



F.T. RMBS 5

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

GRAN VIA DE HORTALEZA, 3

28033 MADRID

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NAME OF THE FUND: FONDO DE TITULIZACIÓN RMBS SANTANDER 5

INFORMATION AT: QUARTER/SEMESTER 17 01 2017 - 18 04 2017 YEAR: 2017

Acting on behalf of Santander de Titulización S.G.F.T., S.A. as General Manager:	Signature:
Ignacio Ortega Gavara-Director General	

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)	A (low)/A+(sf)/A2 (sf)
		Series B	CCC/CC(sf)/Caa1 (sf)	CCC/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 €	88.327,67 €	88,33%
		Total Nominal	1.013.600.000,00 €	895.289.263,12 €	
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 April 18th, 2017			Next Payment Date July 17th, 2017		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A	2.120,08 €	62,42 €	0,268%	59,18 €	47,94 €
Series B	0,00 €	76,59 €	0,298%	74,50 €	60,35 €
Series C	0,00 €	647,50 €	0,318%	79,50 €	64,40 €
Accrued amortisation due not payed	0,00 €				
Scheduled Amortisation	NO				



NAME OF THE FUND:

FONDO DE TITULIZACIÓN RMBS SANTANDER 5

INFORMATION AT:

QUARTER/SEMESTER

17 01 2017 - 18 04 2017

YEAR:

2017

III. ASSETS PURCHASED BY THE FUND: CREDIT RIGHTS

CREDIT RIGHTS	ISSUE DATE	CURRENT DATE
Number of CR's	8.856	8.520
Principal Outstanding	1.275.000.037,12 €	1.156.689.249,03 €
Principal Outstanding per Loan	143.970,19 €	135.761,65 €
Interest Rate	1,40%	1,06%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	3,61%
Average 12 Moth Single Rate	3,49%
Prepayment Rate from Constitution	3,62%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	180.997,72 €	414.956,66 €	0,00 €
Debt to be amortised			1.156.217.114,08 €
Total Debt	180.997,72 €	414.956,66 €	1.156.217.114,08 €

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QUARTERLY BONDS PAYOUT REPORT

April 18,2017

BONDS. PRINCIPAL	
Previous Balance	1.241.878.394,00 €
Principal Amortised	21.489.130,88 €
Outstanding Balance	1.220.389.263,12 €
% of Initial Balance	91,16%
Principal Accrued and unpaid	0,00 €

DATA	
Pool Cut-off Date	April 6,2017
Payment Date	April 18,2017
Previous Payment Date	January 17,2017
Number of Days (Act/360)	91
Reference Interest Rate (%)	-0,332%
Next Payment Date	July 17,2017

INTEREST PAID	
CLASS A	632.689,12 €
CLASS B	200.206,26 €
CLASS C	412.457,50 €
Interest accrued and unpaid	0,00 €

RESIDUAL LIFE (YEARS)		
	INITIAL	April 18,2017
Class A	6,12	6,63
Class B	17,95	18,85
Class C	19,34	20,26

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 .

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QUARTERLY COLLATERAL REPORT

April 18,2017

PRINCIPAL	
Previous Balance	1.178.178.350,40 €
Principal Amortised	21.489.101,37 €
Outstanding Balance	1.156.689.249,03 €
Number of Credit Rights	8.528
LTV	94,75%

INTEREST	
Interest received during relevant period	3.036.455,43 €
Interest accrued during relevant period	3.085.206,89 €

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	142.455,94 €	104.877,95 €	78.315,04 €	146.486,02 €	0,00 €
Interest accrued on Credit Rights's in Arrears	38.541,78 €	24.712,49 €	21.132,65 €	39.432,51 €	0,00 €
Outstanding Balance	55.623.841,06 €	16.310.311,70 €	8.655.970,48 €	8.886.047,62 €	12.156.462,45 €
Number of Credit Rights	418	111	56	62	75
% of Outstanding Balance	4,81%	1,41%	0,75%	0,77%	1,05%

WRITE OFF	
WRITE OFF as of previous balance	0,00 €
Difference in Actual Period	0,00 €
WRITE OFF up to date	0,00 €

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QUARTERLY COLLATERAL REPORT

April 18,2017

CONTENTIOUS	
Last balance	11.310.484,83 €
Difference in Actual Period	1.257.958,92 €
Current balance	12.568.443,75 €
Number of Credit Rights	80

TRANSITORY PROPERTIES	
Last balance	738.956,93 €
Difference in Actual Period	591.079,81 €
Current balance	1.330.036,74 €
Number of Credit Rights	21

