



FONDO DE TITULIZACIÓN RMBS 5

SANTANDER DE TITULIZACION, S.G.F.T, S.A.

JUAN IGNACIO LUCA DE TENA 11-13

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NAME OF THE FUND:

FONDO DE TITULIZACIÓN RMBS SANTANDER 5

INFORMATION AT:

QUARTER/SEMESTER

17 07 2020 - 19 10 2020

YEAR:

2020

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager:	Signature:
Iñaki Reyero Arregui - Managing Director	

I. DATA OF THE FUND

Constitution Date	December 15th, 2015	Paying Agency	BANCO SANTANDER	
Disbursement Date	December 18th, 2015	Negotiation Market	AIAF	
Final Date of Redemption	October 17th, 2065	Rating Agencies	DBRS / Scope / Moody's	
Gestora	Santander de Titulización	Rating	Initial	Current
Credit Rights's Seller	Banco Santander	Series A	A (low)/A+(sf)/A2 (sf)	AA/AA/Aa1 (sf)
		Series B	CCC/CC(sf)/Caa1 (sf)	BB (low)/CC(sf)/Caa1(sf)
		Series C	C/C(sf)/Ca (sf)	C/C(sf)/Ca (sf)

II. SECURITIES ISSUED CHARGED TO THE FUND: SECURITISATION BONDS

SERIES PRIORITY OF PAYMENT (ISIN CODE)	NUMBER OF BONDS	NOMINAL			
			INITIAL	CURRENT	%Curr/In
Series A ES0305108005	10.136	Nominal per Bond	100.000,00 €	58.317,73 €	58,32%
		Total Nominal	1.013.600.000,00 €	591.108.511,28 €	
Series B ES0305108013	2.614	Nominal per Bond	100.000,00 €	100.000,00 €	100,00%
		Total Nominal	261.400.000,00 €	261.400.000,00 €	
Series C ES0305108021	637	Nominal per Bond	100.000,00 €	100.000,00 €	100,00%
		Total Nominal	63.700.000,00 €	63.700.000,00 €	

REDEMPTION AND INTEREST OF THE BONDS					
Current			Next		
Payment Date of the Current Period October 19th, 2020			Next Payment Date January 18th, 2021		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A	1.712,58 €	24,61 €	0,093%	13,71 €	11,11 €
Series B	0,00 €	48,83 €	0,123%	31,09 €	25,18 €
Series C	0,00 €	0,00 €	0,143%	36,15 €	29,28 €
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				



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III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	8.856	7.590
Principal Outstanding	1.275.000.037,12 €	852.508.489,58 €
Principal Outstanding per Loan	143.970,19 €	112.319,96 €
Interest Rate	1,40%	0,84%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	3,55%
Average 12 Monthly Single Rate	3,51%
Prepayment Rate from Constitution	4,09%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	45.232,58 €	102.717,38 €	382.172,69 €
Debt to be amortised			852.080.300,19 €
Total Debt	45.232,58 €	102.717,38 €	852.462.472,88 €

F.T. RMBS SANTANDER 5

QUARTERLY BONDS PAYOUT REPORT

October 19,2020

BONDS. PRINCIPAL	
Previous Balance	933.567.222,16 €
Principal Amortised	17.358.710,88 €
Outstanding Balance	916.208.511,28 €
% of Initial Balance	68,44%
Principal Accrued and unpaid	0,00 €

DATA	
Pool Cut-off Date	October 9,2020
Payment Date	October 19,2020
Previous Payment Date	July 17,2020
Number of Days (Act/360)	94
Reference Interest Rate (%)	-0,507%
Next Payment Date	January 18,2021

INTEREST PAID	
CLASS A	249.446,96 €
CLASS B	127.641,62 €
CLASS C	- €
Interest accrued and unpaid	648.497,85 €

RESIDUAL LIFE (YEARS)		
	INITIAL	October 19,2020
Class A	6,12	4,94
Class B	17,95	14,46
Class C	19,34	15,75

In compliance with the provisions of the prospectus regarding the article 405 from Regulation (EU) No 575/2013 Santander continues to retain a significant net financial interest in this fund on an ongoing basis .

