

# BANKINTER 5 Fondo de Titulización Hipotecaria

## Brief report

**Date:** 07/31/2009  
**Currency:** EUR

**Date of constitution**  
12/16/2002

**VAT Reg. no.**  
V83501460

**Management Company**  
Europea 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<br>ISIN Code      | Issue date<br>Nº bonds | Principal outstanding<br>(Bond Unit / Series Total / %Factor) |                              | Interest type<br>Reference rate and margin<br>Payment Date | Interest Rate<br>Next coupon                        | Redemption                                    |                                                                                  | Rating<br>Moody's / S&P |             |
|                          |                        | Current                                                       | Original                     |                                                            |                                                     | Final maturity (legal)                        | Next                                                                             | Current                 | Original    |
| Series A<br>ES0313920003 | 12/17/2002<br>6,841    | 36,760.77<br>251,480,427.57<br>36.76%                         | 100,000.00<br>684,100,000.00 | Floating<br>3-M Euribor+0.240%<br>12.Feb/May/Aug/Nov       | 1.5530%<br>08/12/2009<br>145.90 Gross<br>119.64 Net | 11/12/2039<br>Quarterly<br>12.Feb/May/Aug/Nov | 08/12/2009<br>"Pass-Through"                                                     | Aaa<br>AAA              | Aaa<br>AAA  |
| Series B<br>ES0313920011 | 12/17/2002<br>149      | 76,469.38<br>11,393,937.62<br>76.47%                          | 100,000.00<br>14,900,000.00  | Floating<br>3-M Euribor+0.450%<br>12.Feb/May/Aug/Nov       | 1.7630%<br>08/12/2009<br>344.53 Gross<br>282.51 Net | 11/12/2039<br>Quarterly<br>12.Feb/May/Aug/Nov | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | A2<br>AA                | A2<br>A+    |
| Series C<br>ES0313920029 | 12/17/2002<br>110      | 76,452.82<br>8,409,810.20<br>76.45%                           | 100,000.00<br>11,000,000.00  | Floating<br>3-M Euribor+1.250%<br>12.Feb/May/Aug/Nov       | 2.5630%<br>08/12/2009<br>500.76 Gross<br>410.62 Net | 11/12/2039<br>Quarterly<br>12.Feb/May/Aug/Nov | To be determined<br>"Pass-Through"<br>Pro rata<br>deferred start /<br>Secuential | Baa<br>A                | Baa<br>BBB+ |
| Total                    |                        | 271,284,175.39                                                | 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      | 0.17                    | 0.34       | 0.51       | 0.69       | 0.87       | 1.06       | 1.25       | 1.44  |  |  |
|                                                                                                                     |                               | Date           | 06/21/2016 | 08/05/2015              | 11/01/2014 | 04/18/2014 | 10/03/2013 | 05/24/2013 | 01/04/2013 | 09/20/2012 |       |  |  |
|                                                                                                                     |                               | Final Maturity | Years      | 6.86                    | 5.99       | 5.23       | 4.69       | 4.15       | 3.79       | 3.40       | 3.11  |  |  |
|                                                                                                                     | Without optional redemption * | Average life   | Years      | 2.00                    | 4.00       | 6.00       | 8.00       | 10.00      | 12.00      | 14.00      | 16.00 |  |  |
|                                                                                                                     |                               | Date           | 02/12/2021 | 11/12/2019              | 08/12/2018 | 11/12/2017 | 11/12/2016 | 05/12/2016 | 08/12/2015 | 02/12/2015 |       |  |  |
|                                                                                                                     |                               | Final Maturity | Years      | 11.51                   | 10.26      | 9.01       | 8.26       | 7.26       | 6.75       | 6.00       | 5.51  |  |  |
| Series B                                                                                                            | With optional redemption *    | Average life   | Years      | 0.17                    | 0.34       | 0.51       | 0.69       | 0.87       | 1.06       | 1.25       | 1.44  |  |  |
|                                                                                                                     |                               | Date           | 06/21/2016 | 08/05/2015              | 11/01/2014 | 04/18/2014 | 10/03/2013 | 05/24/2013 | 01/04/2013 | 09/20/2012 |       |  |  |
|                                                                                                                     |                               | Final Maturity | Years      | 6.86                    | 5.99       | 5.23       | 4.69       | 4.15       | 3.79       | 3.40       | 3.11  |  |  |
|                                                                                                                     | Without optional redemption * | Average life   | Years      | 2.00                    | 4.00       | 6.00       | 8.00       | 10.00      | 12.00      | 14.00      | 16.00 |  |  |
|                                                                                                                     |                               | Date           | 02/12/2021 | 11/12/2019              | 08/12/2018 | 11/12/2017 | 11/12/2016 | 05/12/2016 | 08/12/2015 | 02/12/2015 |       |  |  |
|                                                                                                                     |                               | Final Maturity | Years      | 11.51                   | 10.26      | 9.01       | 8.26       | 7.26       | 6.75       | 6.00       | 5.51  |  |  |
| Series C                                                                                                            | With optional redemption *    | Average life   | Years      | 0.17                    | 0.34       | 0.51       | 0.69       | 0.87       | 1.06       | 1.25       | 1.44  |  |  |
|                                                                                                                     |                               | Date           | 06/21/2016 | 08/05/2015              | 11/01/2014 | 04/18/2014 | 10/03/2013 | 05/24/2013 | 01/04/2013 | 09/20/2012 |       |  |  |
|                                                                                                                     |                               | Final Maturity | Years      | 6.86                    | 5.99       | 5.23       | 4.69       | 4.15       | 3.79       | 3.40       | 3.11  |  |  |
|                                                                                                                     | Without optional redemption * | Average life   | Years      | 2.00                    | 4.00       | 6.00       | 8.00       | 10.00      | 12.00      | 14.00      | 16.00 |  |  |
|                                                                                                                     |                               | Date           | 02/12/2021 | 11/12/2019              | 08/12/2018 | 11/12/2017 | 11/12/2016 | 05/12/2016 | 08/12/2015 | 02/12/2015 |       |  |  |
|                                                                                                                     |                               | Final Maturity | Years      | 11.51                   | 10.26      | 9.01       | 8.26       | 7.26       | 6.75       | 6.00       | 5.51  |  |  |

