



FONDO DE TITULIZACIÓN RMBS 5

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

JUAN IGNACIO LUCA DE TENA 11-13

28027 MADRID

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NAME OF THE FUND:

FONDO DE TITULIZACION RMBS SANTANDER 5

INFORMATION AT:

QUARTER/SEMESTER

17 10 2018 - 17 01 2019

YEAR:

2019

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)	A (high)/AA/Aa1 (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 €	71.876,74 €	71,88%
		Total Nominal	1.013.600.000,00 €	728.542.636,64 €	
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 January 17th, 2019			Next Payment Date April 17th, 2019		
	Redemption of the Bonds	Gross Interest	Interest Rate	Gross Interest in Next Payment Date	Net Interest in Next Payment Date
Series A	2.408,87 €	53,54 €	0,292%	52,47 €	42,50 €
Series B	0,00 €	79,73 €	0,322%	80,50 €	65,21 €
Series C	0,00 €	0,00 €	0,342%	85,50 €	69,26 €
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	8.112
Principal Outstanding	1.275.000.037,12 €	989.942.498,96 €
Principal Outstanding per Loan	143.970,19 €	122.034,33 €
Interest Rate	1,40%	0,91%

PREPAYMENT RATE	CURRENT DATE
Monthly Single Rate	4,19%
Average 12 Monthly Single Rate	4,62%
Prepayment Rate from Constitution	4,20%

CURRENT DELINQUENCY	Up to 1 month	From 1 to 6 months	Greater than 6 months
Debt Due (Principal + Interest)	154.816,33 €	201.932,04 €	60.486,88 €
Debt to be amortised			989.591.635,69 €
Total Debt	154.816,33 €	201.932,04 €	989.652.122,57 €

F.T. RMBS SANTANDER 5

QUARTERLY BONDS PAYOUT REPORT

January 17,2019

BONDS. PRINCIPAL	
Previous Balance	1.078.058.942,96 €
Principal Amortised	24.416.306,32 €
Outstanding Balance	1.053.642.636,64 €
% of Initial Balance	78,71%
Principal Accrued and unpaid	0,00 €

DATA	
Pool Cut-off Date	January 10,2019
Payment Date	January 17,2019
Previous Payment Date	October 17,2018
Number of Days (Act/360)	92
Reference Interest Rate (%)	-0,308%
Next Payment Date	April 17,2019

INTEREST PAID	
CLASS A	542.681,44 €
CLASS B	208.414,22 €
CLASS C	- €
Interest accrued and unpaid	314.588,82 €

RESIDUAL LIFE (YEARS)		
	INITIAL	January 17,2019
Class A	6,12	5,58
Class B	17,95	16,20
Class C	19,34	17,51

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

January 17,2019

PRINCIPAL	
Previous Balance	1.014.358.859,42 €
Principal Amortised	24.416.360,46 €
Outstanding Balance	989.942.498,96 €
Number of Credit Rights	8.112
LTV	86,03%

INTEREST	
Interest received during relevant period	2.242.831,80 €
Interest accrued during relevant period	2.288.135,86 €

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	132.207,56 €	81.610,18 €	36.257,75 €	52.459,89 €	48.327,89 €
Interest accrued on Credit Rights' s in Arrears	22.608,77 €	12.557,15 €	6.796,38 €	12.250,69 €	12.158,99 €
Outstanding Balance	45.052.958,62 €	12.335.304,64 €	3.812.435,69 €	3.401.049,98 €	6.137.506,89 €
Number of Credit Rights	337	95	31	27	44
% of Outstanding Balance	4,55%	1,25%	0,39%	0,34%	0,62%

WRITE OFF	
WRITE OFF as of previous balance	11.905.050,44 €
Difference in Actual Period	2.664,77 €
WRITE OFF up to date	11.907.715,21 €

F.T. RMBS SANTANDER 5**QUARTERLY COLLATERAL REPORT**

January 17,2019

CONTENTIOUS

Last balance	6.450.317,47 €
Difference in Actual Period	(1.226.380,58) €
Current balance	5.223.936,89 €
Number of Credit Rights	68