F.T. RMBS SANTANDER 5

QUARTERLY COLLATERAL REPORT

October 19,2020

PRINCIPAL	
Previous Balance	869.867.175,39 €
Principal Amortised	17.358.685,81 €
Outstanding Balance	852.508.489,58 €
Number of Credit Rights	7.590
LTV	79,50%

INTEREST	
Interest received during relevant period	1.782.803,39 €
Interest accrued during relevant period	1.765.864,15 €

PRINCIPAL BALANCE IN ARREARS					
	UP to 30 DAYS	30 to 60 DAYS	60 to 90 DAYS	90 to 180 DAYS	MORE THAN 180
Principal Balance in Arrears	37.804,82 €	22.269,04 €	29.801,88 €	30.742,06 €	307.571,59 €
Interest accrued on Credit Rights's in Arrears	7.427,76 €	5.144,88 €	7.247,44 €	7.512,08 €	74.601,10 €
Outstanding Balance	17.699.315,61 €	4.448.657,11 €	3.185.305,03 €	2.389.318,03 €	8.307.477,03 €
Number of Credit Rights	153	37	22	25	72
% of Outstanding Balance	2,08%	0,52%	0,37%	0,28%	0,97%

WRITE OFF	
WRITE OFF as of previous balance	15.541.233,69 €
Difference in Actual Period	231.574,83 €
WRITE OFF up to date	15.772.808,52 €

F.T. RMBS SANTANDER 5

QUARTERLY COLLATERAL REPORT

October 19,2020

CONTENTIOUS	
Last balance	339.265,06 €
Difference in Actual Period	(214.316,27) €
Current balance	124.948,79 €
Number of Credit Rights	3

TRANSITORY PROPERTIES	
Last balance	4.894.700,14 €
Difference in Actual Period	(64.951,87) €
Current balance	4.829.748,27 €
Number of Credit Rights	61

NET LOSSES	
Last balance	5.585.103,05 €
Difference in Actual Period	85.683,56 €
Current balance	5.670.786,61 €

F.T. RMBS SANTANDER 5

QUARTERLY REPORT - ALLOCATION OF CASH

October 19,2020

TOTAL CASH RECEIVED END OF PERIOD	76.761.821,98 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	16.800.534,05 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	1.782.803,39 €
Interest received under GIC	0,00 €
CONTENTIOUS	14.044,04 €
INCOMES/EXPENSES OF TRANSITORY PROPERTIES	293.744,89 €
WITHHOLDING OF RESERVE FUND	57.870.695,61 €
OTHERS	0,00 €

TREASURY ACCOUNT STATEMENT	58.977.755,91 €
PRINCIPAL RESERVE FUND	
Previous Balance	57.870.695,61 €
Difference	(1.107.060,30) €
Outstanding Balance	58.977.755,91 €
WITHHOLDING TAXES AND OTHER EXPENSES	0,00 €
OTHERS	0,00 €

TOTAL CASH PAID END OF PERIOD	76.761.821,98 €
Fee management	48.085,11 €
Ordinary Expenses	181,50 €
Interest paid to Class A Bondholders	249.446,96 €
Interest paid to Class B Bondholders	127.641,62 €
Principal withholding Series A	17.358.710,88 €
Principal withholding Series B	0,00 €
Interest deferred Class B Bondholders	0,00 €
Withholding reserve fund	58.977.755,91 €
Interest paid to Class C Bondholders	0,00 €
Principal withholding Class C	0,00 €
Interest paid to Subordinated Loan	0,00 €
Repayment of Subordinated Loan	0,00 €
Fixed fee in favour of Banco Santander	0,00 €
Extraordinary interest paid to Class C	0,00 €
Residual	0,00 €

F.T. RMBS SANTANDER 5

CREDIT ENHANCEMENT AND SUBORDINATED LOAN

October 19,2020

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	October 19,2020
SUBORDINATED ISSUE	20,50%	30,66%
PRINCIPAL RESERVE FUND	63.700.000 € (5%)	58.977.755,91 € (6,92%)

SUBORDINATED LOANS		
CONCEPTS	INITIAL	October 19,2020
SUBORDINATED LOAN PRINCIPAL		
Total Outstanding Subordinated Loan	830.000,00 €	307.837,94 €
Interest Rate	0,548%	0,143%

