

BANKINTER 5 FONDO DE TITULIZACIÓN HIPOTECARIA
INFORMATION AS OF 31th DEC, 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 ASSIGNED ASSETS: BANKINTER
 FUND AUDITORS: ERNST & YOUNG

MORTGAGE BACKED SECURITIES: BONOS DE TITULIZACIÓN HIPOTECARIA (STRUCTURE SENIOR/MEZZANINE)

SERIES ISIN CODE PRIORITY	ISSUE DATE	PRINCIPAL OUTSTANDING (UNIT /N° 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	79.315,32 6.841 542.596.104,12	100.000,00 6.841 684.100.000,00	FLOATING EURIBOR 3M + 0,24% 12.02/05/08/11	2,4110% NEXT COUPON: 14.02.2005 499,32 GROSS 424,42 NET	12.11.2039 QUARTERLY 12.02/05/08/11	14.02.2005 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	2,6210% NEXT COUPON: 14.02.2005 684,37 GROSS 581,71 NET	12.11.2039 QUARTERLY 12.02/05/08/11	Amortisation To be determined Deferred beginning "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	3,4210% NEXT COUPON: 14.02.2005 893,26 GROSS 759,27 NET	12.11.2039 QUARTERLY 12.02/05/08/11	Amortisation To be determined Deferred beginning "pass-through"	Baa3/BBB+	Baa/BBB+
TOTALS		568.496.104,12	710.000.000,00						

AVERAGE LIFE AND MATURITY ACCORDING TO MONTHLY RATES OF PREPAYMENTS (YEARS)

% CONSTANT MONTHLY (SMM) % ANNUAL EQUIVALENT (CPR)			0,00%	0,60%	0,70%	0,80%	0,90%	1,00%	1,10%	1,20%
			0,000%	6,967%	8,084%	9,189%	10,281%	11,362%	12,430%	13,487%
CLASS A BONDS										
Without optional redemption (1)	Average life	years	10,77	6,67	6,24	5,86	5,52	5,21	4,94	4,68
	Final maturity	date	(07/10/2015)	(31/08/2011)	(28/03/2011)	(09/11/2010)	(07/07/2010)	(17/03/2010)	(06/12/2009)	(05/09/2009)
With optional redemption (1)	Average life	years	10,38	6,20	5,78	5,40	5,06	4,78	4,49	4,26
	Final maturity	date	(16/05/2015)	(12/03/2011)	(11/10/2010)	(26/05/2010)	(22/01/2010)	(10/10/2009)	(27/06/2009)	(02/04/2009)
CLASS B BONDS										
Without optional redemption (1)	Average life	years	15,39	9,90	9,27	8,72	8,22	7,78	7,37	6,99
	Final maturity	date	(18/05/2020)	(21/11/2014)	(08/04/2014)	(18/09/2013)	(20/03/2013)	(09/10/2012)	(12/05/2012)	(27/12/2011)
With optional redemption (1)	Average life	years	14,74	9,12	8,51	7,97	7,47	7,06	6,64	6,28
	Final maturity	date	(23/09/2019)	(10/02/2014)	(03/07/2013)	(17/12/2012)	(18/06/2012)	(22/01/2012)	(19/08/2011)	(12/04/2011)
CLASS C BONDS										
Without optional redemption (1)	Average life	years	15,39	9,89	9,27	8,72	8,22	7,78	7,37	6,99
	Final maturity	date	(18/05/2020)	(20/11/2014)	(07/04/2014)	(17/09/2013)	(19/03/2013)	(09/10/2012)	(11/05/2012)	(26/12/2011)
With optional redemption (1)	Average life	years	14,74	9,12	8,51	7,97	7,47	7,06	6,64	6,28
	Final maturity	date	(22/09/2019)	(10/02/2014)	(03/07/2013)	(16/12/2012)	(17/06/2012)	(22/01/2012)	(18/08/2011)	(12/04/2011)

(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		7.685	8.802
PRINCIPAL: TOTAL OUTSTANDING (EURO)		552.507.468,34	710.004.632,73
	AVERAGE LOAN	71.894,27	80.664,01
	MINIMUM	520,48	11.730,33
	MAXIMUM	287.460,94	297.486,41
INTEREST RATE: WEIGHTED AVERAGE (WAC)		2,94%	4,17%
	MINIMUM	2,46%	2,50%
	MAXIMUM	4,38%	6,64%
REMAINING MATURITY (MONTHS): WEIGHTED AVERAGE (WARM)		241	266
	MINIMUM	03.01.2005	07.04.2004
	MAXIMUM	27.03.2037	27.03.1937
INDEX (DISTRIBUTION)			
	EURIBOR 1 YEAR	80,38%	79,53%
	MIBOR 1 YEAR	19,62%	20,47%

