

**MORTGAGE CREDIT ACTIVITY FOR THE RESIDENT PRIVATE SECTOR**  
**SPANISH BUSINESS**

	Outstanding lending <i>Million EUR</i>			Ratio OSR outstanding credit /GDP		NPL ratio	
	dic-19	dic-20	T <sub>12</sub>	dic-19	dic-20	dic-19	dic-20
<b>Credit to the Resident Private Sector (Known in Spanish as SPR/OSR)</b>	1.193.527	1.224.458	2,6%	95,9%	109,2%	4,8%	4,5%
Deposit-taking lenders	1.135.590	1.174.944	3,5%	91,2%	104,7%	4,8%	4,4%
Other credit Institutions	6.979	8.191	17,4%	0,6%	0,7%	3,9%	3,1%
Financial Credit Establishments	50.958	41.323	-18,9%	4,1%	3,7%	5,1%	6,5%

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

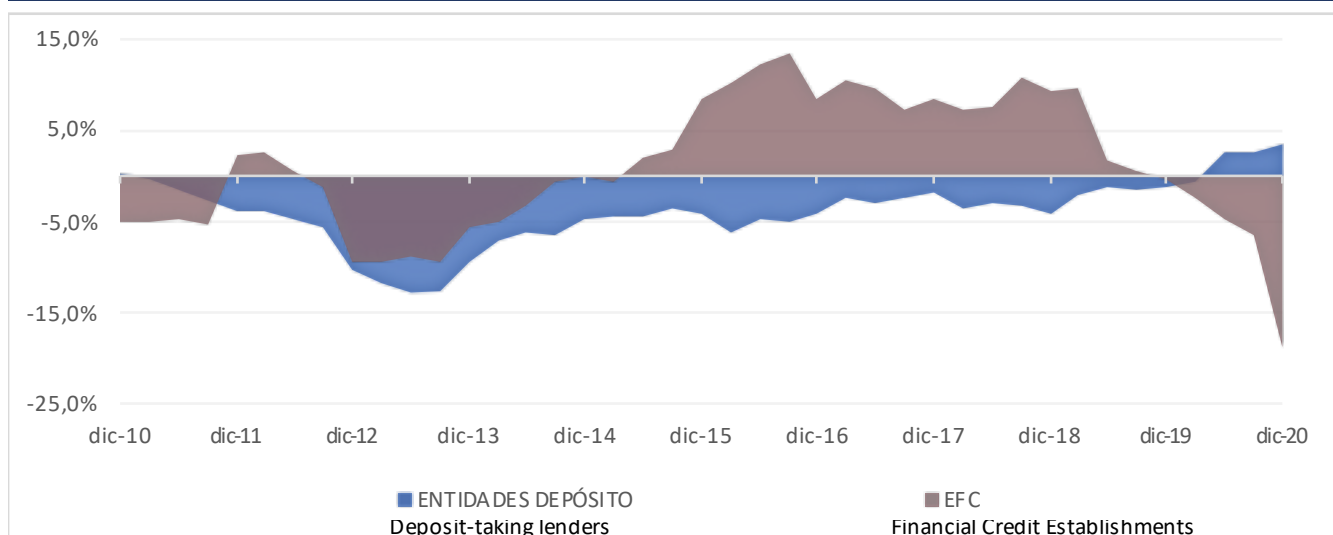
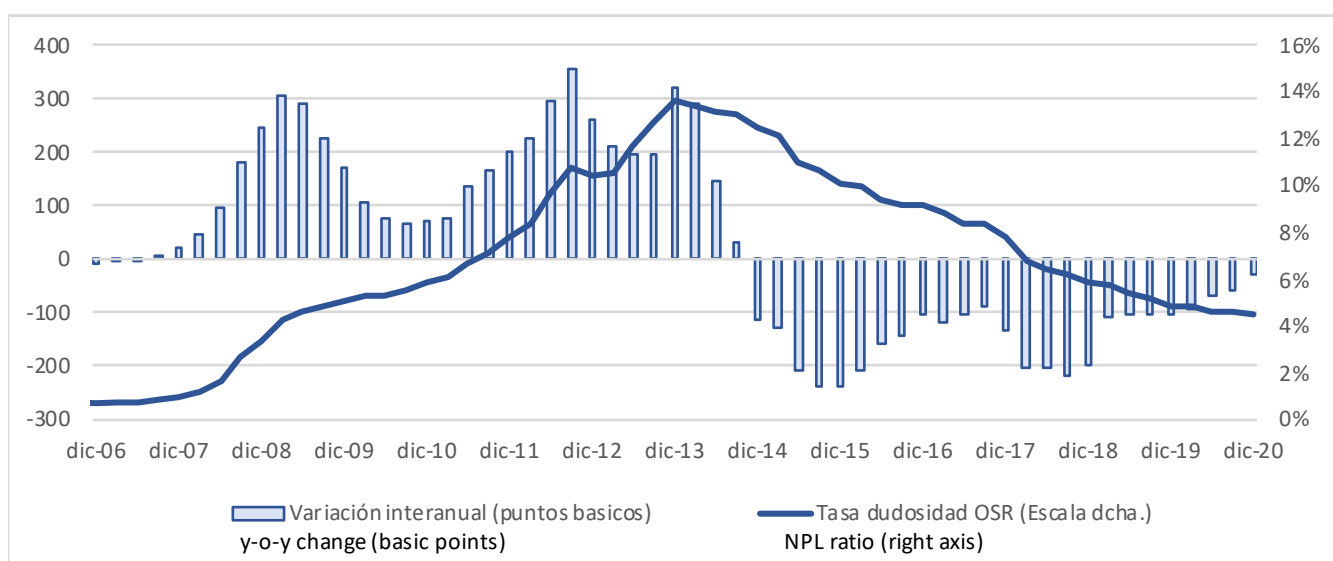