F.T. RMBS SANTANDER 5

TRIGGERS OF THE MODEL

October 19,2020

RESERVE FUND'S TRIGGERS

1. AMOUNT REQUIRED WITHHELD:	63.700.000,00 €
R.F. SHALL BE THE LESSER OF:	
1.a) INITIAL RESERVE AMOUNT	63.700.000,00 €
1.b) THE GREATER OF:	
1.b.1) 10,00% OUTSTANDING SERIES A and B in Pool Cut-off Date	86.986.722,22 €
1.b.2) 2,50% INITIAL OUTSTANDING SERIES A and B	31.875.000,00 €
2. NEITHER 2.a), 2.b) NOR 2.c) SHALL OCCUR	
2.a) R.F. IN PREVIOUS PAYMENT DATE NOT WITHHELD TOTALLY	YES
2.b) LOANS IN ARREARS >1,00% CR's (WITHOUT WRITE-OFF)	YES
2.d) PAYMENT DATE < 15.12.2018	NO

RESERVE FUND'S LEVEL IS AT LOWER REQUIRED LEVEL

DEFERRAL INTEREST TRIGGERS

1. SERIES B WILL DEFER INTEREST PAYMENT IF 1.a) IS GREATER THAN 1.b)	
1.a) Cumulative Write-off loans in Pool Cut-off date	24.652.020,78 €
1.b) 10% of Initial Outstanding of Credit Rights	127.500.003,71 €

No deferral on interest of Series B

FAILED CUMULATIVE LOANS

Last balance	23.811.460,70 €
Difference in Actual Period	840.560,08 €
Current balance	24.652.020,78 €

F.T. RMBS SANTANDER 5

DEFINITIONS

October 19,2020

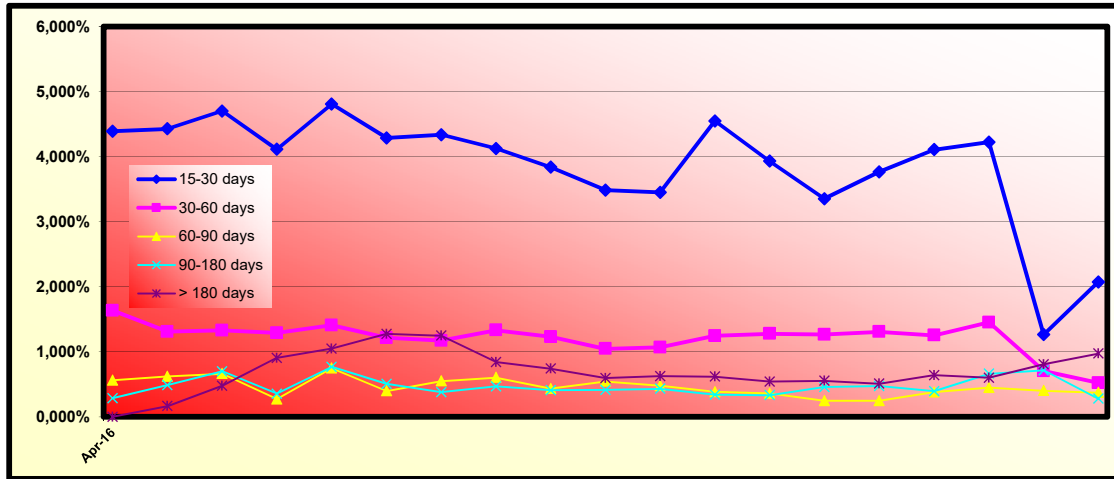
<u>POOL CUT-OFF DATE</u>	Means the date in which the Gestora will carry out the necessary calculations, on behalf of the Fund, for the distribution of the available funds at this date, according with the Order of Priority of Payments. All the information regarding the Assets (Outstanding Balance of the Credit Rights, arrears' tables, transitory properties, stratification tables, etc.) are referred to this mentioned date.
<u>WRITE OFF</u>	Those loans that at a given date are unpaid for a period equal or higher to 12 or 18 months (according to Prospectus) of arrears in due payments.
<u>NET LOSSES</u>	Those loans which the Originator considers that will not recover (net of recoveries).
<u>FAILED LOANS</u>	Those loans which the Originator considers that will not recover or those loans that at a given date are unpaid for a period equal or greater than 12 or 18 months (according to Prospectus)
<u>TRANSITORY PROPERTIES</u>	Those assets in the balance of the Fund as a consequence of a judicial or non-judicial process.
<u>CONTENTIOUS / JUDICIAL</u>	Loans in which the Originator will take legal actions. This amount is included in the bucket > 180 days in arrears.