LTV DISTRIBUTION	CURRENT		AT CONSTITUTION DATE	
	% POOL	% LTV	% POOL	% LTV
OVER 80%	-	-	-	-
70,01 - 80%	22,14	72,97	43,84	75,52
60,01 - 70%	30,34	65,23	23,61	65,35
50,01 - 60%	21,11	55,36	15,06	55,39
40,01 - 50%	12,76	45,49	9,38	45,35
30,01 - 40%	7,75	35,80	4,96	35,69
30% & BELOW	5,88	22,34	3,15	23,13
WEIGHTED AVERAGE (WALTV)		57,54		63,64
MINIMUM		0,25		2,57
MAXIMUM		77,06		79,82

GEOGRAPHIC DISTRIBUTION	CURRENT	AT CONSTITUTION DATE
	ANDALUSIA	8,79%
ASTURIES	2,68%	2,48%
CANARY ISLANDS	4,39%	4,42%
CANTABRIA	2,57%	2,61%
CASTILE-LEON	6,13%	5,95%
CASTILE-LA MANCHA	2,23%	2,16%
GALICIA	3,45%	3,39%
CATALONIA	14,33%	14,38%
MADRID	31,39%	31,45%
BASQUE COUNTRY	9,68%	9,60%
VALENCIAN COMMUNITY	7,17%	7,49%
OTHERS REGIONS (<2%)	7,19% (7)	7,30% (7)

PREPAYMENTS	CURRENT	LAST 3	LAST 6	LAST 12	HISTORICAL
	MONTH	MONTHS	MONTHS	MONTHS	
SINGLE MONTHLY	1,43%	0,95%	0,78%	0,75%	0,69%
MORTALITY (SMM)	15,82%	10,83%	8,93%	8,63%	7,97%
ANNUAL EQUIVALENT (CPR)					

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	75	11.937,28	4.977,84	16.915,12	27,40	4.872.492,57	4.889.407,69	77,41	52,86
• From 1 to 2 months	14	4.480,59	2.660,72	7.141,31	11,57	674.773,01	681.914,32	10,80	57,37
• From 2 to 3 months	3	2.518,51	1.158,52	3.677,03	5,96	235.259,51	238.936,54	3,78	58,84
• From 3 to 6 months	3	3.888,48	3.589,73	7.478,21	12,11	290.208,15	297.686,36	4,71	63,08
• From 6 to 12 months	1	912,52	966,21	1.878,73	3,04	42.160,05	44.038,78	0,70	78,88
• From 1 to 2 years	3	16.635,89	8.001,81	24.637,70	39,91	139.929,28	164.566,98	2,61	52,86
TOTALS	99	40.373,27	21.354,83	61.728,10	100,00	6.254.822,57	6.316.550,67	100,00	54,06

CREDIT ENHANCEMENT AND FINANCIAL OPERATIONS

CREDIT ENHANCEMENT (CE) (EUROS)						
	CURRENT			AT ISSUE DATE		
		% CE			% CE	
SERIES A	95,44%	542.596.104,12	5,62%	96,35%	684.100.000,00	4,50%
SERIES B	2,62%	14.900.000,00	3,00%	2,10%	14.900.000,00	2,40%
SERIES C	1,93%	11.000.000,00	1,06%	1,55%	11.000.000,00	0,85%
ISSUE BONDS		568.496.104,12			710.000.000,00	
RESERVE FUND	1,06%	6.035.000,00		0,85%	6.035.000,00	

OTHER FINANCIAL OPERATIONS (CURRENT) (EUROS)		
ASSETS	BALANCE	INTEREST
TREASURY C.	19.926.522,79	2,20%
SERVICER PPAL COLLECT NOT YET CREDITED	4.628.841,00	
SERVICER INTS COLLECT NOT YET CREDITED	418.786,99	
LIABILITIES	BALANCE	INTEREST
SUBORDINATED LOAN	6.035.000,00	3,17%
START-UP EXPENSES LOAN	812.022,47	3,17%

ADDITIONAL INFORMATION

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

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OFFICIAL REGISTER:

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