

BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 29th FEB, 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 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	87.367,02 6.841 597.677.783,82	100.000,00 6.841 684.100.000,00	FLOATING EURIBOR 3M + 0,24% 12.02/05/08/11	2,3100% NEXT COUPON: 12.05.2004 504,54 GROSS 428,86 NET	12.11.2039 QUARTERLY 18.02/05/08/11	12.05.2004 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	2,5200% NEXT COUPON: 12.05.2004 630 GROSS 535,50 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	3,3200% NEXT COUPON: 12.05.2004 830,00 GROSS 705,50 NET	12.11.2039 QUARTERLY 18.02/05/08/11	Amortisation To be determined Deferred "pass-through"	Baa3/BBB+	Baa/BBB+
TOTALS		623.577.783,82	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)			0,000%	4,696%	5,838%	6,967%	8,084%	9,189%	10,281%	11,362%
% ANNUAL EQUIVALENT (CPR)										
CLASS A BONDS										
Without optional redemption (1)	Average life	years date	11,51 (01/09/2015)	8,13 (14/04/2012)	7,54 (11/09/2011)	7,02 (05/03/2011)	6,56 (17/09/2010)	6,15 (21/04/2010)	5,78 (08/12/2009)	5,45 (10/08/2009)
	Final maturity	years date	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)
With optional redemption (1)	Average life	years date	11,15 (20/04/2015)	7,73 (20/11/2011)	7,13 (16/04/2011)	6,60 (04/10/2010)	6,13 (14/04/2010)	5,72 (18/11/2009)	5,36 (09/07/2009)	5,03 (11/03/2009)
	Final maturity	years date	21,47 (12/08/2025)	17,21 (12/05/2021)	16,21 (12/05/2020)	15,21 (12/05/2019)	14,21 (12/05/2018)	13,46 (12/08/2017)	12,71 (12/11/2016)	11,96 (12/02/2016)
CLASS B BONDS										
Without optional redemption (1)	Average life	years date	16,91 (23/01/2021)	12,50 (27/08/2016)	11,66 (23/10/2015)	10,89 (18/01/2015)	10,22 (15/05/2014)	9,59 (30/09/2013)	9,04 (12/03/2013)	8,54 (10/09/2012)
	Final maturity	years date	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)
With optional redemption (1)	Average life	years date	16,25 (25/05/2020)	11,77 (05/12/2015)	10,92 (26/01/2015)	10,14 (17/04/2014)	9,43 (03/08/2013)	8,83 (25/12/2012)	8,28 (09/06/2012)	7,78 (09/12/2011)
	Final maturity	years date	21,47 (12/08/2025)	17,21 (12/05/2021)	16,21 (12/05/2020)	15,21 (12/05/2019)	14,21 (12/05/2018)	13,46 (12/08/2017)	12,71 (12/11/2016)	11,96 (12/02/2016)
CLASS C BONDS										
Without optional redemption (1)	Average life	years date	16,91 (22/01/2021)	12,50 (26/08/2016)	11,65 (22/10/2015)	10,89 (17/01/2015)	10,21 (15/05/2014)	9,59 (30/09/2013)	9,04 (12/03/2013)	8,54 (09/09/2012)
	Final maturity	years date	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)	32,73 (12/11/2036)
With optional redemption (1)	Average life	years date	16,25 (24/05/2020)	11,77 (05/12/2015)	10,92 (26/01/2015)	10,14 (16/04/2014)	9,43 (03/08/2013)	8,83 (25/12/2012)	8,28 (09/06/2012)	7,78 (09/12/2011)
	Final maturity	years date	21,47 (12/08/2025)	17,21 (12/05/2021)	16,21 (12/05/2020)	15,21 (12/05/2019)	14,21 (12/05/2018)	13,46 (12/08/2017)	12,71 (12/11/2016)	11,96 (12/02/2016)

(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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COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		8.183	8.802
PRINCIPAL: TOTAL OUTSTANDING (EURO)		617.773.433,90	710.004.632,73
	AVERAGE LOAN	75.494,74	80.664,01
	MINIMUM	280,34	11.730,33
	MAXIMUM	291.862,08	297.486,41
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	2,96%	4,17%
	MINIMUM	2,41%	2,50%
	MAXIMUM	5,08%	6,64%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	251	266
	MINIMUM	16:03:04	07:04:04
	MAXIMUM	27:03:37	27:03:37
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	80,15%	79,53%
	MIBOR 1 YEAR	19,85%	20,47%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	30,95	73,90	43,84	75,52
60,01 - 70%	28,55	65,33	23,61	65,35
50,01 - 60%	18,25	55,34	15,06	55,39
40,01 - 50%	11,20	45,35	9,38	45,35
30,01 - 40%	6,57	35,72	4,96	35,69
30% & BELOW	4,48	22,60	3,15	23,13
WEIGHTED AVERAGE (WALTV)		60,07		63,64
MINIMUM		0,43		2,57
MAXIMUM		78,24		79,82

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	0,68%	0,87%	0,72%	0,63%	0,65%
ANNUAL EQUIVALENT (CPR)	7,87%	9,95%	8,29%	7,32%	7,49%

	CURRENT	AT CONSTITUTION DATE
ANDALUCIA	8,80%	8,77%
ARAGÓN	14,25%	14,38%
CATALUÑA	31,52%	31,45%
MADRID	9,74%	9,60%
COMUNIDAD VALENCIANA	7,25%	7,49%
OTHERS	28,45%	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	115	26.358,04	15.126,31	41.484,35	53,90	8.806.090,92	8.847.575,27	82,69	53,14
• From 1 to 2 months	17	5.954,27	5.014,17	10.968,44	14,25	1.072.387,79	1.083.356,23	10,13	63,47
• From 2 to 3 months	6	6.641,34	3.038,51	9.679,85	12,58	487.613,87	497.293,72	4,65	50,32
• From 3 to 6 months	3	1.539,67	1.703,29	3.242,96	4,21	139.369,56	142.612,52	1,33	69,64
• From 6 to 12 months	2	7.692,71	3.893,03	11.585,74	15,05	117.347,63	128.933,37	1,21	48,26
• Over 1 year	-	-	-	0,00	0,00	-	-	0,00	-
TOTALS	143	48.186,03	28.775,31	76.961,34	100,00	10.622.809,77	10.699.771,11	100,00	54,00

CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT			AT ISSUE DATE		
			% CE			% CE
SERIES A	95,85%	597.677.783,82	5,12%	96,35%	684.100.000,00	4,50%
SERIES B	2,39%	14.900.000,00	2,73%	2,10%	14.900.000,00	2,40%
SERIES C	1,76%	11.000.000,00	0,97%	1,55%	11.000.000,00	0,85%
ISSUE BONDS		623.577.783,82			710.000.000,00	
RESERVE FUND	0,97%	6.035.000,00		0,85%	6.035.000,00	

OTHER FINANTIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	9.670.754,01	2,10%
SERVICER PPAL COLLECT NOT YET CREDITED	3.043.921,83	
SERVICER INTS COLLECT NOT YET CREDITED	709.784,79	
LIABILITIES	BALANCE	INTEREST
SUBORDINATED LOAN	6.035.000,00	3,07%
START-UP EXPENSES LOAN	999.412,28	3,07%

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

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