TRANSITORY PROPERTIES

Last balance	3.631.875,46 €
Difference in Actual Period	276.567,97 €
Current balance	3.908.443,43 €
Number of Credit Rights	50

NET LOSSES

Last balance	4.185.308,04 €
Difference in Actual Period	213.236,60 €
Current balance	4.398.544,64 €

F.T. RMBS SANTANDER 5

QUARTERLY REPORT - ALLOCATION OF CASH

January 17,2019

TOTAL CASH RECEIVED END OF PERIOD	81.814.192,03 €
CASH RECEIVED - PRINCIPAL	
Amortisation of Credit Rights	22.604.251,01 €
CASH RECEIVED - INTEREST	
Interest received from Credit Rights	2.242.831,80 €
Interest received under GIC	0,00 €
CONTENTIOUS	727.408,27 €
INCOMES/EXPENSES OF TRANSITORY PROPERTIES	581.003,47 €
WITHHOLDING OF RESERVE FUND	55.659.202,48 €
OTHERS	(505,00) €

TREASURY ACCOUNT STATEMENT	56.591.137,26 €
PRINCIPAL RESERVE FUND	
Previous Balance	55.659.202,48 €
Difference	(931.934,78) €
Outstanding Balance	56.591.137,26 €
WITHHOLDING TAXES AND OTHER EXPENSES	0,00 €
OTHERS	0,00 €

TOTAL CASH PAID END OF PERIOD	81.814.192,03 €
Fee management	54.345,99 €
Ordinary Expenses	1.306,80 €
Interest paid to Class A Bondholders	542.681,44 €
Interest paid to Class B Bondholders	208.414,22 €
Principal withholding Series A	24.416.306,32 €
Principal withholding Series B	0,00 €
Interest deferred Class B Bondholders	0,00 €
Withholding reserve fund	56.591.137,26 €
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

January 17,2019

CREDIT ENHANCEMENT		
CONCEPTS	INITIAL	January 17,2019
SUBORDINATED ISSUE	20,50%	26,41%
PRINCIPAL RESERVE FUND	63.700.000 € (5%)	56.591.137,26 € (5,72%)

SUBORDINATED LOANS		
CONCEPTS	INITIAL	January 17,2019
SUBORDINATED LOAN PRINCIPAL		
Total Outstanding Subordinated Loan	830.000,00 €	307.837,94 €
Interest Rate	0,548%	0,342%

F.T. RMBS SANTANDER 5

TRIGGERS OF THE MODEL

January 17,2019

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	101.435.894,30 €
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)	NO
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	16.306.259,85 €
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	16.090.358,48 €
Difference in Actual Period	215.901,37 €
Current balance	16.306.259,85 €

F.T. RMBS SANTANDER 5

DEFINITIONS

January 17,2019

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

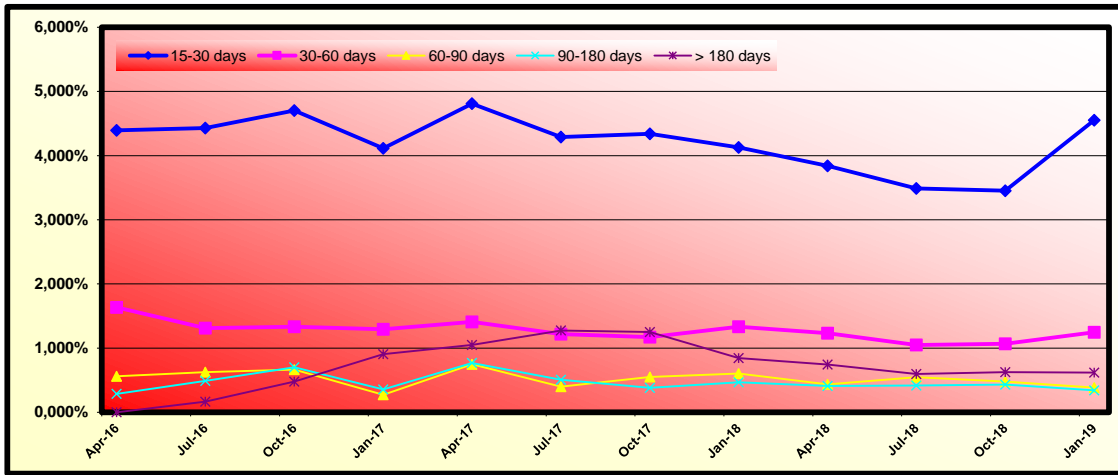
Loans in which the Originator will take legal actions. This amount is included in the bucket > 180 days in arrears.

