

MORTGAGE LOAN STOCK DECEMBER 2025

May 2026

Overview

In 2025 bank lending remained dynamic supported by economic and demographic growth, as well as a favourable interest rate environment. Households and non-financial companies both showed a positive evolution in their outstanding credit, rising by 4% and by 3%, respectively. This trend, which began in mid-2024, gained momentum throughout 2025. This contrasts with 2022 and 2023, when monetary policy tightening curbed credit demand.

Regarding the outstanding mortgage loans, an increase of 3.3% was observed as of December 2025 for the first time after a long period of deleveraging. In this sense, the volume -amounting to around €619 bn¹- returned to 2022 levels. Within the mortgage portfolio, lending for house purchase saw a 3.8%² rebound. These figures reflect a dynamic market in which higher-income profiles play a key role amid low housing availability.

In relative terms, however, the positive performance of outstanding mortgage lending has not translated into higher indebtedness. Mortgage debt currently stands at below 37% of GDP.

In terms of the interest rate structure, long-term fixed-rate loans³ continued to gain momentum, reflecting trends observed in new lending. Over the past 8 years, the share of outstanding loans represented by this segment has grown from 7% to 42%. In contrast, variable-rate loans⁴ have declined by 32 percentage points over the same period, converging with long-term fixed loans at around 43%. Meanwhile, medium-term fixed-rate loans⁵ have shown a more stable evolution, accounting for 15% of the outstanding portfolio today compared to 17% 8 years ago.

¹ This data has been updated following the implementation of Circular 2/2020, dated June 11, which aims to align Circular 4/2017, dated November 27, with changes in the international legal framework on information reporting requirements for credit entities. This data covers only deposit-taking institutions. For more information, please click on this [link](#) to find out more.

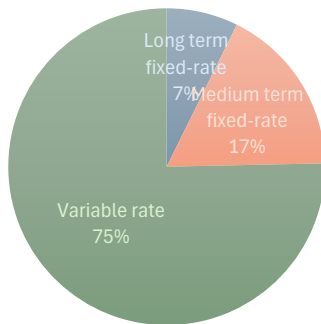
² This data is taken from Chapter 4 of the Banco de España Statistical Bulletin. This information is essentially based on the individual confidential returns that credit institutions and credit financial intermediaries (CFIs) submit to the Banco de España for supervisory purposes, according to Circular 4/2017 for credit institutions and Circular 4/2019 for Cfis. To ensure better comparability, only information from deposit-taking institutions has been taken into account.

³ The initial fixed-rate term is over 10 years.

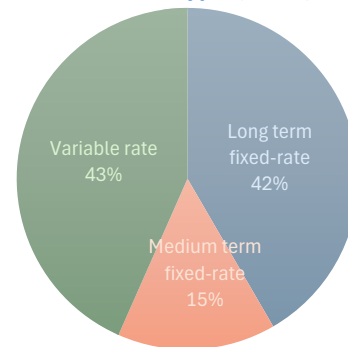
⁴ The initial fixed-rate term is up to 1 year.

⁵ The initial fixed-rate term is over 1 year and up to 10 years.

Share of mortgage exposures according to the interest rate type (2017)



Share of mortgage exposures according to the interest rate type (2024)



These figures differ when measured by number of loans rather than by outstanding balances. In particular, the number of variable-rate loans may still be higher, as these loans must have a greater seniority and lower average nominal values. Therefore, the narrowing gap between variable and fixed-rate loans in terms of outstanding balances does not necessarily imply a similar convergence in the number of loans, although the sustained growth of fixed-rate lending in new production is gradually increasing the share of such loans within the stock portfolio.

Overall, the restructuring of the mortgage portfolio highlights the efforts of financial institutions to strengthen their offering of loans not linked to a benchmark index, thereby providing greater stability in borrowers' repayment behaviour. It also reflects consumers' preference for more predictable financial planning through stable repayments and reduced exposure to Euribor fluctuations.