NET LOSSES	
Last balance	850.339,39 €
Difference in Actual Period	796.494,00 €
Current balance	1.646.833,39 €

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QUARTERLY REPORT - ALLOCATION OF CASH

April 18,2017

TOTAL CASH RECEIVED END OF PERIOD	86.561.659,41 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	19.845.670,71 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	3.036.455,43 €
Interest received under GIC	0,00 €
CONTENTIOUS	18.312,79 €
INCOMES/EXPENSES OF TRANSITORY PROPERTIES	(38.269,24) €
WITHHOLDING OF RESERVE FUND	63.700.000,00 €
OTHERS	(510,28) €

TREASURY ACCOUNT STATEMENT	63.700.000,00 €
PRINCIPAL RESERVE FUND	
Previous Balance	63.700.000,00 €
Difference	0,00 €
Outstanding Balance	63.700.000,00 €
WITHHOLDING TAXES AND OTHER EXPENSES	0,00 €
OTHERS	0,00 €

TOTAL CASH PAID END OF PERIOD	86.561.659,41 €
Fee management	61.923,80 €
Ordinary Expenses	4.932,81 €
Interest paid to Class A Bondholders	632.689,12 €
Interest paid to Class B Bondholders	200.206,26 €
Principal withholding Series A	21.489.130,88 €
Principal withholding Series B	0,00 €
Interest deferred Class B Bondholders	0,00 €
Withholding reserve fund	63.700.000,00 €
Interest paid to Class C Bondholders	52.011,05 €
Principal withholding Class C	0,00 €
Interest paid to Subordinated Loan	339,00 €
Repayment of Subordinated Loan	53.975,44 €
Fixed fee in favour of Banco Santander	6.000,00 €
Extraordinary interest paid to Class C	360.446,45 €
Use of Reserve Fund	0,00 €
Residual	4,61 €

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CREDIT ENHANCEMENT AND SUBORDINATED LOAN

April 18,2017

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	April 18,2017
SUBORDINATED ISSUE	20,50%	22,60%
PRINCIPAL RESERVE FUND	63.700.000 € (5%)	63.700.000,00 € (5,51%)

SUBORDINATED LOANS		
CONCEPTS	INITIAL	April 18,2017
SUBORDINATED LOAN PRINCIPAL		
Total Outstanding Subordinated Loan	830.000,00€	361.220,24€
Interest Rate	0,548%	0,318%

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TRIGGERS OF THE MODEL

April 18,2017

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	117.817.839,40 €
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	NO
2.b) LOANS IN ARREARS >1,00% CR's (WITHOUT WRITE-OFF)	YES
2.d) PAYMENT DATE < 15.12.2018	YES

RESERVE FUND REQUIRED LEVEL DOES NOT DECREASE

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	1.646.833,39 €
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	850.339,39 €
Difference in Actual Period	796.494,00 €
Current balance	1.646.833,39 €

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DEFINITIONS

April 18,2017

POOL CUT-OFF DATE

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.

WRITE OFF

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.

NET LOSSES

Those loans which the Originator considers that will not recover (net of recoveries).

FAILED LOANS

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)

TRANSITORY PROPERTIES

Those assets in the balance of the Fund as a consequence of a judicial or non-judicial process.

CONTENTIOUS / JUDICIAL

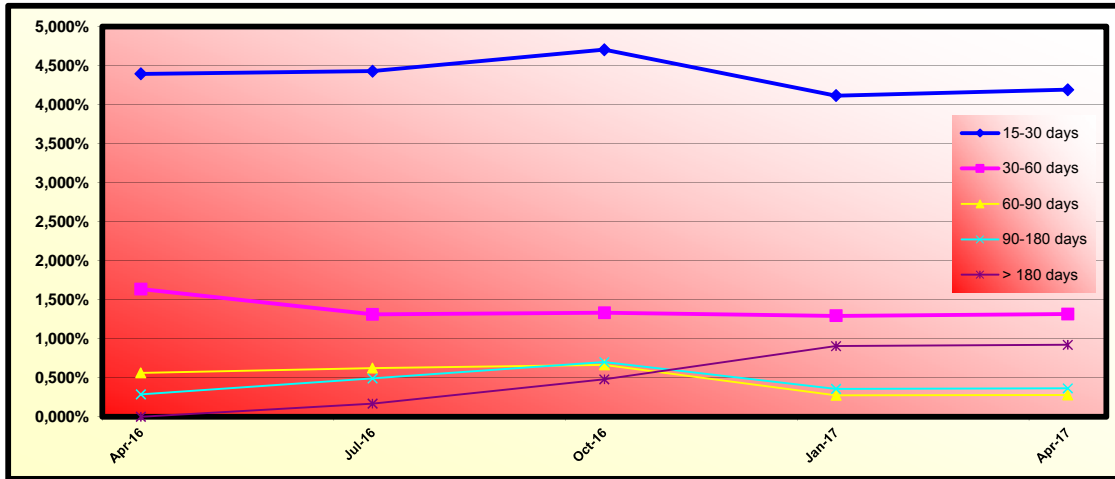
Loans in which the Originator will take legal actions. This amount is included in the bucket > 180 days in arrears.