FONDO DE TITULIZACION DE ACTIVOS RMBS 5

HISTORICAL ARREARS REPORTS

January 17th, 2019

Date	Oct-17	Jan-18	Apr-18	Jul-18	Oct-18	Jan-19
15-30 days	4,338%	4,128%	3,839%	3,487%	3,453%	4,551%
30-60 days	1,174%	1,334%	1,231%	1,049%	1,069%	1,246%
60-90 days	0,551%	0,605%	0,437%	0,546%	0,478%	0,385%
90-180 days	0,380%	0,469%	0,410%	0,416%	0,433%	0,344%
> 180 days	1,250%	0,845%	0,743%	0,598%	0,626%	0,620%



FONDO DE TITULIZACIÓN DE ACTIVOS RMBS 5
QUARTERLY STATISTIC INFORMATION

January 17th, 2019

Debtor's concentration

Debtor	Ppal Outstanding	%	Nº Assets	%
Debtor nº 1	2.684.509,47	0,2680%	1	0,0123%
Debtor nº 2	2.076.481,93	0,2073%	1	0,0123%
Debtor nº 3	1.826.984,86	0,1824%	1	0,0123%
Debtor nº 4	1.494.563,59	0,1492%	1	0,0123%
Debtor nº 5	1.466.482,17	0,1464%	1	0,0123%
Debtor nº 6	1.435.233,84	0,1433%	1	0,0123%
Debtor nº 7	1.417.406,70	0,1415%	1	0,0123%
Debtor nº 8	1.399.006,94	0,1396%	1	0,0123%
Debtor nº 9	1.378.294,31	0,1376%	1	0,0123%
Debtor nº 10	1.330.603,50	0,1328%	1	0,0123%
Debtor nº 11	1.303.025,95	0,1301%	1	0,0123%
Debtor nº 12	1.302.509,84	0,1300%	1	0,0123%
Debtor nº 13	1.170.769,37	0,1169%	1	0,0123%
Debtor nº 14	1.150.227,33	0,1148%	1	0,0123%
Debtor nº 15	1.144.253,24	0,1142%	1	0,0123%
Debtor nº 16	1.133.130,88	0,1131%	1	0,0123%
Debtor nº 17	1.094.042,37	0,1092%	1	0,0123%
Debtor nº 18	1.052.111,68	0,1050%	1	0,0123%
Debtor nº 19	1.034.503,02	0,1033%	1	0,0123%
Debtor nº 20	1.030.496,11	0,1029%	1	0,0123%
Rest debtors	973.925.577,07	97,2127%	8.092	99,7535%
TOTAL	1.001.850.214,17	100,0000%	8.112	100,0000%

Debtor's Region

Debtor's Region	Ppal Outstanding	%	Nº Assets	%
ANDALUCIA	185.815.663	18,5472%	1.809	22,3003%
ARAGON	28.275.625	2,8223%	232	2,8600%
ASTURIAS	15.899.606	1,5870%	146	1,7998%
BALEARES	22.146.798	2,2106%	162	1,9970%
CANARIAS	69.541.705	6,9413%	680	8,3826%
CANTABRIA	25.475.900	2,5429%	239	2,9463%
CASTILLA-LEON	45.829.684	4,5745%	476	5,8679%
CASTILLA-LA MANCHA	37.602.403	3,7533%	387	4,7707%
CATALU#A	132.678.163	13,2433%	803	9,8989%
COMUNIDAD VALENCIANA	90.990.239	9,0822%	838	10,3304%
EXTREMADURA	15.988.606	1,5959%	164	2,0217%
GALICIA	32.317.314	3,2258%	338	4,1667%
MADRID	244.910.423	24,4458%	1.400	17,2584%
MURCIA	15.537.082	1,5508%	159	1,9601%
NAVARRA	6.502.704	0,6491%	59	0,7273%
PAIS VASCO	26.899.595	2,6850%	167	2,0587%
LA RIOJA	3.482.000	0,3476%	38	0,4684%
CEUTA	897.445	0,0896%	6	0,0740%
MELILLA	1.059.258	0,1057%	9	0,1109%
TOTAL	1.001.850.214,17	100,0000%	8.112	100,0000%