\* 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  | % CE           | % CE  |
| Series A                | 92.70% | 251,480,427.57 | 9.00% | 684,100,000.00 | 4.50% |
| Series B                | 4.20%  | 11,393,937.62  | 4.80% | 14,900,000.00  | 2.40% |
| Series C                | 3.10%  | 8,409,810.20   | 1.70% | 11,000,000.00  | 0.85% |
| Issue of Bonds          |        | 271,284,175.39 |       | 710,000,000.00 |       |
| Reserve Fund            | 1.70%  | 4,611,830.98   | 0.85% | 6,035,000.00   |       |

| Other financial operations (current)   |  |               |          |
|----------------------------------------|--|---------------|----------|
| Assets                                 |  | Balance       | Interest |
| Treasury Account                       |  | 15,289,804.31 | 1.260%   |
| Servicer ppal collect not yet credited |  | 1,064,371.89  |          |
| Servicer ints collect not yet credited |  | 282,363.50    |          |
| Liabilities                            |  | Available     | Balance  |
| Subordinated Loan                      |  | 4,611,830.98  | 2.240%   |
| Start-up Loan                          |  | 0.00          |          |

## Collateral: Residential mortgage loans

| General                                    |                                  |                |                      |
|--------------------------------------------|----------------------------------|----------------|----------------------|
|                                            |                                  | Current        | At constitution date |
|                                            |                                  | Count          | Count                |
| Principal                                  | Count                            | 4,911          | 8,802                |
|                                            | Principal outstanding            | 262,382,456.41 | 710,004,632.73       |
|                                            | Average loan                     | 53,427.50      | 80,664.01            |
|                                            | Minimum                          | 0.58           | 11,730.33            |
| Interest rate                              | Maximum                          | 251,140.97     | 297,486.41           |
|                                            | Weighted average (wac)           | 3.97%          | 4.17%                |
|                                            | Minimum                          | 2.01%          | 2.50%                |
|                                            | Maximum                          | 7.13%          | 6.64%                |
| Final maturity                             | Weighted average (WARM) (months) | 192            | 266                  |
|                                            | Minimum                          | 08/01/2009     | 04/07/2004           |
|                                            | Maximum                          | 03/27/2037     | 03/27/2037           |
| Index (principal outstanding distribution) |                                  |                |                      |
| 1-year EURIBOR/MIBOR                       |                                  | 100.00%        | 100.00%              |