FONDO DE TITULIZACIÓN DE ACTIVOS RMBS 5

HISTORICAL ARREARS REPORTS

April 18th, 2017

Date	Apr-16	Jul-16	Oct-16	Jan-17	Apr-17
15-30 days	4,393%	4,429%	4,702%	4,114%	4,191%
30-60 days	1,636%	1,311%	1,332%	1,293%	1,317%
60-90 days	0,562%	0,624%	0,664%	0,273%	0,278%
90-180 days	0,287%	0,490%	0,700%	0,357%	0,363%
> 180 days	0,000%	0,167%	0,479%	0,906%	0,923%



FONDO DE TITULIZACIÓN DE ACTIVOS RMBS 5
QUARTERLY STATISTIC INFORMATION

April 18th, 2017

Debtor's concentration

Debtor	Ppal Outstanding	%	Nº Assets	%
Debtor nº 1	2.784.088,98	0,2407%	1	0,0117%
Debtor nº 2	2.198.539,54	0,1901%	1	0,0117%
Debtor nº 3	2.010.135,00	0,1738%	1	0,0117%
Debtor nº 4	1.998.559,05	0,1728%	1	0,0117%
Debtor nº 5	1.734.790,28	0,1500%	1	0,0117%
Debtor nº 6	1.624.215,97	0,1404%	1	0,0117%
Debtor nº 7	1.617.584,05	0,1398%	1	0,0117%
Debtor nº 8	1.617.164,32	0,1398%	1	0,0117%
Debtor nº 9	1.526.634,01	0,1320%	1	0,0117%
Debtor nº 10	1.498.982,21	0,1296%	1	0,0117%
Debtor nº 11	1.489.600,25	0,1288%	1	0,0117%
Debtor nº 12	1.470.158,85	0,1271%	1	0,0117%
Debtor nº 13	1.445.839,91	0,1250%	1	0,0117%
Debtor nº 14	1.409.498,68	0,1219%	1	0,0117%
Debtor nº 15	1.263.402,07	0,1092%	1	0,0117%
Debtor nº 16	1.261.870,82	0,1091%	1	0,0117%
Debtor nº 17	1.259.153,39	0,1089%	1	0,0117%
Debtor nº 18	1.238.856,77	0,1071%	1	0,0117%
Debtor nº 19	1.181.592,04	0,1022%	1	0,0117%
Debtor nº 20	1.157.438,37	0,1001%	1	0,0117%
Rest debtors	1.124.901.144,47	97,2518%	8.508	99,7655%
TOTAL	1.156.689.249,03	100,0000%	8.528	100,0000%

Debtor's Region

Debtor's Region	Ppal Outstanding	%	Nº Assets	%
ANDALUCIA	212.208.188	18,3462%	1.904	22,3265%
ARAGON	31.690.396	2,7398%	238	2,7908%
ASTURIAS	19.136.573	1,6544%	158	1,8527%
BALEARES	27.060.635	2,3395%	178	2,0872%
CANARIAS	77.891.747	6,7340%	705	8,2669%
CANTABRIA	28.900.798	2,4986%	248	2,9081%
CASTILLA-LEON	52.042.988	4,4993%	490	5,7458%
CASTILLA-LA MANCHA	43.304.770	3,7439%	402	4,7139%
CATALU#A	153.445.678	13,2659%	854	10,0141%
COMUNIDAD VALENCIANA	104.354.012	9,0218%	881	10,3307%
EXTREMADURA	18.319.412	1,5838%	171	2,0052%
GALICIA	36.681.843	3,1713%	352	4,1276%
MADRID	287.753.093	24,8773%	1.488	17,4484%
MURCIA	17.614.400	1,5228%	163	1,9114%
NAVARRA	7.681.687	0,6641%	62	0,7270%
PAIS VASCO	32.220.229	2,7856%	177	2,0755%
LA RIOJA	4.263.600	0,3686%	42	0,4925%
CEUTA	965.191	0,0834%	6	0,0704%
MELILLA	1.154.008	0,0998%	9	0,1055%
TOTAL	1.156.689.249,03	100,0000%	8.528	100,0000%