LOAN TO VALUE RATIO

LTV	Ppal Outstanding	%	Nº Assets	%
0 - 10	312.689,92	0,0312%	16	0,1972%
10 - 20	694.855,02	0,0694%	20	0,2465%
20 - 30	1.812.582,24	0,1809%	29	0,3575%
30 - 40	2.631.534,58	0,2627%	39	0,4808%
40 - 50	6.861.652,32	0,6849%	93	1,1464%
50 - 60	18.439.236,74	1,8405%	242	2,9832%
60 - 70	89.403.979,87	8,9239%	900	11,0947%
70 - 80	276.430.698,53	27,5920%	2.306	28,4270%
80 - 90	240.378.843,88	23,9935%	1.870	23,0523%
>100	364.884.141,07	36,4210%	2.597	32,0143%
TOTAL	1.001.850.214,17	100,0000%	8.112	100,0000%

Weighted Average Ratio: 86,03

FONDO DE TITULIZACIÓN RMBS SANTANDER 5

Monthly Single Rate	4,19%
Average 12 Moth Single Rate	4,62%
Prepayment Rate from Constitution	4,20%

4,20%
0,36%

Date	Outstanding	Real outstanding	Prepaymnet vector CPR	Remaining end of month	Average Single Monthly	TACP	Monthly Single Monthly	TACP	Outstanding after payment
							4,19%		
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	99,64%	99,75%	0,25%	2,98%	0,25%	2,98%	1.268.303.949,00
31-ene-16	1.269.871.930,00	1.261.269.179,49	99,29%	99,32%	0,34%	4,00%	0,43%	5,00%	1.260.818.251,98
29-feb-16	1.267.721.449,03	1.254.358.533,00	98,93%	98,95%	0,35%	4,15%	0,38%	4,46%	1.254.188.123,82
31-mar-16	1.264.044.973,09	1.247.020.266,66	98,58%	98,65%	0,34%	3,99%	0,30%	3,49%	1.246.084.957,71
30-abr-16	1.260.327.554,97	1.239.224.253,41	98,23%	98,33%	0,34%	3,97%	0,33%	3,91%	1.237.983.455,90
31-may-16	1.256.592.987,07	1.232.489.534,00	97,88%	98,08%	0,32%	3,80%	0,25%	2,93%	1.229.907.140,60
30-jun-16	1.252.832.904,60	1.225.006.519,37	97,53%	97,78%	0,32%	3,78%	0,31%	3,64%	1.221.847.837,28
31-jul-16	1.249.057.801,28	1.217.391.586,72	97,18%	97,46%	0,32%	3,78%	0,32%	3,79%	1.213.815.813,92
31-ago-16	1.245.209.219,52	1.210.959.644,41	96,83%	97,25%	0,31%	3,65%	0,22%	2,62%	1.205.754.425,27
30-sep-16	1.241.395.741,49	1.205.309.445,08	96,49%	97,09%	0,29%	3,48%	0,16%	1,91%	1.197.769.003,80
31-oct-16	1.237.561.421,23	1.197.510.389,35	96,14%	96,76%	0,30%	3,53%	0,34%	4,00%	1.189.805.201,73
30-nov-16	1.233.719.659,96	1.190.322.067,62	95,80%	96,48%	0,30%	3,52%	0,29%	3,43%	1.181.875.876,12
31-dic-16	1.229.856.160,95	1.181.415.885,88	95,46%	96,06%	0,31%	3,64%	0,44%	5,11%	1.173.967.260,70
31-ene-17	1.225.963.900,04	1.173.370.028,93	95,11%	95,71%	0,31%	3,69%	0,37%	4,30%	1.166.072.701,78
