

Reference Indexes of the Mortgage Market

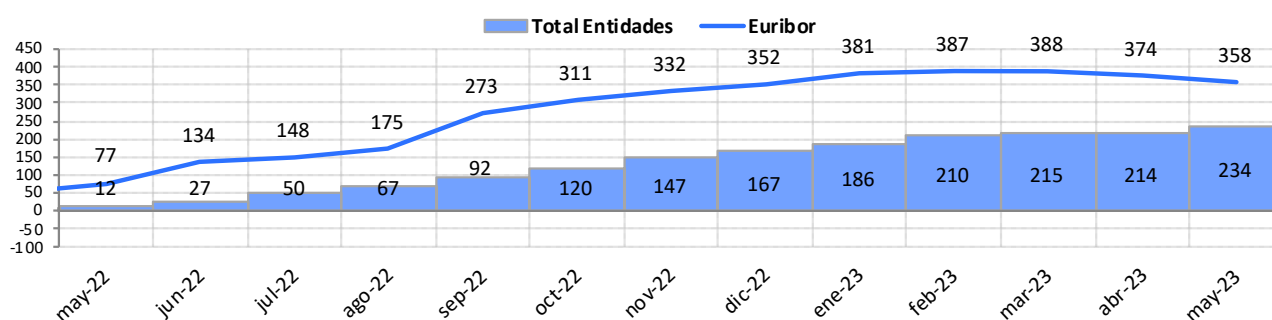
May 2023

	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
may-22	1,624	1,720	0,287	0,287	-0,573	1,429	0,395	-	0,181
jun-22	1,799	1,860	0,852	0,852	-0,574	1,976	0,676	0,500	0,284
jul-22	1,986	2,030	0,992	0,992	-0,573	1,633	0,916	-	0,305
ago-22	2,198	2,260	1,249	1,249	-0,529	1,721	1,091	-	0,338
sept-22	2,410	2,440	2,233	2,233	-0,457	2,598	1,459	1,250	1,449
oct-22	2,666	2,590	2,629	2,629	-0,355	3,020	1,742	-	1,474
nov-22	2,877	2,810	2,828	2,828	-0,195	2,809	1,988	-	1,501
dic-22	3,116	3,040	3,018	3,018	-0,021	2,836	2,084	2,250	2,266
ene-23	3,345	3,160	3,337	3,337	0,197	2,881	2,345	-	2,609
feb-23	3,585	3,340	3,534	3,534	0,415	3,061	2,608	-	2,705
mar-23	3,664	3,470	3,647	3,647	0,682	3,165	2,785	2,250	2,957
abr-23	3,683	3,770	3,757	3,757	0,951	3,106	2,856	-	3,397
may-23	3,967	3,810	3,862	3,862	1,284	3,063	2,939	-	3,688

	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
dic-22	0,239	0,230	0,190	0,190	0,174	0,027	0,096	-	0,765
ene-23	0,229	0,120	0,319	0,319	0,218	0,045	0,261	-	0,343
feb-23	0,240	0,180	0,197	0,197	0,218	0,180	0,263	-	0,096
mar-23	0,079	0,130	0,113	0,113	0,267	0,104	0,177	-	0,252
abr-23	0,019	0,300	0,110	0,110	0,269	-0,059	0,071	-	0,440
may-23	0,284	0,040	0,105	0,105	0,333	-0,043	0,083	-	0,291

	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
dic-22	1,668	1,560	3,520	3,520	-	2,928	2,427	2,000	2,192
ene-23	1,860	1,700	3,814	3,814	-	2,783	2,643	-	2,589
feb-23	2,104	1,880	3,869	3,869	-	2,524	2,769	-	2,661
mar-23	2,151	1,980	3,884	3,884	-	2,455	2,809	2,000	2,902
abr-23	2,143	2,240	3,744	3,744	-	1,867	2,727	-	3,342
may-23	2,343	2,090	3,575	3,575	-	1,634	2,544	-	3,507

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).

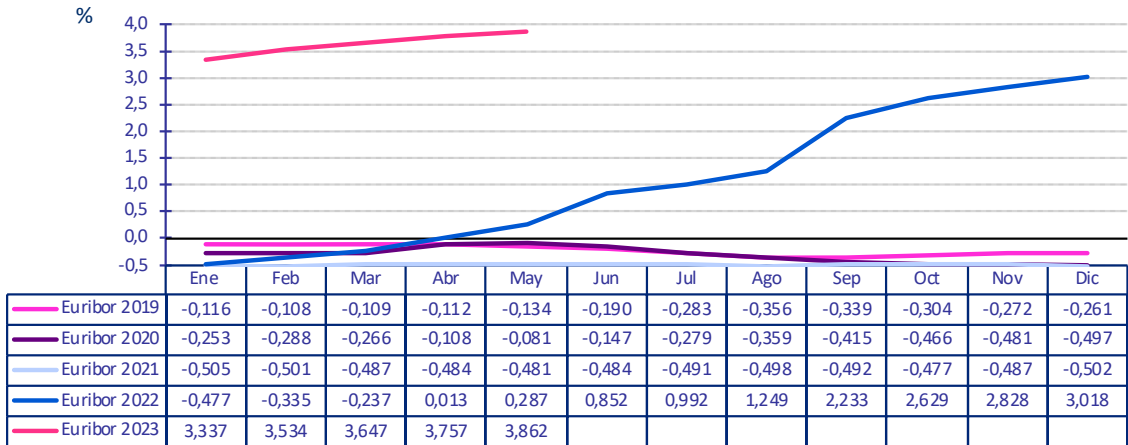
(2) This interest rate ceased to be considered as the official mortgage market reference rate for mortgage loans arranged as from 1 January 2000.

