

BANKINTER 5 Fondo de Titulización Hipotecaria

Brief report

Date: 02/28/2005
Currency: EUR

Date of constitution
12/16/2002

VAT Reg. no.
G83501460

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

Originator
Bankinter

Servicer
Bankinter

Lead Managers
Bankinter

Bond Paying Agent
Bankinter

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Bankinter

Subordinated Loan
Bankinter

Start-up Loan
Bankinter

Swap
Bankinter

Assets Custodian
Bankinter

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 Moody's / S&P	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313920003	12/17/2002 6,841	71,861.30 491,603,153.30 71.86%	100,000.00 684,100,000.00	Floating 3-M Euribor + 0.240% 12.Feb/May/Aug/Nov	2.3800% 05/12/2005 413.32 Gross 351.32 Net	11/12/2039 Quarterly 12.Feb/May/Aug/Nov	05/12/2005 "Pass-Through"	Aaa AAA	Aaa AAA
Series B ES0313920011	12/17/2002 149	100,000.00 14,900,000.00 100.00%	100,000.00 14,900,000.00	Floating 3-M Euribor + 0.450% 12.Feb/May/Aug/Nov	2.5900% 05/12/2005 625.92 Gross 532.03 Net	11/12/2039 Quarterly 12.Feb/May/Aug/Nov	To be determined Quarterly Pro rata deferred start / Secuential	A2 A+	A2 A+
Series C ES0313920029	12/17/2002 110	100,000.00 11,000,000.00 100.00%	100,000.00 11,000,000.00	Floating 3-M Euribor + 1.250% 12.Feb/May/Aug/Nov	3.3900% 05/12/2005 819.25 Gross 696.36 Net	11/12/2039 Quarterly 12.Feb/May/Aug/Nov	To be determined Quarterly "Pass-Through" Pro rata deferred start / Secuential	Baa BBB+	Baa BBB+
Total		517,503,153.30	710,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)										
			% Monthly CPR (SMM)							
			% Annual equivalent CPR							
Series A	With optional redemption *	Average life	Years	10.36	5.78	5.43	5.09	4.77	4.51	4.28
		Final Maturity	Years	07/07/2015	12/08/2010	08/04/2010	04/01/2010	12/06/2009	09/02/2009	06/07/2009
			Years	19.72	12.71	12.21	11.46	10.71	10.21	9.71
			Date	11/12/2024	11/12/2017	05/12/2017	08/12/2016	11/12/2015	05/12/2015	11/12/2014
		Without optional redemption *	Average life	Years	10.82	6.31	5.93	5.28	5.00	4.75
		Final Maturity	Years	12/22/2015	06/21/2011	02/02/2011	09/30/2010	06/10/2010	02/28/2010	11/28/2009
	Without optional redemption *		Years	32.22	32.22	32.22	32.22	32.22	32.22	32.22
			Date	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037
		Average life	Years	13.87	7.95	7.48	7.01	6.57	6.22	5.89
		Final Maturity	Years	01/09/2019	02/07/2013	08/20/2012	02/29/2012	09/23/2011	05/18/2011	01/16/2011
			Years	19.72	12.71	12.21	11.46	10.71	10.21	9.71
			Date	11/12/2024	11/12/2017	05/12/2017	08/12/2016	11/12/2015	05/12/2015	11/12/2014
Series B	With optional redemption *	Average life	Years	14.56	8.75	8.23	7.76	7.33	6.95	6.60
		Final Maturity	Years	09/16/2019	11/25/2013	05/19/2013	11/28/2012	06/26/2012	02/09/2012	10/03/2011
			Years	32.22	32.22	32.22	32.22	32.22	32.22	32.22
			Date	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037
		Without optional redemption *	Average life	Years	13.87	7.95	7.48	7.01	6.57	6.22
		Final Maturity	Years	01/08/2019	02/06/2013	08/19/2012	02/29/2012	09/22/2011	05/17/2011	01/16/2011
	Without optional redemption *		Years	19.72	12.71	12.21	11.46	10.71	10.21	9.71
			Date	11/12/2024	11/12/2017	05/12/2017	08/12/2016	11/12/2015	05/12/2015	11/12/2014
		Average life	Years	14.56	8.74	8.22	7.75	7.33	6.95	6.60
		Final Maturity	Years	09/16/2019	11/24/2013	05/18/2013	11/28/2012	06/26/2012	02/09/2012	10/03/2011
			Years	32.22	32.22	32.22	32.22	32.22	32.22	32.22
			Date	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037
Series C	With optional redemption *	Average life	Years	14.56	8.74	8.22	7.75	7.33	6.95	6.60
		Final Maturity	Years	09/16/2019	11/24/2013	05/18/2013	11/28/2012	06/26/2012	02/09/2012	10/03/2011
			Years	32.22	32.22	32.22	32.22	32.22	32.22	32.22
			Date	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037
		Without optional redemption *	Average life	Years	13.87	7.95	7.48	7.01	6.57	6.22
		Final Maturity	Years	01/08/2019	02/06/2013	08/19/2012	02/29/2012	09/22/2011	05/17/2011	01/16/2011
	Without optional redemption *		Years	19.72	12.71	12.21	11.46	10.71	10.21	9.71
			Date	11/12/2024	11/12/2017	05/12/2017	08/12/2016	11/12/2015	05/12/2015	11/12/2014
		Average life	Years	14.56	8.74	8.22	7.75	7.33	6.95	6.60
		Final Maturity	Years	09/16/2019	11/24/2013	05/18/2013	11/28/2012	06/26/2012	02/09/2012	10/03/2011
			Years	32.22	32.22	32.22	32.22	32.22	32.22	32.22
			Date	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037	05/12/2037