Analysis of mortgage balances from a liability perspective reveals that more than half of the outstanding mortgage loans (around €323.5 bn) serve as collateral for issued mortgage covered bonds (*cédulas hipotecarias*). The outstanding volume of *cédulas hipotecarias* declined by 1.2% y-o-y, standing at €186.3 bn in 2025. This implies an average overcollateralisation ratio of 74%⁶ in the Spanish banking sector, thereby reinforcing bondholder protection.

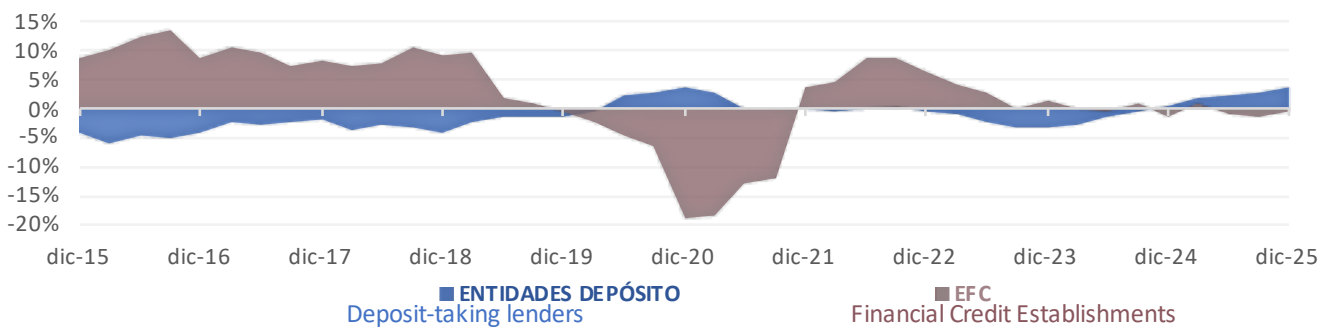
Meanwhile, the outstanding balance of mortgage-backed securities -which stood at € 66.3 bn in 2025- fell by 10% over the year. Together with *cédulas hipotecarias*, these two funding instruments posted an annual decline of 3.7%, bringing their combined volume to € 252.6 bn. This downward trend, consistent with previous years, reflects the lower liquidity needs of the banking system in an environment where regulatory frameworks favour alternative funding sources.

⁶ This coefficient is considering only primary assets (mortgage assets). Although primary assets are the main source of the cover pool, the pool may be also including other assets such as liquid or substitution assets, which are not included in this calculation.

MORTGAGE CREDIT ACTIVITY FOR THE RESIDENT PRIVATE SECTOR SPANISH BUSINESS

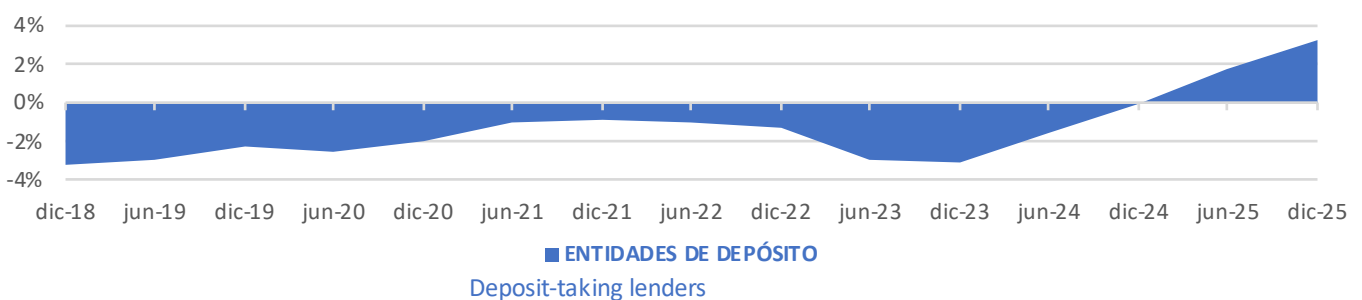
	Outstanding lending <i>Million EUR</i>		Year-on-year change		NPL RATIO	
	dic-24	dic-25	In absolute terms	In relative terms	dic-24	dic-25
CREDIT TO RESIDENT PRIVATE SECTOR (OSR)	1.185.266	1.227.725	42.458	3,6%	3,3%	2,7%
Deposit-taking lenders	1.130.821	1.173.173	42.352	3,7%	3,2%	2,6%
Other credit Institutions	9.072	9.366	294	3,2%	2,1%	1,8%
Financial Credit Establishments	45.373	45.186	-188	-0,4%	5,7%	4,9%