FONDO DE TITULIZACIÓN DE ACTIVOS RMBS 5

HISTORICAL ARREARS REPORTS

October 19th, 2020

Date	Jul-19	Oct-19	Jan-20	Apr-20	Jul-20	Oct-20
15-30 days	3,353%	3,768%	4,110%	4,226%	1,265%	2,076%
30-60 days	1,267%	1,310%	1,255%	1,454%	0,707%	0,522%
60-90 days	0,247%	0,246%	0,383%	0,450%	0,404%	0,374%
90-180 days	0,459%	0,473%	0,396%	0,665%	0,716%	0,280%
> 180 days	0,556%	0,512%	0,641%	0,602%	0,810%	0,974%



	LEGAL MORATORIA	VOLUNTARY / SECTORIAL MORATORIA	TOTAL MORATORIA
Number of Loans	1	781	782
Outstanding Balance	193.730,18	99.594.233,23	99.787.963,41
% over Outstanding Balance	0,02%	11,68%	11,71%

Legal Moratoria: subject to RD 8/2020 and RD 11/2020. Consists of a 3 months total grace period (capital and interest) as well as an extension of the maturity date of the loan.

Voluntary - Sectorial Moratoria: Consists of a 6 or 12 months capital grace period, as well as the option of extending or not the maturity date of the loan.

