

**BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st MAY, 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	84.589,41 6.841 578.676.153,81	100.000,00 6.841 684.100.000,00	FLOATING EURIBOR 3M + 0,24% 12.02/05/08/11	2,3260% NEXT COUPON: 12.08.2004 502,82 GROSS 427,40 NET	12.11.2039 QUARTERLY 18.02/05/08/11	12.08.2004 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	2,5360% NEXT COUPON: 12.08.2004 648,09 GROSS 550,88 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	3,3360% NEXT COUPON: 12.08.2004 852,53 GROSS 724,65 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>604.576.153,81</b>	<b>710.000.000,00</b>						

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)										
<b>CLASS A BONDS</b>										
Without optional redemption (1)	Average life	years date	11,30 (16/09/2015)	6,43 (02/11/2010)	6,02 (07/06/2010)	5,66 (25/01/2010)	5,33 (29/09/2009)	5,04 (14/06/2009)	4,78 (09/03/2009)	4,54 (11/12/2008)
	Final maturity	years date	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)
With optional redemption (1)	Average life	years date	10,94 (06/05/2015)	5,99 (26/05/2010)	5,59 (02/01/2010)	5,24 (24/08/2009)	4,91 (27/04/2009)	4,64 (17/01/2009)	4,39 (19/10/2008)	4,16 (27/07/2008)
	Final maturity	years date	21,21 (12/08/2025)	13,96 (12/05/2018)	13,21 (12/08/2017)	12,46 (12/11/2016)	11,71 (12/02/2016)	11,21 (12/08/2015)	10,71 (12/02/2015)	10,21 (12/08/2014)
<b>CLASS B BONDS</b>										
Without optional redemption (1)	Average life	years date	16,43 (01/11/2020)	9,88 (13/04/2014)	9,28 (07/09/2013)	8,74 (22/02/2013)	8,25 (28/08/2012)	7,81 (18/03/2012)	7,40 (23/10/2011)	7,04 (13/06/2011)
	Final maturity	years date	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)
With optional redemption (1)	Average life	years date	15,79 (12/03/2020)	9,11 (07/07/2013)	8,53 (06/12/2012)	7,99 (26/05/2012)	7,50 (29/11/2011)	7,09 (02/07/2011)	6,72 (15/02/2011)	6,38 (14/10/2010)
	Final maturity	years date	21,21 (12/08/2025)	13,96 (12/05/2018)	13,21 (12/08/2017)	12,46 (12/11/2016)	11,71 (12/02/2016)	11,21 (12/08/2015)	10,71 (12/02/2015)	10,21 (12/08/2014)
<b>CLASS C BONDS</b>										
Without optional redemption (1)	Average life	years date	16,43 (31/10/2020)	9,87 (13/04/2014)	9,28 (07/09/2013)	8,74 (22/02/2013)	8,25 (27/08/2012)	7,80 (18/03/2012)	7,40 (22/10/2011)	7,04 (13/06/2011)
	Final maturity	years date	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)	32,47 (12/11/2036)
With optional redemption (1)	Average life	years date	15,79 (11/03/2020)	9,11 (07/07/2013)	8,52 (06/12/2012)	7,99 (26/05/2012)	7,50 (28/11/2011)	7,09 (02/07/2011)	6,72 (15/02/2011)	6,38 (14/10/2010)
	Final maturity	years date	21,21 (12/08/2025)	13,96 (12/05/2018)	13,21 (12/08/2017)	12,46 (12/11/2016)	11,71 (12/02/2016)	11,21 (12/08/2015)	10,71 (12/02/2015)	10,21 (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%.

**BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA**  
**INFORMATION AS OF 31st MAY, 2004**



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

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		8,012	8,802
PRINCIPAL:	TOTAL OUTSTANDING	598.333.769,81	710.004.632,73
(EURO)	AVERAGE LOAN	74.679,70	80.664,01
	MINIMUM	108,36	11.730,33
	MAXIMUM	290.572,40	297.486,41
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	2,88%	4,17%
	MINIMUM	2,41%	2,50%
	MAXIMUM	5,08%	6,64%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	248	266
	MINIMUM	00:01:00	07:04:04
	MAXIMUM	27:01:01	27:03:37
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	80,24%	79,53%
	MIBOR 1 YEAR	19,76%	20,47%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	28,48	73,61	43,84	75,52
60,01 - 70%	29,57	65,32	23,61	65,35
50,01 - 60%	18,68	55,33	15,06	55,39
40,01 - 50%	11,62	45,38	9,38	45,35
30,01 - 40%	6,83	35,74	4,96	35,69
30% & BELOW	4,80	22,59	3,15	23,13
WEIGHTED AVERAGE (WALTV)		59,42		63,64
MINIMUM		0,22		2,57
MAXIMUM		77,89		79,82

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	0,77%	0,71%	0,79%	0,66%	0,66%
ANNUAL EQUIVALENT (CPR)	8,82%	8,22%	9,09%	7,68%	7,62%

	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,77%	8,77%
CATALUÑA	14,26%	14,38%
MADRID	31,53%	31,45%
PAIS VASCO	9,72%	9,60%
COMUNIDAD VALENCIANA	7,21%	7,49%
OTHERS	28,52%	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	122	25.948,62	14.980,44	40.929,06	52,52	9.319.807,49	9.360.736,55	86,32	58,00
• From 1 to 2 months	9	3.286,62	1.518,88	4.805,50	6,17	497.498,03	502.303,53	4,63	49,38
• From 2 to 3 months	6	3.422,12	2.183,88	5.606,00	7,19	298.774,68	304.380,68	2,81	61,78
• From 3 to 6 months	6	4.116,81	3.636,23	7.753,04	9,95	430.094,42	437.847,46	4,04	73,61
• From 6 to 12 months	2	1.945,89	2.015,95	3.961,84	5,08	104.875,28	108.837,12	1,00	67,89
• Over 1 year	2	10.039,34	4.843,03	14.882,37	19,10	115.001,00	129.883,37	1,20	48,625
<b>TOTALS</b>	<b>147</b>	<b>48.759,40</b>	<b>29.178,41</b>	<b>77.937,81</b>	<b>100,00</b>	<b>10.766.050,90</b>	<b>10.843.988,71</b>	<b>100,00</b>	<b>58,08</b>

**CREDIT ENHANCEMENT AND FINANTIAL OPERATIONS**

CREDIT ENHANCEMENT (CE) (EUROS)						
		CURRENT		AT ISSUE DATE		
		% CE	% CE	% 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)		
	BALANCE	INTEREST
<b>ASSETS</b>		
TREASURY C.	10.764.501,46	2,11%
SERVICER PPAL COLLECT NOT YET CREDITED	2.487.094,91	
SERVICER INTS COLLECT NOT YET CREDITED	532.583,37	
<b>LIABILITIES</b>		
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

- 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