Chart 1: y-o-y change in total outstanding lending (OSR)



	Outstanding lending <i>Million EUR</i>		Year-on-year change		% MORTGAGE CREDIT/ TOTAL CREDIT	% HOUSING LENDING/ MORTGAGE CREDIT
	dic-24	dic-25	In absolute terms	In relative terms	dic-25	dic-25
OUTSTANDING MORTGAGE LENDING						
Deposit-taking lenders	599.438	618.974	19.535	3,3%	52,8%	78,4%
Banks and saving banks	535.964	550.403	14.439	2,7%	46,9%	-
Credit Cooperatives	63.474	68.571	5.096	8,0%	5,8%	-

Chart 2: Y-o-Y variation of outstanding mortgage stock



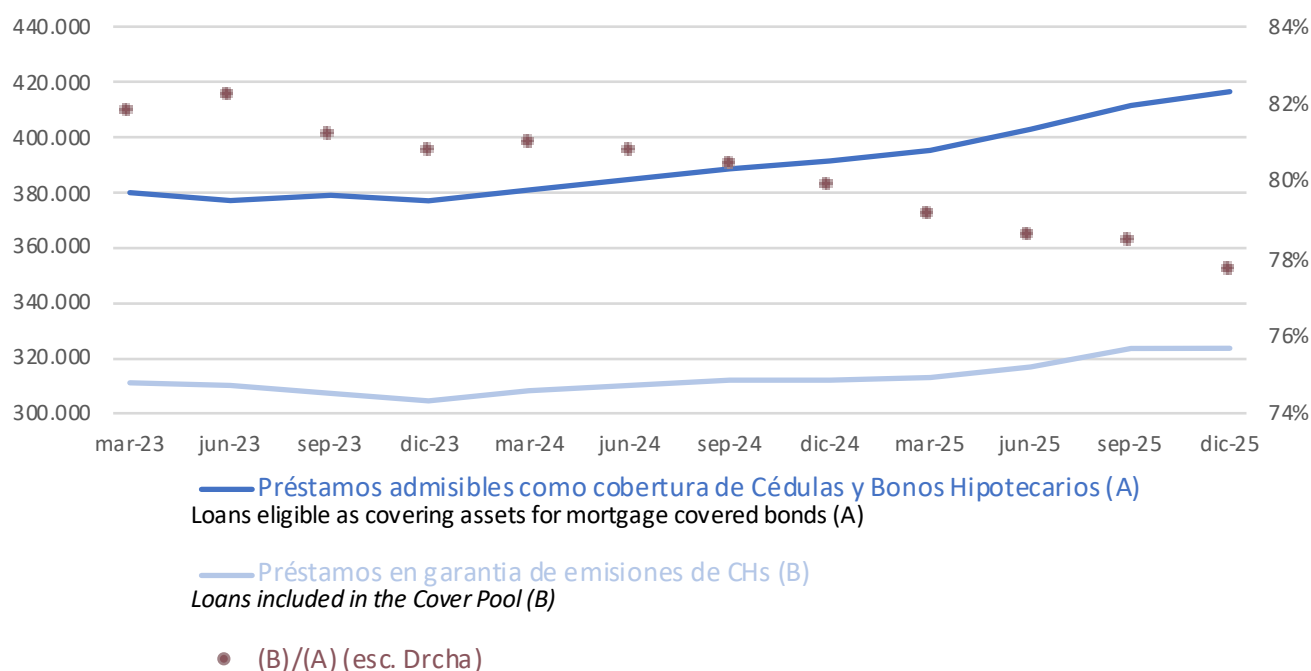
MORTGAGE CREDIT ACTIVITY FOR THE RESIDENT PRIVATE SECTOR

SPANISH BUSINESS

ELIGIBLE ASSETS UNDER RDL 24/2021	Outstanding lending Million EUR		y-o-y change		ELIGIBLE ASSETS / OUTSTADING MORTGAGE CREDIT	
	dic-24	dic-25	In absolute terms	In relative terms	dic-24	dic-25
Credit Institutions	402.888	416.462	13.574	3,4%	67,2%	67,3%
Banks and Saving Banks	376.879	388.846	11.967	3,2%	70,3%	70,6%
Credit Cooperatives	26.010	27.616	1.607	6,2%	41,0%	40,3%