Chart 2: NPLs in OSR credit

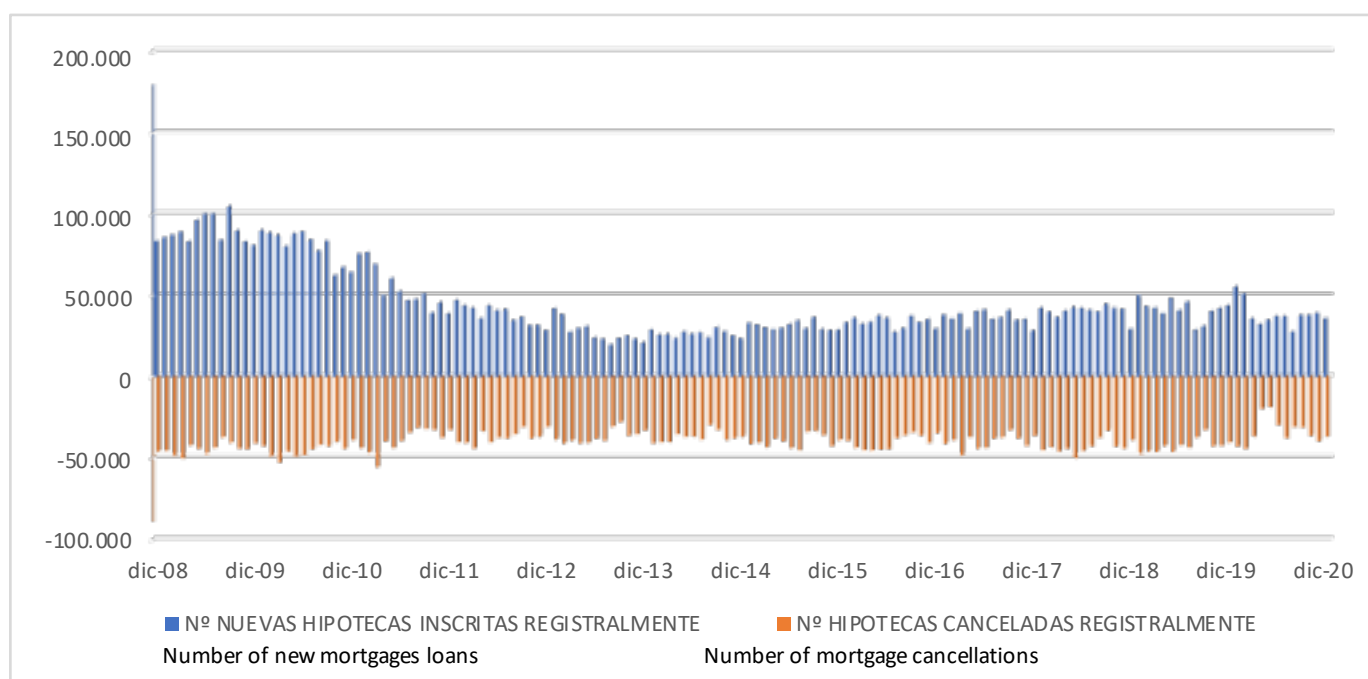


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	Outstanding lending <i>Million EUR</i>		y-o-y change		Ratio outstanding mortgage activity/ total outstanding lending (OSR)	Ratio outstanding residential mortgage lending/ total outstanding lending OSR
	dic-19	dic-20	In absolute terms	In relative terms		
<b>Outstanding mortgage lending to OSR with real estate collateral</b>						
<b>Credit Institutions</b>	<b>643.585</b>	<b>632.105</b>	<b>-11.480</b>	<b>-1,8%</b>	<b>53,8%</b>	<b>74,7%</b>
Banks and Saving Banks	584.444	573.024	-11.421	-2,0%	-	-
Credit Cooperatives	59.140	59.081	-59	-0,1%	-	-

	Outstanding lending <i>Million EUR</i>		y-o-y change		Eligible asset portfolio / mortgage portfolio	CHs/cartera elegible
	dic-19	dic-20	In absolute terms	In relative terms		
<b>Eligible assets portfolio</b>						
<b>Credit Institutions</b>	<b>401.577</b>	<b>400.402</b>	<b>-1.176</b>	<b>-0,3%</b>	<b>63,3%</b>	<b>55,4%</b>
Banks and Saving Banks	371.155	370.348	-807	-0,2%	64,6%	56,9%