| LTV Distribution        |         |       |                      |       |
|-------------------------|---------|-------|----------------------|-------|
|                         | Current |       | At constitution date |       |
|                         | % Pool  | % LTV | % Pool               | % LTV |
| 0.01 - 10%              | 1.17    | 6.76  | 0.06                 | 8.19  |
| 10.01 - 20%             | 4.55    | 15.58 | 0.70                 | 16.60 |
| 20.01 - 30%             | 8.50    | 25.53 | 2.37                 | 25.44 |
| 30.01 - 40%             | 15.61   | 35.17 | 4.96                 | 35.70 |
| 40.01 - 50%             | 19.86   | 45.06 | 9.39                 | 45.36 |
| 50.01 - 60%             | 23.65   | 55.17 | 15.05                | 55.40 |
| 60.01 - 70%             | 25.02   | 64.14 | 23.63                | 65.36 |
| 70.01 - 80%             | 1.64    | 70.69 | 43.83                | 75.52 |
| Weighted average (WALT) | 47.65   |       | 63.64                |       |
| Minimum                 | 0.00    |       | 2.57                 |       |
| Maximum                 | 72.71   |       | 79.83                |       |

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| Prepayments                  |               |               |               |                |            |
|------------------------------|---------------|---------------|---------------|----------------|------------|
|                              | Current month | Last 3 months | Last 6 months | Last 12 months | Historical |
| Single month. mort. (SMM)    | 0.69%         | 0.60%         | 0.53%         | 0.62%          | 0.78%      |
| Annual Percentage Rate (CPR) | 7.96%         | 7.02%         | 6.20%         | 7.20%          | 8.98%      |

| Geographic distribution |         |                      |
|-------------------------|---------|----------------------|
|                         | Current | At constitution date |
| Andalucia               | 9.25%   | 8.77%                |
| Aragon                  | 1.95%   | 1.77%                |
| Asturias                | 2.61%   | 2.49%                |
| Balearic Islands        | 2.03%   | 1.91%                |
| Basque Country          | 9.46%   | 9.60%                |
| Canary Islands          | 4.36%   | 4.42%                |
| Cantabria               | 2.70%   | 2.62%                |
| Castilla-La Mancha      | 2.42%   | 2.16%                |
| Castilla-Leon           | 6.87%   | 5.95%                |
| Catalonia               | 14.79%  | 14.38%               |
| Ceuta                   | 0.00%   | 0.02%                |
| Extremadura             | 0.69%   | 0.72%                |
| Galicia                 | 4.05%   | 3.39%                |
| La Rioja                | 0.26%   | 0.31%                |
| Madrid                  | 28.85%  | 31.46%               |
| Murcia                  | 1.96%   | 1.91%                |
| Navarra                 | 0.53%   | 0.63%                |
| Valencia                | 7.21%   | 7.49%                |

| 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                    | 71     | 13,004.33    | 8,792.80  | 0.00  | 21,797.13  | 20.30  | 4,328,883.18     | 4,350,680.31 | 63.16  | 47.14                          |
| from > 1 to ≤ 2 months           | 14     | 7,841.47     | 4,259.64  | 0.00  | 12,101.11  | 11.27  | 885,557.21       | 897,658.32   | 13.03  | 40.83                          |
| from > 2 to ≤ 3 months           | 7      | 5,371.02     | 3,488.87  | 0.00  | 8,859.89   | 8.25   | 349,301.27       | 358,161.16   | 5.20   | 43.28                          |
| from > 3 to ≤ 6 months           | 8      | 9,261.13     | 9,471.16  | 0.00  | 18,732.29  | 17.45  | 692,981.64       | 711,713.93   | 10.33  | 57.65                          |
| from > 6 to < 12 months          | 6      | 8,917.14     | 14,247.80 | 0.00  | 23,164.94  | 21.58  | 457,633.13       | 480,798.07   | 6.98   | 54.39                          |
| from ≥ 18 to < 24 months         | 1      | 2,306.52     | 3,383.33  | 0.00  | 5,689.85   | 5.30   | 31,878.85        | 37,568.70    | 0.55   | 73.98                          |
| from ≥ 2 years                   | 2      | 5,308.08     | 11,702.96 | 0.00  | 17,011.04  | 15.85  | 34,996.13        | 52,007.17    | 0.75   | 47.55                          |
| Subtotal                         | 109    | 52,009.69    | 55,346.56 | 0.00  | 107,356.25 | 100.00 | 6,781,231.41     | 6,888,587.66 | 100.00 | 47.40                          |
| <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                            | 109    | 52,009.69    | 55,346.56 | 0.00  | 107,356.25 |        | 6,781,231.41     | 6,888,587.66 |        | 47.40                          |