

BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 30th SEP, 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	81.566,55 6,841 557.996.768,55	100.000,00 6,841 684.100.000,00	FLOATING EURIBOR 3M + 0,24% 12.02/05/08/11	2,3520% NEXT COUPON: 12.11.2004 490,27 GROSS 416,73 NET	12.11.2039 QUARTERLY 18.02/05/08/11	12.11.2004 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	2,5620% NEXT COUPON: 12.11.2004 654,73 GROSS 556,52 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	3,3620% NEXT COUPON: 12.11.2004 859,18 GROSS 730,30 NET	12.11.2039 QUARTERLY 18.02/05/08/11	Amortisation To be determined Deferred "pass-through"	Baa3/BBB+	Baa/BBB+
TOTALS		583.896.768,55	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	11,12 (12/11/2015)	7,91 (26/08/2012)	7,35 (02/02/2012)	6,85 (04/08/2011)	6,40 (23/02/2011)	6,01 (02/10/2010)	5,66 (26/05/2010)	5,34 (30/01/2010)
	Final maturity	years date	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)
With optional redemption (1)	Average life	years date	10,75 (28/06/2015)	7,47 (16/03/2012)	6,89 (19/08/2011)	6,40 (23/02/2011)	5,94 (08/09/2010)	5,56 (20/04/2010)	5,20 (12/12/2009)	4,91 (27/08/2009)
	Final maturity	years date	20,88 (12/08/2025)	16,38 (12/02/2021)	15,38 (12/02/2020)	14,62 (12/05/2019)	13,62 (12/05/2018)	12,87 (12/08/2017)	12,13 (12/11/2016)	11,62 (12/05/2016)
CLASS B BONDS										
Without optional redemption (1)	Average life	years date	15,95 (08/09/2020)	11,77 (05/07/2016)	10,98 (18/09/2015)	10,26 (31/12/2014)	9,62 (13/05/2014)	9,04 (12/10/2013)	8,52 (05/04/2013)	8,06 (19/10/2012)
	Final maturity	years date	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)
With optional redemption (1)	Average life	years date	15,32 (20/01/2020)	11,01 (02/10/2015)	10,20 (10/12/2014)	9,51 (01/04/2014)	8,84 (01/08/2013)	8,27 (05/01/2013)	7,76 (30/06/2012)	7,34 (29/01/2012)
	Final maturity	years date	20,88 (12/08/2025)	16,38 (12/02/2021)	15,38 (12/02/2020)	14,62 (12/05/2019)	13,62 (12/05/2018)	12,87 (12/08/2017)	12,13 (12/11/2016)	11,62 (12/05/2016)
CLASS C BONDS										
Without optional redemption (1)	Average life	years date	15,95 (07/09/2020)	11,77 (04/07/2016)	10,97 (18/09/2015)	10,26 (30/12/2014)	9,62 (12/05/2014)	9,04 (11/10/2013)	8,52 (05/04/2013)	8,06 (19/10/2012)
	Final maturity	years date	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)	32,64 (12/05/2037)
With optional redemption (1)	Average life	years date	15,31 (19/01/2020)	11,01 (02/10/2015)	10,20 (09/12/2014)	9,51 (01/04/2014)	8,84 (01/08/2013)	8,27 (04/01/2013)	7,75 (30/06/2012)	7,33 (29/01/2012)
	Final maturity	years date	20,88 (12/08/2025)	16,38 (12/02/2021)	15,38 (12/02/2020)	14,62 (12/05/2019)	13,62 (12/05/2018)	12,87 (12/08/2017)	12,13 (12/11/2016)	11,62 (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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COLLATERAL: RESIDENTIAL MORTGAGE LOANS (MORTGAGE PARTICIPATIONS)

GENERAL		CURRENT	AT CONSTITUTION DATE
COUNT		7.838	8.802
PRINCIPAL: TOTAL OUTSTANDING (EURO)		574.868.366,02	710.004.632,73
	AVERAGE LOAN	73.343,76	80.664,01
	MINIMUM	272,60	11.730,33
	MAXIMUM	288.800,89	297.486,41
INTEREST RATE:	WEIGHTED AVERAGE (WAC)	2,94%	4,17%
	MINIMUM	2,46%	2,50%
	MAXIMUM	5,37%	6,64%
REMAINING MATURITY (MONTHS):	WEIGHTED AVERAGE (WARM)	245	266
	MINIMUM	03.10.04	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%

	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	24,96	73,29	43,84	75,52
60,01 - 70%	30,51	65,32	23,61	65,35
50,01 - 60%	19,80	55,69	15,06	55,39
40,01 - 50%	12,20	45,39	9,38	45,35
30,01 - 40%	7,26	35,67	4,96	35,69
30% & BELOW	5,27	22,45	3,15	23,13
WEIGHTED AVERAGE (WALTV)		58,50		63,64
MINIMUM		0,37		2,57
MAXIMUM		77,41		79,82

PREPAYMENTS					
	CURRENT MONTH	LAST 3 MONTHS	LAST 6 MONTHS	LAST 12 MONTHS	HISTORICAL
SINGLE MONTHLY MORTALITY (SMM)	0,48%	0,60%	0,65%	0,72%	0,65%
ANNUAL EQUIVALENT (CPR)	5,64%	6,99%	7,58%	8,27%	7,58%

	CURRENT	AT CONSTITUTION DATE
ANDALUCÍA	8,80%	8,77%
CATALUÑA	14,36%	14,38%
MADRID	31,52%	31,45%
PAIS VASCO	9,73%	9,60%
COMUNIDAD VALENCIANA	7,15%	7,49%
OTHERS	28,44%	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	117	17.848,62	8.327,98	26.176,60	37,39	7.568.215,63	7.594.392,23	81,77	53,63
• From 1 to 2 months	14	3.846,84	3.488,00	7.334,84	10,48	861.857,71	869.192,55	9,36	65,55
• From 2 to 3 months	4	2.295,52	1.505,10	3.800,62	5,43	244.181,03	247.981,65	2,67	63,74
• From 3 to 6 months	5	4.381,50	2.849,19	7.230,69	10,33	294.667,31	301.898,00	3,25	62,09
• From 6 to 12 months	3	3.070,64	3.143,57	6.214,21	8,88	136.741,98	142.956,19	1,54	69,80
• Over 1 year	2	13.209,06	6.052,91	19.261,97	27,51	111.831,28	131.093,25	1,41	49,078
TOTALS	145	44.652,18	25.366,75	70.018,93	100,00	9.217.494,94	9.287.513,87	100,00	55,17

CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT			AT ISSUE DATE		
		% CE			% CE	
SERIES A	95,56%	557.996.768,55	5,47%	96,35%	684.100.000,00	4,50%
SERIES B	2,55%	14.900.000,00	2,92%	2,10%	14.900.000,00	2,40%
SERIES C	1,88%	11.000.000,00	1,03%	1,55%	11.000.000,00	0,85%
ISSUE BONDS		583.896.768,55			710.000.000,00	
RESERVE FUND	1,03%	6.035.000,00		0,85%	6.035.000,00	

OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS)		
	BALANCE	INTEREST
ASSETS		
TREASURY C.	15.708.805,97	2,14%
SERVICER PPAL COLLECT NOT YET CREDITED	1.693.360,53	
SERVICER INTS COLLECT NOT YET CREDITED	492.425,85	
LIABILITIES		
SUBORDINATED LOAN	6.035.000,00	3,11%
START-UP EXPENSES LOAN	874.485,74	3,11%

ADDITIONAL INFORMATION

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

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