

**BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 30th JUN, 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<br>ISIN CODE<br>PRIORITY   | ISSUE<br>DATE | PRINCIPAL OUTSTANDING<br>(UNIT /N° BONDS /TOTAL) |                                       | INTEREST TYPE<br>REF. RATE AND MARGIN<br>PAYMENT DATE | INTEREST RATE<br>CURRENT<br>(EUROS)                                 | REDEMPTION (EUROS)                        |                                                                | RATING<br>MOODY'S/ S&P |          |
|-----------------------------------|---------------|--------------------------------------------------|---------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------|----------------------------------------------------------------|------------------------|----------|
|                                   |               | CURRENT                                          | ORIGINAL                              |                                                       |                                                                     | FINAL MATURITY<br>FREQUENCY               | NEXT<br>UNIT/%OUTST.                                           | CURRENT                | ORIGINAL |
| A<br>ES0313920003<br>SENIOR       | 17.12.2002    | 84.589,41<br>6.841<br>578.676.153,81             | 100.000,00<br>6.841<br>684.100.000,00 | FLOATING<br>EURIBOR 3M + 0,24%<br>12.02/05/08/11      | 2,3260%<br>NEXT COUPON:<br>12.08.2004<br>502,82 GROSS<br>427,40 NET | 12.11.2039<br>QUARTERLY<br>18.02/05/08/11 | 12.08.2004<br>Amortisation<br>"pass-through"                   | Aaa/AAA                | Aaa/AAA  |
| B<br>ES0313920011<br>MEZZANINE    | 17.12.2002    | 100.000,00<br>149<br>14.900.000,00               | 100.000,00<br>149<br>14.900.000,00    | FLOATING<br>EURIBOR 3M + 0,45%<br>12.02/05/08/11      | 2,5360%<br>NEXT COUPON:<br>12.08.2004<br>648,09 GROSS<br>550,88 NET | 12.11.2039<br>QUARTERLY<br>18.02/05/08/11 | Amortisation<br>To be determined<br>Deferred<br>"pass-through" | A2/A+                  | A2/A+    |
| C<br>ES0313920029<br>SUBORDINATED | 17.12.2002    | 100.000,00<br>110<br>11.000.000                  | 100.000,00<br>110<br>11.000.000       | FLOATING<br>EURIBOR 3M + 1,25%<br>12.02/05/08/11      | 3,3360%<br>NEXT COUPON:<br>12.08.2004<br>852,53 GROSS<br>724,65 NET | 12.11.2039<br>QUARTERLY<br>18.02/05/08/11 | Amortisation<br>To be determined<br>Deferred<br>"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)                                                    |                |       | 0,00%        | 0,40%        | 0,50%        | 0,60%        | 0,70%        | 0,80%        | 0,90%        | 1,00%        |
| % ANNUAL EQUIVALENT (CPR)                                                   |                |       | 0,000%       | 4,696%       | 5,838%       | 6,967%       | 8,084%       | 9,189%       | 10,281%      | 11,362%      |
| <b>CLASS A BONDS</b>                                                        |                |       |              |              |              |              |              |              |              |              |
| Without optional redemption (1)                                             | Average life   | years | 11,18        | 6,41         | 6,01         | 5,66         | 5,34         | 5,05         | 4,79         | 4,55         |
|                                                                             | date           |       | (01/09/2015) | (24/11/2010) | (02/07/2010) | (23/02/2010) | (29/10/2009) | (16/07/2009) | (12/04/2009) | (16/01/2009) |
|                                                                             | Final maturity | years | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        |
|                                                                             | date           |       | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) |
| With optional redemption (1)                                                | Average life   | years | 10,81        | 5,97         | 5,58         | 5,22         | 4,93         | 4,64         | 4,39         | 4,17         |
|                                                                             | date           |       | (20/04/2015) | (16/06/2010) | (25/01/2010) | (18/09/2009) | (03/06/2009) | (15/02/2009) | (19/11/2008) | (28/08/2008) |
|                                                                             | Final maturity | years | 21,13        | 13,87        | 13,13        | 12,38        | 11,87        | 11,12        | 10,63        | 10,12        |
|                                                                             | date           |       | (12/08/2025) | (12/05/2018) | (12/08/2017) | (12/11/2016) | (12/05/2016) | (12/08/2015) | (12/02/2015) | (12/08/2014) |
| <b>CLASS B BONDS</b>                                                        |                |       |              |              |              |              |              |              |              |              |
| Without optional redemption (1)                                             | Average life   | years | 16,34        | 9,86         | 9,26         | 8,73         | 8,24         | 7,82         | 7,41         | 7,05         |
|                                                                             | date           |       | (26/10/2020) | (07/05/2014) | (30/09/2013) | (20/03/2013) | (25/09/2012) | (21/04/2012) | (27/11/2011) | (16/07/2011) |
|                                                                             | Final maturity | years | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        |
|                                                                             | date           |       | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) |
| With optional redemption (1)                                                | Average life   | years | 15,69        | 9,08         | 8,50         | 7,97         | 7,53         | 7,09         | 6,72         | 6,37         |
|                                                                             | date           |       | (05/03/2020) | (28/07/2013) | (26/12/2012) | (16/06/2012) | (08/01/2012) | (31/07/2011) | (17/03/2011) | (10/11/2010) |
|                                                                             | Final maturity | years | 21,13        | 13,87        | 13,13        | 12,38        | 11,87        | 11,12        | 10,63        | 10,12        |
|                                                                             | date           |       | (12/08/2025) | (12/05/2018) | (12/08/2017) | (12/11/2016) | (12/05/2016) | (12/08/2015) | (12/02/2015) | (12/08/2014) |
| <b>CLASS C BONDS</b>                                                        |                |       |              |              |              |              |              |              |              |              |
| Without optional redemption (1)                                             | Average life   | years | 16,34        | 9,86         | 9,26         | 8,73         | 8,24         | 7,82         | 7,41         | 7,05         |
|                                                                             | date           |       | (26/10/2020) | (06/05/2014) | (30/09/2013) | (19/03/2013) | (24/09/2012) | (21/04/2012) | (27/11/2011) | (16/07/2011) |
|                                                                             | Final maturity | years | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        | 32,64        |
|                                                                             | date           |       | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) | (12/02/2037) |
| With optional redemption (1)                                                | Average life   | years | 15,69        | 9,08         | 8,50         | 7,97         | 7,53         | 7,09         | 6,72         | 6,37         |
|                                                                             | date           |       | (04/03/2020) | (27/07/2013) | (25/12/2012) | (16/06/2012) | (07/01/2012) | (31/07/2011) | (17/03/2011) | (10/11/2010) |
|                                                                             | Final maturity | years | 21,13        | 13,87        | 13,13        | 12,38        | 11,87        | 11,12        | 10,63        | 10,12        |
|                                                                             | date           |       | (12/08/2025) | (12/05/2018) | (12/08/2017) | (12/11/2016) | (12/05/2016) | (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%.

