

BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 30th SEP, 2003



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 | 93.052,49 6.841 636.572.084,09 | 100.000,00 6.841 684.100.000,00 | FLOATING EURIBOR 3M + 0,24% 12.02/05/08/11 | 2,3750% NEXT COUPON: 12.11.2003 564,78 GROSS 480,06 NET | 12.11.2039 QUARTERLY 18.02/05/08/11 | 12.11.2003 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 | 2,5850% NEXT COUPON: 12.11.2003 660,61 GROSS 561,52 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 | 3,3850% NEXT COUPON: 12.11.2003 865,06 GROSS 735,30 NET | 12.11.2039 QUARTERLY 18.02/05/08/11 | Amortisation To be determined Deferred "pass-through" | Baa3/BBB+ | Baa/BBB+ |
| TOTALS | | 662.472.084,09 | 710.000.000,00 | | | | | | |

| AVERAGE LIFE AND MATURITY ACCORDING TO MONTHLY RATES OF PREPAYMENTS (YEARS) | | | 0,00% | 0,40% | 0,50% | 0,60% | 0,70% | 0,80% | 0,90% | 1,00% |
|--|----------------|------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| % CONSTANT MONTHLY (SMM) | | | 0,00% | 4,696% | 5,838% | 6,967% | 8,084% | 9,189% | 10,281% | 11,362% |
| % ANNUAL EQUIVALENT (CPR) | | | 0,00% | 4,696% | 5,838% | 6,967% | 8,084% | 9,189% | 10,281% | 11,362% |
| CLASS A BONDS | | | | | | | | | | |
| Without optional redemption (1) | Average life | years date | 11,80 (14/07/2015) | 8,27 (05/01/2012) | 7,66 (25/05/2011) | 7,12 (09/11/2010) | 6,64 (19/05/2010) | 6,22 (16/12/2009) | 5,84 (31/07/2009) | 5,50 (29/03/2009) |
| | Final maturity | years date | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) |
| With optional redemption (1) | Average life | years date | 11,48 (22/03/2015) | 7,90 (22/08/2011) | 7,28 (08/01/2011) | 6,73 (23/06/2010) | 6,25 (27/12/2009) | 5,84 (29/07/2009) | 5,44 (07/03/2009) | 5,13 (13/11/2008) |
| | Final maturity | years date | 22,39 (12/02/2026) | 17,88 (12/08/2021) | 16,88 (12/08/2020) | 15,88 (12/08/2019) | 14,88 (12/08/2018) | 14,13 (12/11/2017) | 13,13 (12/11/2016) | 12,62 (12/05/2016) |
| CLASS B BONDS | | | | | | | | | | |
| Without optional redemption (1) | Average life | years date | 17,78 (04/07/2021) | 13,17 (26/11/2016) | 12,28 (05/01/2016) | 11,47 (17/03/2015) | 10,74 (24/06/2014) | 10,08 (27/10/2013) | 9,49 (26/03/2013) | 8,96 (13/09/2012) |
| | Final maturity | years date | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) |
| With optional redemption (1) | Average life | years date | 17,17 (25/11/2020) | 12,45 (09/03/2016) | 11,55 (15/04/2015) | 10,73 (20/06/2014) | 9,98 (20/09/2013) | 9,34 (30/01/2013) | 8,72 (17/06/2012) | 8,24 (25/12/2011) |
| | Final maturity | years date | 22,39 (12/02/2026) | 17,88 (12/08/2021) | 16,88 (12/08/2020) | 15,88 (12/08/2019) | 14,88 (12/08/2018) | 14,13 (12/11/2017) | 13,13 (12/11/2016) | 12,62 (12/05/2016) |
| CLASS C BONDS | | | | | | | | | | |
| Without optional redemption (1) | Average life | years date | 17,77 (04/07/2021) | 13,17 (26/11/2016) | 12,27 (05/01/2016) | 11,47 (16/03/2015) | 10,74 (23/06/2014) | 10,08 (26/10/2013) | 9,49 (26/03/2013) | 8,96 (13/09/2012) |
| | Final maturity | years date | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) | 32,64 (12/05/2036) |
| With optional redemption (1) | Average life | years date | 17,17 (24/11/2020) | 12,45 (08/03/2016) | 11,55 (14/04/2015) | 10,73 (19/06/2014) | 9,98 (19/09/2013) | 9,34 (30/01/2013) | 8,72 (17/06/2012) | 8,24 (24/12/2011) |
| | Final maturity | years date | 22,39 (12/02/2026) | 17,88 (12/08/2021) | 16,88 (12/08/2020) | 15,88 (12/08/2019) | 14,88 (12/08/2018) | 14,13 (12/11/2017) | 13,13 (12/11/2016) | 12,62 (12/05/2016) |

(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 SEP, 2003



COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

| GENERAL | | CURRENT | AT CONSTITUTION DATE |
|------------------------------|-------------------------|----------------|----------------------|
| COUNT | | 8.430 | 8.802 |
| PRINCIPAL: | TOTAL OUTSTANDING | 653.345.964,03 | 710.004.632,73 |
| (EURO) | AVERAGE LOAN | 77.502,49 | 80.664,01 |
| | MINIMUM | 750,51 | 11.730,33 |
| | MAXIMUM | 293.897,21 | 297.486,41 |
| INTEREST RATE: | WEIGHTED AVERAGE (WAC) | 3,27% | 4,17% |
| | MINIMUM | 2,41% | 2,50% |
| | MAXIMUM | 5,24% | 6,64% |
| REMAINING MATURITY (MONTHS): | WEIGHTED AVERAGE (WARM) | 256 | 266 |
| | MINIMUM | 08.11.03 | 07.04.04 |
| | MAXIMUM | 27.03.37 | 27.03.37 |
| INDEX (DISTRIBUTION) | | | |
| | EURIBOR 1 YEAR | 80,03% | 79,53% |
| | MIBOR 1 YEAR | 19,97% | 20,47% |

