

## Reference Indexes of the Mortgage Market

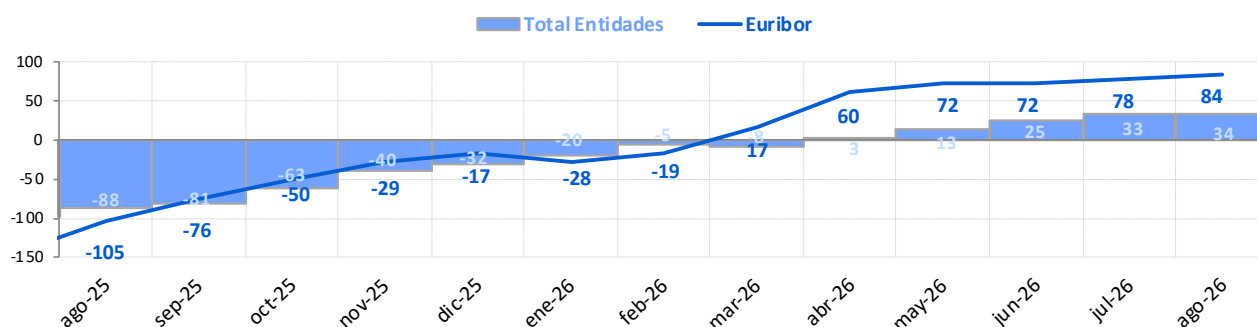
August 2026

|         | Official reference indexes (%) |               |             |           |           |                 |                               | Other references (%) |               |
|---------|--------------------------------|---------------|-------------|-----------|-----------|-----------------|-------------------------------|----------------------|---------------|
|         | Total Institutions             | Euro Zone (1) | Euribor 12m | Mibor (2) | € STR 12m | IRS 5 years (3) | Public Debt from 2 to 6 years | A.H.E.               | Covered Bonds |
| ago-25  | 2,791                          | 3,390         | 2,114       | 2,114     | 2,682     | 2,336           | 2,406                         | -                    | 2,697         |
| sept-25 | 2,695                          | 3,410         | 2,172       | 2,172     | 2,534     | 2,355           | 2,340                         | 1,250                | 2,627         |
| oct-25  | 2,796                          | 3,390         | 2,187       | 2,187     | 2,410     | 2,328           | 2,359                         | -                    | 2,603         |
| nov-25  | 2,807                          | 3,370         | 2,217       | 2,217     | 2,313     | 2,393           | 2,371                         | -                    | 2,546         |
| dic-25  | 2,788                          | 3,350         | 2,267       | 2,267     | 2,208     | 2,548           | 2,396                         | 1,250                | 2,533         |
| ene-26  | 2,762                          | 3,370         | 2,245       | 2,245     | 2,125     | 2,540           | 2,403                         | -                    | 2,535         |
| feb-26  | 2,819                          | 3,370         | 2,221       | 2,221     | 2,063     | 2,458           | 2,397                         | -                    | 2,580         |
| mar-26  | 2,840                          | 3,370         | 2,565       | 2,565     | 2,011     | 2,741           | 2,488                         | 1,500                | 2,622         |
| abr-26  | 2,882                          | 3,360         | 2,747       | 2,747     | 1,975     | 2,842           | 2,722                         | -                    | 2,613         |
| may-26  | 2,986                          | 3,430         | 2,804       | 2,804     | 1,956     | 2,886           | 2,806                         | -                    | 2,660         |
| jun-26  | 3,049                          | 3,470         | 2,798       | 2,798     | 1,956     | 2,823           | 2,823                         | 1,750                | 2,723         |
| jul-26  | 3,077                          | 3,520         | 2,855       | 2,855     | 1,979     | 2,957           | 2,848                         | -                    | 2,719         |
| ago-26  | 3,134                          | 3,570         | 2,954       | 2,954     | 2,002     | 3,067           | 2,888                         | -                    | 2,709         |

| Inter-monthly variation |                    |               |             |           |           |                 |                               |        |               |
|-------------------------|--------------------|---------------|-------------|-----------|-----------|-----------------|-------------------------------|--------|---------------|
|                         | Total Institutions | Euro Zone (1) | Euribor 12m | Mibor (2) | € STR 12m | IRS 5 years (3) | Public Debt from 2 to 6 years | A.H.E. | Covered Bonds |
| mar-26                  | 0,021              | 0,000         | 0,344       | 0,344     | -0,052    | 0,283           | 0,091                         | -      | 0,042         |
| abr-26                  | 0,042              | -0,010        | 0,182       | 0,182     | -0,036    | 0,101           | 0,234                         | -      | -0,009        |
| may-26                  | 0,104              | 0,070         | 0,057       | 0,057     | -0,019    | 0,044           | 0,084                         | -      | 0,047         |
| jun-26                  | 0,063              | 0,040         | -0,006      | -0,006    | 0,000     | -0,063          | 0,017                         | -      | 0,063         |
| jul-26                  | 0,028              | 0,050         | 0,057       | 0,057     | 0,023     | 0,134           | 0,025                         | -      | -0,004        |
| ago-26                  | 0,057              | 0,050         | 0,099       | 0,099     | 0,023     | 0,110           | 0,040                         | -      | -0,010        |