LOANS AS COLLATERAL FOR THE ISSUANCE OF MORTGAGE COVERED BONDS (CBS)	Outstanding lending Million EUR		y-o-y change		% COLLATERAL / OUTSTANDING MORTGAGE CREDIT	% COLLATERAL / ELIGIBLE ASSETS
	dic-24	dic-25	In absolute terms	In relative terms	dic-25	dic-25
Credit Institutions	316.481	323.524	7.043	2,2%	52,3%	77,7%
Banks and Saving Banks	303.207	310.248	7.042	2,3%	56,4%	79,8%
Credit Cooperatives	13.275	13.276	1	0,0%	19,4%	48,1%

Chart 3: Recent evolution of the mortgage stock (million €)



DETAIL OF FUNDING MECHANISMS
SPANISH BUSINESS

	Outstanding lending Million EUR		y-o-y change		MARKET SHARE OVER TOTAL ISSUANCE	MORTGAGE SECURITIES/ OUTSTANDING MORTGAGE LENDING
	dic-24	dic-25	In absolute terms	In relative terms	dic-25	dic-25
OUTSTANDING MORTGAGE SECURITIES						
Credit Institutions	262.375	252.601	-9.774	-3,7%	100,0%	40,8%
Banks and Saving Banks	248.581	240.182	-8.399	-3,4%	95,1%	43,6%
Credit Cooperatives	13.794	12.419	-1.375	-10,0%	4,9%	18,1%

BREAKDOWN BY FUNDING INSTRUMENT - OUTSTANDING LOANS

	Outstanding lending Million EUR		y-o-y change		WEIGHT MORTGAGE SECURITIES	WEIGHT MORTGAGE SECURITIES OVER MORTGAGE CREDIT
	dic-24	dic-25	In absolute terms	In relative terms	CBs/MORTGAGE SECURITIES	CBs/OUTSTANDING MORTGAGE LENDING
Spanish Covered Bonds (CBs)						
Credit Institutions	188.603	186.271	-2.332	-1,2%	73,7%	30,1%
Banks and Saving Banks	177.853	175.871	-1.982	-1,1%	73,2%	32,0%
Credit Cooperatives	10.749	10.400	-350	-3,3%	83,7%	15,2%
Mortgage Participations (known in Spain as Participaciones Hipotecarias (PH)) *						
Credit Institutions	12.099	11.031	-1.068	-8,8%	4,4%	1,8%
Banks and Saving Banks	10.750	9.942	-808	-7,5%	4,1%	1,8%
Credit Cooperatives	1.349	1.089	-260	-19,3%	8,8%	1,6%
Mortgage Certifications (known in Spain as Certificados de Transmisión Hipotecaria (CTH)) **						
Credit Institutions	61.673	55.299	-6.374	-10,3%	21,9%	8,9%
Banks and Saving Banks	59.978	54.368	-5.609	-9,4%	22,6%	9,9%
Credit Cooperatives	1.695	930	-765	-45,1%	7,5%	1,4%

* It refers to those Mortgage Backed Securities that meet the requirements set out in Section II Law 2/1981, on the balance sheets of credit institutions.

** It refers to those Mortgage Backed Securities that do not meet the requirements set out in Section II Law 2/1981, on the balance sheets of credit institutions.

	Outstanding lending Million EUR		y-o-y change		LTD OSR CREDIT	LTD MORTGAGE CREDIT
	dic-24	dic-25	In absolute terms	In relative terms	dic-25	dic-25
SAVING DEPOSITS RESIDENT PRIVATE SECTOR (OSR)						
Credit Institutions	1.488.666	1.561.007	72.341	4,9%	75,2%	39,7%
Banks and Saving Banks	-	-	-	-	-	-
Credit Cooperatives	-	-	-	-	-	-