* 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	95.00%	491,603,153.30	6.18%	96.35%	684,100,000.00	4.50%
Series B	2.88%	14,900,000.00	3.30%	2.10%	14,900,000.00	2.40%
Series C	2.13%	11,000,000.00	1.17%	1.55%	11,000,000.00	0.85%
Issue of Bonds		517,503,153.30			710,000,000.00	
Reserve Fund	1.17%	6,035,000.00		0.85%	6,035,000.00	

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		9,538,398.63	2.170%
Servicer ppal collect not yet credited		2,306,168.70	
Servicer ints collect not yet credited		616,364.98	
Liabilities		Available	Balance
Subordinated Loan			6,035,000.00
Start-up Loan			749,559.20

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		7,273	8,802
Principal			
Principal outstanding		512,593,450.88	710,004,632.73
Average loan		70,478.96	80,664.01
Minimum		173.92	11,730.33
Maximum		286,562.21	297,486.41
Interest rate			
Weighted average (wac)		2.94%	4.17%
Minimum		2.46%	2.50%
Maximum		4.38%	6.64%
Final maturity			
Weighted average (WARM) (months)		237	266
Minimum		03/24/2005	04/07/2004
Maximum		03/27/2037	03/27/2037
Index (distribution)			
1-year EURIBOR/MIBOR		100.00	100.00

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		0.26	7.55
10.01 - 20%		1.83	16.26
20.01 - 30%		4.28	25.72
30.01 - 40%		8.12	35.76
40.01 - 50%		12.67	45.50
50.01 - 60%		19.20	55.29
60.01 - 70%		26.42	65.27
70.01 - 80%		27.22	73.91
Weighted average (WALT)		58.07	63.64
Minimum		0.08	2.57
Maximum		79.64	79.83

Additional information

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.67%	0.91%	0.77%	0.74%	0.69%
Anual equivalente (CPR)	7.77%	10.37%	8.88%	8.49%	7.94%

Geographic distribution		
	Current	At constitution date
Andalucia	8.80%	8.77%
Aragon	1.80%	1.77%
Asturias	2.68%	2.49%
Balearic Islands	1.88%	1.91%
Basque Country	9.69%	9.60%
Canary Islands	4.60%	4.42%
Cantabria	2.68%	2.62%
Castilla-La Mancha	2.28%	2.16%
Castilla-Leon	6.36%	5.95%
Catalonia	14.14%	14.38%
Ceuta	0.03%	0.02%
Extremadura	0.72%	0.72%
Galicia	3.64%	3.39%
La Rioja	0.31%	0.31%
Madrid	30.46%	31.46%
Murcia	1.86%	1.91%
Navarra	0.61%	0.63%
Valencia	7.47%	7.49%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt	% Total debt / Appraisal Value	
		Principal	Interest	Other	Total	%				
Up to 1 month	137	26,171.41	9,677.46	0.00	35,848.87	42.10	9,588,588.11	9,624,436.98	85.92	52.94
1 to 2 months	15	5,257.01	3,569.63	0.00	8,826.64	10.37	953,281.91	962,108.55	8.59	62.15
2 to 3 months	8	4,326.83	2,062.42	0.00	6,389.25	7.50	290,161.51	296,550.76	2.65	46.42
6 to 12 months	2	3,786.45	3,152.65	0.00	6,939.10	8.15	146,590.13	153,529.23	1.37	67.96
12 to 18 months	1	1,191.79	1,216.04	0.00	2,407.83	2.83	30,333.04	32,740.87	0.29	73.84
18 to 24 months	2	17,215.76	7,520.71	0.00	24,736.47	29.05	107,824.58	132,561.05	1.18	49.63
Total	165	57,949.25	27,198.91	0.00	85,148.16		11,116,779.28	11,201,927.44		53.58