| Year-on-year variation |                    |               |             |           |           |                 |                               |        |               |
|------------------------|--------------------|---------------|-------------|-----------|-----------|-----------------|-------------------------------|--------|---------------|
|                        | Total Institutions | Euro Zone (1) | Euribor 12m | Mibor (2) | € STR 12m | IRS 5 years (3) | Public Debt from 2 to 6 years | A.H.E. | Covered Bonds |
| mar-26                 | -0,083             | -0,160        | 0,167       | 0,167     | -1,402    | 0,290           | -0,036                        | 0,000  | -0,428        |
| abr-26                 | 0,031              | -0,150        | 0,604       | 0,604     | -1,301    | 0,617           | 0,194                         | -      | -0,438        |
| may-26                 | 0,134              | -0,050        | 0,723       | 0,723     | -1,173    | 0,649           | 0,294                         | -      | -0,186        |
| jun-26                 | 0,247              | 0,050         | 0,717       | 0,717     | -1,024    | 0,590           | 0,291                         | 0,250  | 0,006         |
| jul-26                 | 0,329              | 0,110         | 0,776       | 0,776     | -0,845    | 0,656           | 0,398                         | -      | 0,022         |
| ago-26                 | 0,343              | 0,180         | 0,840       | 0,840     | -0,680    | 0,731           | 0,482                         | -      | 0,012         |

Chart: year-on-year variation rates (basis points)



NOTE:

(1) Euro area lenders' average 1-to-5-year mortgage rate for the purchase of unsubsidised housing (linked to the previous month).

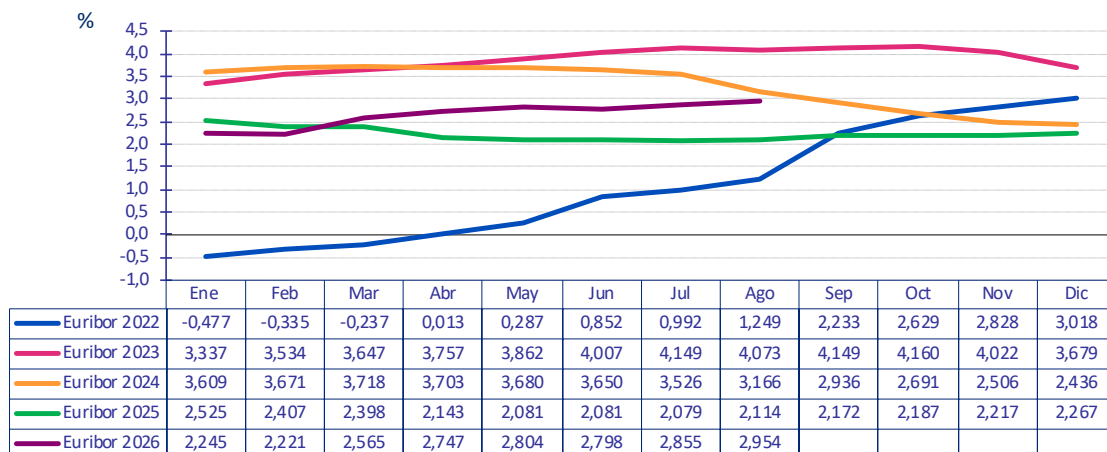
(2) This interest rate ceased to be considered as the official mortgage market reference rate for mortgage loans arranged as from 1 January 2000.

(3) 5 years Interest Rate Swap (IRS). The monthly average is calculated according to the definition established in Circular 5/2012 of 27th of June of the Bank of Spain.