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**INFORMATION AS OF 30th JUN, 2004**



**COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)**

| GENERAL              |                         | CURRENT        | AT CONSTITUTION DATE |
|----------------------|-------------------------|----------------|----------------------|
| COUNT                |                         | 7.963          | 8.802                |
| PRINCIPAL:           | TOTAL OUTSTANDING       | 591.726.005,04 | 710.004.632,73       |
| (EURO)               | AVERAGE LOAN            | 74.309,43      | 80.664,01            |
|                      | MINIMUM                 | 180,37         | 11.730,33            |
|                      | MAXIMUM                 | 290.131,13     | 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                 | 05.07.04       | 07.04.04             |
|                      | MAXIMUM                 | 27.03.37       | 27.03.37             |
| INDEX (DISTRIBUTION) |                         |                |                      |
|                      | EURIBOR 1 YEAR          | 80,28%         | 79,53%               |
|                      | MIBOR 1 YEAR            | 19,72%         | 20,47%               |

| PREPAYMENTS             |         |        |        |         |            |
|-------------------------|---------|--------|--------|---------|------------|
|                         | CURRENT | LAST 3 | LAST 6 | LAST 12 |            |
|                         | MONTH   | MONTHS | MONTHS | MONTHS  | HISTORICAL |
| SINGLE MONTHLY          | 0,75%   | 0,71%  | 0,72%  | 0,69%   | 0,66%      |
| MORTALITY (SMM)         | 8,66%   | 8,16%  | 8,33%  | 7,93%   | 7,67%      |
| ANNUAL EQUIVALENT (CPR) |         |        |        |         |            |