| LTV DISTRIBUTION | CURRENT | | AT CONSTITUTION DATE | |
|--------------------------|---------|-------|----------------------|-------|
| | % POOL | % LTV | % POOL | % LTV |
| OVER 80% | - | - | - | - |
| 70,01 - 80% | 36,27 | 74,45 | 43,84 | 75,52 |
| 60,01 - 70% | 26,71 | 65,38 | 23,61 | 65,35 |
| 50,01 - 60% | 16,86 | 55,31 | 15,06 | 55,39 |
| 40,01 - 50% | 10,34 | 45,30 | 9,38 | 45,35 |
| 30,01 - 40% | 5,93 | 35,66 | 4,96 | 35,69 |
| 30% & BELOW | 3,89 | 22,74 | 3,15 | 23,13 |
| WEIGHTED AVERAGE (WALTV) | | 61,48 | | 63,64 |
| MINIMUM | | 0,26 | | 2,57 |
| MAXIMUM | | 78,83 | | 79,82 |

| PREPAYMENTS | | | | | |
|--------------------------------|---------------|---------------|---------------|----------------|------------|
| | CURRENT MONTH | LAST 3 MONTHS | LAST 6 MONTHS | LAST 12 MONTHS | HISTORICAL |
| SINGLE MONTHLY MORTALITY (SMM) | 0,41% | 0,48% | 0,53% | 0,58% | 0,58% |
| ANNUAL EQUIVALENT (CPR) | 4,78% | 5,59% | 6,17% | 6,74% | 6,74% |

| GEOGRAPHIC DISTRIBUTION | CURRENT | AT CONSTITUTION DATE |
|-------------------------|-----------|----------------------|
| | ANDALUCIA | 8,83% |
| ARAGÓN | 14,36% | 14,38% |
| CATALUÑA | 31,56% | 31,45% |
| MADRID | 9,61% | 9,60% |
| COMUNIDAD VALENCIANA | 7,31% | 7,49% |
| OTHERS | 28,33% | 28,31% |

| CURRENT DELINQUENCY (EURO) | | | | | | | | | |
|----------------------------|--------------------------------|------------------|---------------------|------------------|---------------|--------------------------|----------------------|---------------|-----------------|
| AGING | NUMBER MORTGAGE PARTICIPATIONS | UNPAID AMOUNTS | | | | REMAINING DEBT TO MATURE | TOTAL DEBT | | % LOAN TO VALUE |
| | | PRINCIPAL | INTEREST AND OTHERS | TOTALS | % | | % | % | |
| • Up to a month | 161 | 29.324,57 | 21.587,89 | 50.912,46 | 71,85 | 12.229.817,25 | 12.280.729,71 | 90,02 | 57,36 |
| • From 1 to 2 months | 19 | 5.786,62 | 4.830,95 | 10.617,57 | 14,98 | 1.093.814,52 | 1.104.432,09 | 8,10 | 58,61 |
| • From 2 to 3 months | 2 | 836,05 | 570,95 | 1.407,00 | 1,99 | 88.214,06 | 89.621,06 | 0,66 | 65,47 |
| • From 3 to 6 months | 2 | 4.914,37 | 1.577,29 | 6.491,66 | 9,16 | 119.603,71 | 126.095,37 | 0,92 | 39,19 |
| • From 6 to 12 months | 1 | 445,80 | 985,14 | 1.430,94 | 2,02 | 39.858,41 | 41.289,35 | 0,30 | 78,97 |
| • Over 1 year | - | | | 0,00 | 0,00 | | | 0,00 | |
| TOTALS | 185 | 41.307,41 | 29.552,22 | 70.859,63 | 100,00 | 13.571.307,95 | 13.642.167,58 | 100,00 | 57,31 |

CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS

| CREDIT ENHANCEMENT (CE) (EUROS) | | | | | | |
|---------------------------------|---------|----------------|-------|---------------|----------------|-------|
| | CURRENT | | | AT ISSUE DATE | | |
| | | | % CE | | | % CE |
| SERIES A | 96,09% | 636.572.084,09 | 4,82% | 96,35% | 684.100.000,00 | 4,50% |
| SERIES B | 2,25% | 14.900.000,00 | 2,57% | 2,10% | 14.900.000,00 | 2,40% |
| SERIES C | 1,66% | 11.000.000,00 | 0,91% | 1,55% | 11.000.000,00 | 0,85% |
| ISSUE BONDS | | 662.472.084,09 | | | 710.000.000,00 | |
| RESERVE FUND | 0,91% | 6.035.000,00 | | 0,85% | 6.035.000,00 | |

| OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS) | | |
|--|----------------|-----------------|
| ASSETS | BALANCE | INTEREST |
| TREASURY C. | 16.186.592,15 | 2,16% |
| SERVICER PPAL COLLECT NOT YET CREDITED | 1.839.878,06 | |
| SERVICER INTS COLLECT NOT YET CREDITED | 766.380,49 | |
| LIABILITIES | BALANCE | INTEREST |
| SUBORDINATED LOAN | 6.035.000,00 | 3,14% |
| START-UP EXPENSES LOAN | 1.124.338,82 | 3,14% |

ADDITIONAL INFORMATION

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

- C/ Lagasca, 120 -MADRID - Phone 3491 411 84 67 - Fax 3491 411 84 68
E-mail: info@eurotitulizacion.com

OFFICIAL REGISTER: COMISIÓN NACIONAL DEL MERCADO DE VALORES - Pº de la Castellana, 19 -MADRID - Phone 3491 585 15 00