

**BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st OCT, 2003**



**DATE OF CONSTITUTION:** 16th December, 2002  
**MANAGEMENT COMPANY:** EUROPEA DE TITULIZACIÓN, S.A., S.G.F.F.  
**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+
<b>TOTALS</b>		<b>662.472.084,09</b>	<b>710.000.000,00</b>						

<b>AVERAGE LIFE AND MATURITY ACCORDING TO MONTHLY RATES OF PREPAYMENTS (YEARS)</b>										
% 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 date	11,60 (04/06/2015)	8,15 (22/12/2011)	7,55 (16/05/2011)	7,02 (04/11/2010)	6,55 (17/05/2010)	6,13 (16/12/2009)	5,76 (03/08/2009)	5,43 (03/04/2009)
	Final maturity	years date	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)
With optional redemption (1)	Average life	years date	11,27 (02/02/2015)	7,76 (01/08/2011)	7,15 (22/12/2010)	6,61 (09/06/2010)	6,16 (26/12/2009)	5,73 (22/07/2009)	5,36 (10/03/2009)	5,06 (19/11/2008)
	Final maturity	years date	22,05 (12/11/2025)	17,54 (12/05/2021)	16,54 (12/05/2020)	15,54 (12/05/2019)	14,79 (12/08/2018)	13,79 (12/08/2017)	13,04 (12/11/2016)	12,54 (12/05/2016)
<b>CLASS B BONDS</b>										
Without optional redemption (1)	Average life	years date	17,60 (03/06/2021)	13,04 (10/11/2016)	12,16 (24/12/2015)	11,36 (08/03/2015)	10,64 (18/06/2014)	9,99 (24/10/2013)	9,41 (26/03/2013)	8,88 (15/09/2012)
	Final maturity	years date	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)
With optional redemption (1)	Average life	years date	16,96 (10/10/2020)	12,28 (08/02/2016)	11,39 (19/03/2015)	10,58 (27/05/2014)	9,89 (16/09/2013)	9,21 (11/01/2013)	8,64 (18/06/2012)	8,16 (27/12/2011)
	Final maturity	years date	22,05 (12/11/2025)	17,54 (12/05/2021)	16,54 (12/05/2020)	15,54 (12/05/2019)	14,79 (12/08/2018)	13,79 (12/08/2017)	13,04 (12/11/2016)	12,54 (12/05/2016)
<b>CLASS C BONDS</b>										
Without optional redemption (1)	Average life	years date	17,60 (02/06/2021)	13,04 (10/11/2016)	12,16 (23/12/2015)	11,36 (07/03/2015)	10,64 (18/06/2014)	9,99 (23/10/2013)	9,41 (25/03/2013)	8,88 (14/09/2012)
	Final maturity	years date	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)	32,55 (12/05/2036)
With optional redemption (1)	Average life	years date	16,96 (10/10/2020)	12,28 (07/02/2016)	11,39 (19/03/2015)	10,58 (26/05/2014)	9,88 (15/09/2013)	9,21 (11/01/2013)	8,64 (17/06/2012)	8,16 (26/12/2011)
	Final maturity	years date	22,05 (12/11/2025)	17,54 (12/05/2021)	16,54 (12/05/2020)	15,54 (12/05/2019)	14,79 (12/08/2018)	13,79 (12/08/2017)	13,04 (12/11/2016)	12,54 (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%.

**BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st OCT, 2003**



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

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		8.385	8.802
PRINCIPAL: TOTAL OUTSTANDING (EURO)		647.249.850,80	710.004.632,73
	AVERAGE LOAN	77.191,40	80.664,01
	MINIMUM	209,98	11.730,33
	MAXIMUM	293.492,38	297.486,41
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	3,18%	4,17%
	MINIMUM	2,41%	2,50%
	MAXIMUM	5,13%	6,64%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	255	266
	MINIMUM	08.11.03	07.04.04
	MAXIMUM	27.03.37	27.03.37
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	80,11%	79,53%
	MIBOR 1 YEAR	19,89%	20,47%

LTV DISTRIBUTION	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	35,41	74,33	43,84	75,52
60,01 - 70%	26,98	65,38	23,61	65,35
50,01 - 60%	17,11	55,34	15,06	55,39
40,01 - 50%	10,49	45,31	9,38	45,35
30,01 - 40%	6,03	35,65	4,96	35,69
30% & BELOW	3,98	22,70	3,15	23,13
WEIGHTED AVERAGE (WALTV)		61,24		63,64
MINIMUM		0,07		2,57
MAXIMUM		78,71		79,82

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	0,61%	0,47%	0,51%	0,58%	0,58%
ANNUAL EQUIVALENT (CPR)	7,09%	5,50%	5,90%	6,77%	6,77%

GEOGRAPHIC DISTRIBUTION	CURRENT	AT CONSTITUTION DATE
	ANDALUCIA	8,82%
ARAGÓN	14,32%	14,38%
CATALUÑA	31,58%	31,45%
MADRID	9,64%	9,60%
COMUNIDAD VALENCIANA	7,32%	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	136	24.343,35	15.041,73	39.385,08	62,28	10.281.551,11	10.320.936,19	88,01	59,23
• From 1 to 2 months	11	3.243,44	2.784,30	6.027,74	9,53	626.879,40	632.907,14	5,40	55,50
• From 2 to 3 months	9	5.097,33	4.164,83	9.262,16	14,65	596.799,47	606.061,63	5,17	62,62
• From 3 to 6 months	2	5.290,03	1.639,10	6.929,13	10,96	118.544,25	125.473,38	1,07	39,00
• From 6 to 12 months	1	510,38	1.124,98	1.635,36	2,59	39.793,83	41.429,19	0,35	79,23
• Over 1 year	-			0,00	0,00			0,00	
<b>TOTALS</b>	<b>159</b>	<b>38.484,53</b>	<b>24.754,94</b>	<b>63.239,47</b>	<b>100,00</b>	<b>11.663.568,06</b>	<b>11.726.807,53</b>	<b>100,00</b>	<b>58,90</b>

**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.	24.144.202,54	2,16%
SERVICER PPAL COLLECT NOT YET CREDITED	1.987.395,49	
SERVICER INTS COLLECT NOT YET CREDITED	536.188,66	
<b>LIABILITIES</b>	<b>BALANCE</b>	<b>INTEREST</b>
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

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