| LTV DISTRIBUTION         |         |       |                      |       |
|--------------------------|---------|-------|----------------------|-------|
|                          | CURRENT |       | AT CONSTITUTION DATE |       |
|                          | % POOL  | % LTV | % POOL               | % LTV |
| OVER 80%                 | -       | -     | -                    | -     |
| 70,01 - 80%              | 27,41   | 73,54 | 43,84                | 75,52 |
| 60,01 - 70%              | 30,08   | 65,34 | 23,61                | 65,35 |
| 50,01 - 60%              | 18,93   | 55,32 | 15,06                | 55,39 |
| 40,01 - 50%              | 11,71   | 45,38 | 9,38                 | 45,35 |
| 30,01 - 40%              | 6,85    | 35,75 | 4,96                 | 35,69 |
| 30% & BELOW              | 5,02    | 22,70 | 3,15                 | 23,13 |
| WEIGHTED AVERAGE (WALTV) |         | 59,19 |                      | 63,64 |
| MINIMUM                  |         | 0,11  |                      | 2,57  |
| MAXIMUM                  |         | 77,77 |                      | 79,82 |

| GEOGRAPHIC DISTRIBUTION |         |                      |
|-------------------------|---------|----------------------|
|                         | CURRENT | AT CONSTITUTION DATE |
| ANDALUCÍA               | 8,77%   | 8,77%                |
| CATALUÑA                | 14,29%  | 14,38%               |
| MADRID                  | 31,46%  | 31,45%               |
| PAIS VASCO              | 9,75%   | 9,60%                |
| COMUNIDAD VALENCIANA    | 7,21%   | 7,49%                |
| OTHERS                  | 28,54%  | 28,31%               |

| CURRENT DELINQUENCY (EURO) |                                      |                |                        |           |        |                                |               |        |                    |
|----------------------------|--------------------------------------|----------------|------------------------|-----------|--------|--------------------------------|---------------|--------|--------------------|
| AGING                      | NUMBER<br>MORTGAGE<br>PARTICIPATIONS | UNPAID AMOUNTS |                        |           |        | REMAINING<br>DEBT TO<br>MATURE | TOTAL DEBT    |        | % LOAN TO<br>VALUE |
|                            |                                      | PRINCIPAL      | INTEREST<br>AND OTHERS | TOTALS    | %      |                                |               |        |                    |
|                            |                                      |                |                        |           |        |                                | %             |        |                    |
| • Up to a month            | 138                                  | 29.771,67      | 16.400,59              | 46.172,26 | 56,07  | 10.996.971,24                  | 11.043.143,50 | 90,44  | 57,80              |
| • From 1 to 2 months       | 11                                   | 3.035,23       | 2.066,70               | 5.101,93  | 6,20   | 450.568,62                     | 455.670,55    | 3,73   | 63,60              |
| • From 2 to 3 months       | 4                                    | 4.830,03       | 1.904,78               | 6.734,81  | 8,18   | 305.287,54                     | 312.022,35    | 2,56   | 53,28              |
| • From 3 to 6 months       | 2                                    | 1.265,10       | 1.425,47               | 2.690,57  | 3,27   | 123.799,01                     | 126.489,58    | 1,04   | 76,61              |
| • From 6 to 12 months      | 3                                    | 2.865,02       | 2.803,69               | 5.668,71  | 6,88   | 137.872,18                     | 143.540,89    | 1,18   | 70,08              |
| • Over 1 year              | 2                                    | 10.828,82      | 5.148,45               | 15.977,27 | 19,40  | 114.211,52                     | 130.188,79    | 1,07   | 48,739             |
| TOTALS                     | 160                                  | 52.595,87      | 29.749,68              | 82.345,55 | 100,00 | 12.128.710,11                  | 12.211.055,66 | 100,00 | 58,03              |

**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 | 4,50% |
| SERIES B                        | 2,46%   | 14.900.000,00  | 2,82% | 2,10%         | 14.900.000,00  | 2,40% |
| SERIES C                        | 1,82%   | 11.000.000,00  | 1,00% | 1,55%         | 11.000.000,00  | 0,85% |
| 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.                                  | 18.914.872,14 | 2,11%    |
| SERVICER PPAL COLLECT NOT YET CREDITED       | 2.305.818,30  |          |
| SERVICER INTS COLLECT NOT YET CREDITED       | 497.044,38    |          |
| 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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