**FLows FOR EVERY BOND WITHOUT WITHHOLDING FOR THE HOLDER
(AMOUNTS IN EUR)
CPR: 4,09%**

Payment Date	Series A Bonds			Series B Bonds			Series C Bonds		
	Principal Repayment	Gross Interest	Total Flow	Principal Repayment	Gross Interest	Total Flow	Principal Repayment	Gross Interest	Total Flow
TOTALS:	591.108.511,28	26.638.243,48	617.746.754,76	261.400.000,00	35.631.119,75	297.031.119,75	63.700.000,00	9.665.590,28	73.365.590,28
19-oct.-20									
18-ene.-21	18.171.256,69	1.329.994,15	19.501.250,84	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
19-abr.-21	17.722.060,36	1.289.108,82	19.011.169,18	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
19-jul.-21	17.572.149,69	1.263.114,57	18.835.264,26	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
18-oct.-21	17.430.661,34	1.236.579,00	18.667.240,34	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-ene.-22	17.146.333,80	1.196.488,48	18.342.822,28	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
18-abr.-22	17.284.981,84	1.131.898,61	18.416.880,45	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
18-jul.-22	17.114.828,97	1.105.151,93	18.219.980,90	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-oct.-22	16.969.260,13	1.077.932,35	18.047.192,48	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-ene.-23	16.689.810,69	1.038.903,05	17.728.713,74	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-abr.-23	16.285.274,35	978.766,13	17.264.040,47	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
17-jul.-23	16.125.162,69	952.592,31	17.077.754,99	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-oct.-23	15.992.257,12	925.972,48	16.918.229,60	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-ene.-24	15.719.287,07	889.190,29	16.608.477,36	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-abr.-24	15.392.290,77	843.763,80	16.236.054,57	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-jul.-24	15.166.816,85	808.746,34	15.975.563,18	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-oct.-24	14.995.167,27	782.749,98	15.777.917,25	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-ene.-25	14.774.749,18	748.261,10	15.523.010,28	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-abr.-25	14.394.022,35	698.751,37	15.092.773,72	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
17-jul.-25	14.226.829,15	673.768,87	14.900.598,02	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-oct.-25	14.047.696,42	648.451,22	14.696.147,64	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
19-ene.-26	13.823.933,96	616.141,51	14.440.075,48	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-abr.-26	13.468.688,25	571.643,28	14.040.331,53	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
17-jul.-26	13.292.262,43	547.353,61	13.839.616,04	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
19-oct.-26	13.114.600,70	522.796,28	13.637.396,98	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
18-ene.-27	12.905.954,86	492.632,70	13.398.587,56	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
19-abr.-27	12.579.416,74	452.884,89	13.032.301,63	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
19-jul.-27	12.404.671,79	429.298,77	12.833.970,57	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
18-oct.-27	12.227.643,28	405.485,60	12.633.128,87	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-ene.-28	12.025.125,93	377.362,02	12.402.487,95	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-abr.-28	11.760.855,20	345.903,10	12.106.758,29	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-jul.-28	11.557.969,42	319.147,15	11.877.116,57	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-oct.-28	11.381.699,92	296.070,93	11.677.770,85	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-ene.-29	11.166.473,02	269.893,02	11.436.366,04	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-abr.-29	10.869.000,18	238.901,22	11.107.901,40	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
17-jul.-29	10.709.317,28	216.828,70	10.926.145,98	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-oct.-29	10.519.164,46	194.580,00	10.713.744,46	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-ene.-30	10.300.640,02	170.385,93	10.471.025,95	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-abr.-30	10.023.399,97	143.505,44	10.166.905,42	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
17-jul.-30	9.873.566,80	122.296,71	9.995.863,51	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-oct.-30	9.686.780,30	100.931,43	9.787.711,73	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-ene.-31	9.494.002,47	78.651,84	9.572.654,31	0,00	621.260,67	621.260,67	0,00	154.649,44	154.649,44
17-abr.-31	9.243.856,01	55.580,51	9.299.436,51	0,00	607.755,00	607.755,00	0,00	151.287,50	151.287,50
17-jul.-31	9.103.930,15	35.168,30	9.139.098,44	0,00	614.507,83	614.507,83	0,00	152.968,47	152.968,47
17-oct.-31	6.354.661,39	14.615,72	6.369.277,12	2.580.226,81	621.260,67	3.201.487,47	0,00	154.649,44	154.649,44
19-ene.-32	0,00	0,00	0,00	8.753.042,04	615.128,33	9.368.170,37	0,00	154.649,44	154.649,44
19-abr.-32	0,00	0,00	0,00	8.512.811,13	587.865,21	9.100.676,34	0,00	152.968,47	152.968,47
19-jul.-32	0,00	0,00	0,00	8.331.572,37	567.853,01	8.899.425,38	0,00	152.968,47	152.968,47
18-oct.-32	0,00	0,00	0,00	8.160.335,81	554.291,78	8.714.627,59	0,00	154.649,44	154.649,44
17-ene.-33	0,00	0,00	0,00	7.990.123,38	534.897,38	8.525.020,76	0,00	154.649,44	154.649,44
18-abr.-33	0,00	0,00	0,00	7.759.914,15	504.692,14	8.264.606,29	0,00	151.287,50	151.287,50
18-jul.-33	0,00	0,00	0,00	7.618.463,30	492.057,57	8.110.520,86	0,00	152.968,47	152.968,47
17-oct.-33	0,00	0,00	0,00	7.434.779,97	479.358,24	7.914.138,22	0,00	154.649,44	154.649,44
17-ene.-34	0,00	0,00	0,00	7.241.108,40	461.688,25	7.702.796,65	0,00	154.649,44	154.649,44
17-abr.-34	0,00	0,00	0,00	6.957.400,64	434.815,97	7.392.216,62	0,00	151.287,50	151.287,50
17-jul.-34	0,00	0,00	0,00	6.777.251,79	423.291,57	7.200.543,37	0,00	152.968,47	152.968,47
17-oct.-34	0,00	0,00	0,00	6.600.641,34	411.835,86	7.012.477,20	0,00	154.649,44	154.649,44
17-ene.-35	0,00	0,00	0,00	6.437.418,51	396.148,33	6.833.566,84	0,00	154.649,44	154.649,44
17-abr.-35	0,00	0,00	0,00	6.220.530,20	372.569,42	6.593.099,62	0,00	151.287,50	151.287,50
17-jul.-35	0,00	0,00	0,00	6.019.742,20	362.085,65	6.381.827,85	0,00	152.968,47	152.968,47
17-oct.-35	0,00	0,00	0,00	5.760.831,39	351.757,69	6.112.589,08	0,00	154.649,44	154.649,44
17-ene.-36	0,00	0,00	0,00	5.559.665,58	338.066,11	5.897.731,69	0,00	154.649,44	154.649,44
17-abr.-36	0,00	0,00	0,00	5.339.324,82	321.321,63	5.660.646,45	0,00	152.968,47	152.968,47
17-jul.-36	0,00	0,00	0,00	131.344.816,17	308.769,77	131.653.585,95	63.700.000,00	152.968,47	63.852.968,47