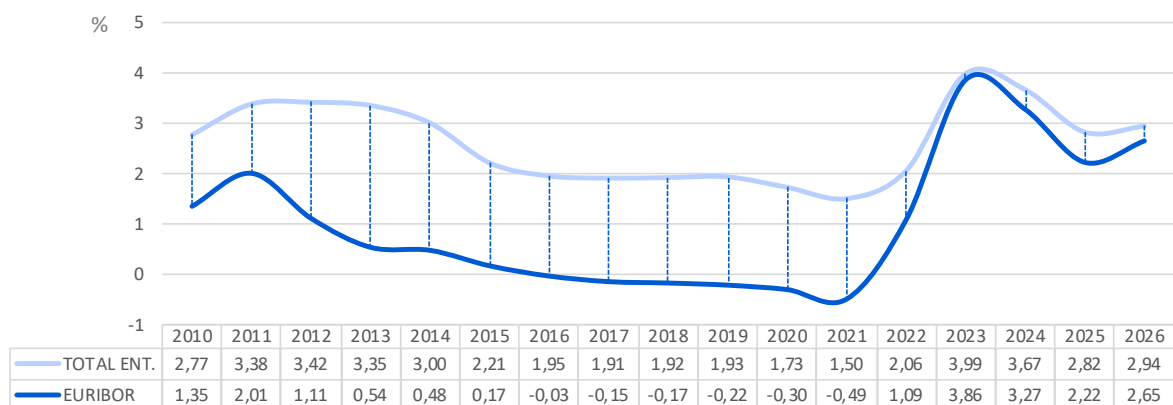
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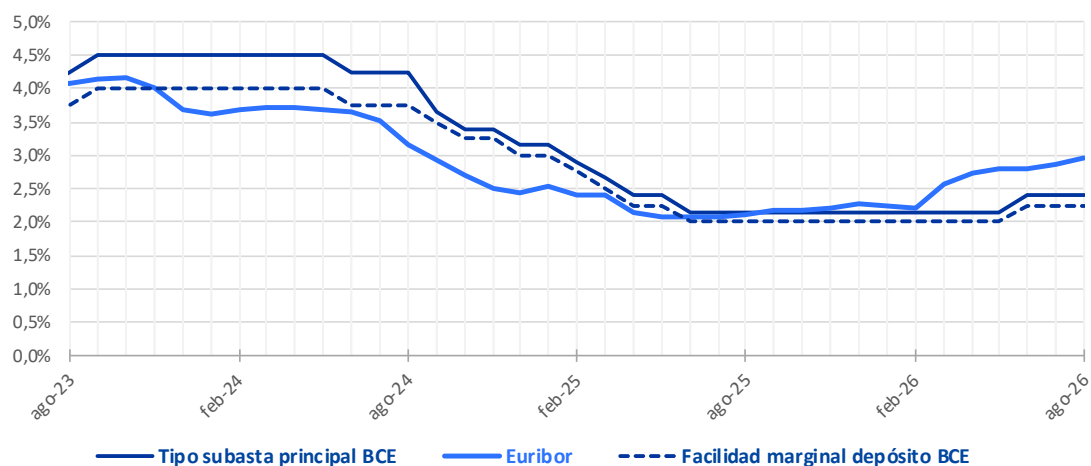
### Euribor 12 monthly average



### Total institutions and Euribor 12 yearly average



### ECB official rate (main refinancing operations) versus Euribor 12



## Reference Indexes of the Mortgage Market

**August 2026**

|                                                                                                                              |          |
|------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>1. OFFICIAL mortgage market reference rates:</b>                                                                          | <b>%</b> |
| Average rate on mortgage loans for house purchase over 3 years granted by Spanish Monetary and Financial Institutions (MFIs) | 3,134    |
| Average rate on mortgage loans for house purchase with a maturity between 1-5 years granted by Euro zone MFIs (1)            | 3,570    |
| Internal Rate of Return (IRR) on government bonds with a residual maturity of 2-6 years                                      | 2,888    |
| <u>Euribor. Plazos</u>                                                                                                       |          |
| Interbank 1-week Euribor                                                                                                     | 2,149    |
| Interbank 1-month Euribor                                                                                                    | 2,221    |
| Interbank 3-month Euribor                                                                                                    | 2,513    |
| Interbank 6-month Euribor                                                                                                    | 2,713    |
| Interbank 12-month Euribor                                                                                                   | 2,954    |
| 5 year Interest Rate Swap (IRS)                                                                                              | 3,067    |
| <u>Interest Rate based on the Euro short-term rate (€STR) (2)</u>                                                            |          |
| 1-week €STR                                                                                                                  | 2,189    |
| 1-month €STR                                                                                                                 | 2,189    |
| 3-month €STR                                                                                                                 | 2,139    |
| 6-month €STR                                                                                                                 | 2,045    |
| 12-month €STR                                                                                                                | 2,002    |
| Interbank 12-month MÍBOR (3)                                                                                                 | 2,954    |

## 2. Other reference rates

|                                                                                         |       |
|-----------------------------------------------------------------------------------------|-------|
| • Resolution 20/6/1986 of the DGT and PF                                                |       |
| Most frequent rate of the MFIs members of the board of the Spanish Mortgage Association | -     |
| Rate at issue of Spanish Covered Bonds (Cédulas Hipotecarias)                           | 2,709 |
| Rate at issue of domestic Government Bonds between 3 and 6 years                        | 2,875 |
| • Resolution 5/12/1989 of the DGT and PF                                                |       |
| Government Bonds Nominal Index for half-yearly payments                                 | 2,867 |

(1) This rate matches that prepared and published by the ECB with a lag of one month for the purposes of its use as a mortgage market reference rate. As set out in Annex 8 of the Bank of Spain Circular 5/2012, this index will not be corrected should the ECB subsequently change the rate published.

(2) This benchmark, calculated and published by the ECB, is defined as the value of the average compound interest rate at different maturities (one week, one month, three months, six months and 12 months) on the last TARGET2 business day of the month.

(3) This interest rate ceased to be considered as the official mortgage market reference rate for mortgage loans arranged as from 1 January 2000.