28-feb-17	1.222.048.668,08	1.167.199.559,10	94,78%	95,51%	0,31%	3,61%	0,21%	2,46%	1.158.197.785,77
31-mar-17	1.218.119.199,89	1.159.735.643,98	94,44%	95,21%	0,31%	3,62%	0,32%	3,76%	1.150.350.799,71
30-abr-17	1.214.166.964,39	1.151.948.787,33	94,10%	94,88%	0,31%	3,65%	0,35%	4,10%	1.142.523.664,84
31-may-17	1.210.214.020,06	1.143.311.616,40	93,76%	94,47%	0,32%	3,72%	0,43%	4,99%	1.134.737.098,74
30-jun-17	1.206.254.905,88	1.136.997.499,61	93,43%	94,26%	0,31%	3,67%	0,23%	2,68%	1.126.985.811,69
31-jul-17	1.202.286.527,57	1.128.070.599,85	93,09%	93,83%	0,32%	3,75%	0,46%	5,36%	1.119.266.791,00
31-ago-17	1.198.263.313,26	1.121.369.627,49	92,76%	93,58%	0,32%	3,72%	0,26%	3,08%	1.111.537.662,31
30-sep-17	1.194.286.355,73	1.115.398.829,22	92,43%	93,39%	0,31%	3,66%	0,20%	2,39%	1.103.892.219,09
31-oct-17	1.190.294.506,38	1.105.623.792,80	92,10%	92,89%	0,32%	3,78%	0,54%	6,34%	1.096.273.491,03
30-nov-17	1.186.300.617,71	1.097.312.310,66	91,77%	92,50%	0,32%	3,82%	0,42%	4,90%	1.088.693.228,81
31-dic-17	1.182.303.955,77	1.085.986.275,46	91,44%	91,85%	0,34%	4,00%	0,70%	8,06%	1.081.150.590,40
31-ene-18	1.178.301.042,58	1.075.514.174,55	91,12%	91,28%	0,35%	4,13%	0,63%	7,28%	1.073.642.243,73
28-feb-18	1.174.293.890,59	1.069.590.684,78	90,79%	91,08%	0,35%	4,07%	0,21%	2,51%	1.066.169.887,58
31-mar-18	1.170.286.957,90	1.062.671.451,81	90,47%	90,80%	0,34%	4,05%	0,31%	3,62%	1.058.737.407,54
30-abr-18	1.166.261.698,10	1.055.758.610,25	90,15%	90,53%	0,34%	4,04%	0,31%	3,63%	1.051.327.894,72
31-may-18	1.162.240.659,77	1.046.982.211,27	89,82%	90,08%	0,35%	4,09%	0,49%	5,70%	1.043.961.592,72
30-jun-18	1.158.216.353,14	1.039.337.993,61	89,50%	89,74%	0,35%	4,11%	0,39%	4,53%	1.036.631.570,33
31-jul-18	1.154.186.005,17	1.031.543.344,87	89,18%	89,37%	0,35%	4,13%	0,40%	4,73%	1.029.335.199,76
31-ago-18	1.150.100.111,28	1.024.604.935,85	88,86%	89,09%	0,35%	4,11%	0,32%	3,77%	1.022.028.361,47
30-sep-18	1.146.061.929,98	1.017.482.308,23	88,55%	88,78%	0,35%	4,11%	0,35%	4,07%	1.014.802.831,82
31-oct-18	1.142.008.960,73	1.010.493.403,54	88,23%	88,48%	0,35%	4,11%	0,33%	3,94%	1.007.602.827,70
30-nov-18	1.137.960.311,47	1.001.880.801,71	87,92%	88,04%	0,35%	4,16%	0,50%	5,83%	1.000.445.104,41
31-dic-18	1.133.908.373,74	993.322.773,09	87,60%	87,60%	0,36%	4,20%	0,50%	5,84%	993.322.773,09