LOAN TO VALUE RATIO

LTV	Ppal Outstanding	%	Nº Assets	%
0 - 10	8	0,0938%	244.889	0,0212%
10 - 20	6	0,0704%	151.488	0,0131%
20 - 30	12	0,1407%	876.955	0,0758%
30 - 40	10	0,1173%	862.026	0,0745%
40 - 50	26	0,3049%	2.431.359	0,2102%
50 - 60	40	0,4690%	3.848.342	0,3327%
60 - 70	152	1,7824%	15.680.270	1,3556%
70 - 80	1.762	20,6614%	219.810.736	19,0034%
80 - 90	2.429	28,4826%	315.749.500	27,2977%
>100	4.083	47,8776%	597.033.684	51,6157%
TOTAL	8.528	100,0000%	1.156.689.249,03	100,0000%

Weighted Average Ratio: 94,75

FONDO DE TITULIZACIÓN RMBS SANTANDER 5

Monthly Single Rate	3,61%
Average 12 Moth Single Rate	3,49%
Prepayment Rate from Constitution	3,62%

3,62%
0,31%

Date	Outstanding	Real outstanding	Prepaymn et vector CPR	Remainin g end of month	Average Single Monthly	TACP	Monthly Single Monthly	TACP	Outstanding after payment
								3,61%	
18-dic-15	1.275.000.000,00		100,00%	100,00%					1.275.000.000,00
31-dic-15	1.272.849.519,03	1.269.646.468,29	99,69%	99,75%	0,25%	2,98%	0,25%	2,98%	1.268.948.184,81
31-ene-16	1.269.871.930,00	1.261.269.179,49	99,39%	99,32%	0,34%	4,00%	0,43%	5,00%	1.262.099.444,19
29-feb-16	1.267.721.449,03	1.254.358.533,00	99,08%	98,95%	0,35%	4,15%	0,38%	4,46%	1.256.100.291,79
31-mar-16	1.264.044.973,09	1.247.020.266,66	98,78%	98,65%	0,34%	3,99%	0,30%	3,49%	1.248.618.686,05
30-abr-16	1.260.327.554,97	1.239.224.253,41	98,48%	98,33%	0,34%	3,97%	0,33%	3,91%	1.241.130.824,18
31-may-16	1.256.592.987,07	1.232.489.534,00	98,18%	98,08%	0,32%	3,80%	0,25%	2,93%	1.233.660.296,59
30-jun-16	1.252.832.904,60	1.225.006.519,37	97,87%	97,78%	0,32%	3,78%	0,31%	3,64%	1.226.198.932,01
31-jul-16	1.249.057.801,28	1.217.391.586,72	97,57%	97,46%	0,32%	3,78%	0,32%	3,79%	1.218.757.060,14
31-ago-16	1.245.209.219,52	1.210.959.644,41	97,28%	97,25%	0,31%	3,65%	0,22%	2,62%	1.211.277.811,87
30-sep-16	1.241.395.741,49	1.205.309.445,08	96,98%	97,09%	0,29%	3,48%	0,16%	1,91%	1.203.867.004,91
31-oct-16	1.237.561.421,23	1.197.510.389,35	96,68%	96,76%	0,30%	3,53%	0,34%	4,00%	1.196.470.097,27
30-nov-16	1.233.719.659,96	1.190.322.067,62	96,38%	96,48%	0,30%	3,52%	0,29%	3,43%	1.189.100.051,69
31-dic-16	1.229.856.160,95	1.181.415.885,88	96,09%	96,06%	0,31%	3,64%	0,44%	5,11%	1.181.743.057,53
31-ene-17	1.225.963.900,04	1.173.370.028,93	95,79%	95,71%	0,31%	3,69%	0,37%	4,30%	1.174.392.439,37
28-feb-17	1.222.048.668,08	1.167.199.559,10	95,50%	95,51%	0,31%	3,61%	0,21%	2,46%	1.167.053.841,93
31-mar-17	1.218.119.199,89	1.159.735.643,98	95,21%	95,21%	0,31%	3,62%	0,32%	3,76%	1.159.735.643,98