(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.

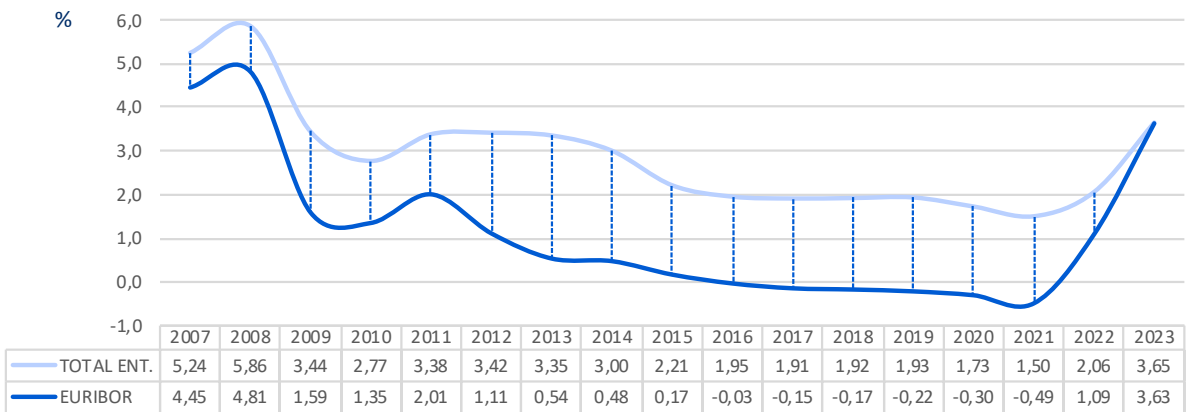
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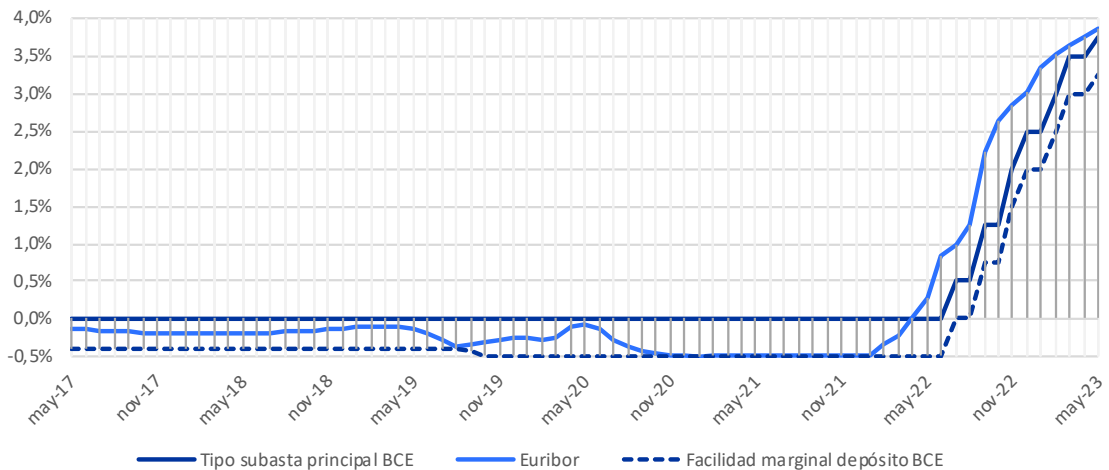
Euribor 12 monthly average



Total institutions and Euribor 12 yearly average



ECB official rate (main refinancing operations) versus Euribor 12



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1. OFFICIAL mortgage market reference rates:	%
Average rate on mortgage loans for house purchase over 3 years granted by Spanish Monetary and Financial Institutions (MFIs)	3,967
Average rate on mortgage loans for house purchase with a maturity between 1-5 years granted by Euro zone MFIs (1)	3,810
Internal Rate of Return (IRR) on government bonds with a residual maturity of 2-6 years	2,939
<u>Euribor. Plazos</u>	
Interbank 1-week Euríbor	3,085
Interbank 1-month Euríbor	3,152
Interbank 3-month Euríbor	3,372
Interbank 6-month Euríbor	3,682
Interbank 12-month Euríbor	3,862
5 year Interest Rate Swap (IRS)	3,063
<u>Interest Rate based on the Euro short-term rate (€STR) (2)</u>	
1-week €STR	3,150
1-month €STR	3,061
3-month €STR	2,846
6-month €STR	2,385
12-month €STR	1,284
Interbank 12-month MÍBOR (3)	3,862
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)	3,688
Rate at issue of domestic Government Bonds between 3 and 6 years	2,891
• Resolution 5/12/1989 of the DGT and PF	
Government Bonds Nominal Index for half-yearly payments	2,918

(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.