(28/08/2012)	(18/03/2012)	(23/10/2011)	(13/06/2011)
	Final maturity	years	32,47	32,47	32,47	32,47	32,47	32,47	32,47	32,47
	date		(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)
With optional redemption (1)	Average life	years	15,79	9,11	8,53	7,99	7,50	7,09	6,72	6,38
	date		(12/03/2020)	(07/07/2013)	(06/12/2012)	(26/05/2012)	(29/11/2011)	(02/07/2011)	(15/02/2011)	(14/10/2010)
	Final maturity	years	21,21	13,96	13,21	12,46	11,71	11,21	10,71	10,21
	date		(12/08/2025)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	16,43	9,87	9,28	8,74	8,25	7,80	7,40	7,04
	date		(31/10/2020)	(13/04/2014)	(07/09/2013)	(22/02/2013)	(27/08/2012)	(18/03/2012)	(22/10/2011)	(13/06/2011)
	Final maturity	years	32,47	32,47	32,47	32,47	32,47	32,47	32,47	32,47
	date		(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)	(12/11/2036)
With optional redemption (1)	Average life	years	15,79	9,11	8,52	7,99	7,50	7,09	6,72	6,38
	date		(11/03/2020)	(07/07/2013)	(06/12/2012)	(26/05/2012)	(28/11/2011)	(02/07/2011)	(15/02/2011)	(14/10/2010)
	Final maturity	years	21,21	13,96	13,21	12,46	11,71	11,21	10,71	10,21
	date		(12/08/2025)	(12/05/2018)	(12/08/2017)	(12/11/2016)	(12/02/2016)	(12/08/2015)	(12/02/2015)	(12/08/2014)

(1) Optional Clean up call when the amount of the Outstanding Balance of the Securitised Loans is less than 10 per 100 of the initial Outstanding Balance.
Hypothesis of Delinquency and default assumptions of the mortgage backed loans: 0%.

BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA
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COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		8.012	8.802
PRINCIPAL:	TOTAL OUTSTANDING	598.333.769,81	710.004.632,73
(EURO)	AVERAGE LOAN	74.679,70	80.664,01
	MINIMUM	108,36	11.730,33
	MAXIMUM	290.572,40	297.486,41
INTEREST	WEIGHTED AVERAGE (WAC)	2,88%	4,17%
RATE:	MINIMUM	2,41%	2,50%
	MAXIMUM	5,08%	6,64%
REMAINING			
MATURITY	WEIGHTED AVERAGE (WARM)	248	266
(MONTHS):	MINIMUM	00:01:00	07:04:04
	MAXIMUM	27:01:01	27:03:37
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	80,24%	79,53%
	MIBOR 1 YEAR	19,76%	20,47%

PREPAYMENTS					
	CURRENT	LAST 3	LAST 6	LAST 12	
	MONTH	MONTHS	MONTHS	MONTHS	HISTORICAL
SINGLE MONTHLY	0,77%	0,71%	0,79%	0,66%	0,66%
MORTALITY (SMM)	8,82%	8,22%	9,09%	7,68%	7,62%
ANNUAL EQUIVALENT (CPR)					

LTV DISTRIBUTION			
	CURRENT		AT CONSTITUTION DATE
	% POOL	% LTV	% POOL % LTV
OVER 80%	-	-	- -
70,01 - 80%	28,48	73,61	43,84 75,52
60,01 - 70%	29,57	65,32	23,61 65,35
50,01 - 60%	18,68	55,33	15,06 55,39
40,01 - 50%	11,62	45,38	9,38 45,35
30,01 - 40%	6,83	35,74	4,96 35,69
30% & BELOW	4,80	22,59	3,15 23,13
WEIGHTED AVERAGE (WALTV)		59,42	63,64
MINIMUM		0,22	2,57
MAXIMUM		77,89	79,82

GEOGRAPHIC DISTRIBUTION		
	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,77%	8,77%
CATALUÑA	14,26%	14,38%
MADRID	31,53%	31,45%
PAIS VASCO	9,72%	9,60%
COMUNIDAD VALENCIANA	7,21%	7,49%
OTHERS	28,52%	28,31%

CURRENT DELINQUENCY (EURO)								
AGING	NUMBER MORTGAGE PARTICIPATIONS	UNPAID AMOUNTS				REMAINING DEBT TO MATURE	TOTAL DEBT	
		PRINCIPAL	INTEREST AND OTHERS	TOTALS	%		%	% LOAN TO VALUE
• Up to a month	122	25.948,62	14.980,44	40.929,06	52,52	9.319.807,49	9.360.736,55	86,32 58,00
• From 1 to 2 months	9	3.286,62	1.518,88	4.805,50	6,17	497.498,03	502.303,53	4,63 49,38
• From 2 to 3 months	6	3.422,12	2.183,88	5.606,00	7,19	298.774,68	304.380,68	2,81 61,78
• From 3 to 6 months	6	4.116,81	3.636,23	7.753,04	9,95	430.094,42	437.847,46	4,04 73,61
• From 6 to 12 months	2	1.945,89	2.015,95	3.961,84	5,08	104.875,28	108.837,12	1,00 67,89
• Over 1 year	2	10.039,34	4.843,03	14.882,37	19,10	115.001,00	129.883,37	1,20 48,625
TOTALS	147	48.759,40	29.178,41	77.937,81	100,00	10.766.050,90	10.843.988,71	100,00 58,08

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)					
		CURRENT		AT ISSUE DATE	
		% CE		% CE	
SERIES A	95,72%	578.676.153,81	5,28%	96,35%	684.100.000,00
SERIES B	2,46%	14.900.000,00	2,82%	2,10%	14.900.000,00
SERIES C	1,82%	11.000.000,00	1,00%	1,55%	11.000.000,00
ISSUE BONDS		604.576.153,81			710.000.000,00
RESERVE FUND	1,00%	6.035.000,00		0,85%	6.035.000,00

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	10.764.501,46	2,11%
SERVICER PPAL COLLECT NOT YET CREDITED	2.487.094,91	
SERVICER INTS COLLECT NOT YET CREDITED	532.583,37	
LIABILITIES	BALANCE	INTEREST
SUBORDINATED LOAN	6.035.000,00	3,09%
START-UP EXPENSES LOAN	936.949,01	3,09%

ADDITIONAL INFORMATION

MANAGEMENT COMPANY: EUROPEA DE TITULIZACIÓN, S.A., S.G.F.T

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