Credit Cooperatives	30.422	30.054	-369	-1,2%	50,9%	37,7%

Chart 3: Mortgage portfolio y-o-y change



**DETAIL OF FUNDING MECHANISMS**
**SPANISH BUSINESS**

	Outstanding lending Million EUR		y-o-y change		MARKET SHARE OVER TOTAL ISSUANCE	MORTGAGE SECURITIES/MORTGAGE LENDING (OUTSTANDING)
	dic-19	dic-20	In absolute terms	In relative terms		
<b>OUTSTANDING MORTGAGE SECURITIES</b>						
<b>Credit Institutions</b>	<b>319.907</b>	<b>316.104</b>	<b>-3.803</b>	<b>-1,2%</b>	<b>100,0%</b>	<b>50,0%</b>
Banks and Saving Banks	303.304	298.979	-4.325	-1,4%	94,6%	52,2%
Credit Cooperatives	16.602	17.125	523	3,1%	5,4%	29,0%

**BREAKDOWN BY FUNDING INSTRUMENT - OUTSTANDING LOANS**

	Outstanding lending Million EUR		y-o-y change		WEIGHT MORTGAGE SECURITIES	WEIGHT MORTGAGE SECURITIES OVER MORTGAGE CREDIT
	dic-19	dic-20	In absolute terms	In relative terms		
<b>Spanish Covered Bonds (CBs)</b>					CBs/MORTGAGE SECURITIES	CBs/OUTSTANDING MORTGAGE LENDING
<b>Credit Institutions</b>	<b>221.465</b>	<b>221.927</b>	<b>462</b>	<b>0,2%</b>	<b>70,2%</b>	<b>35,1%</b>
Banks and Saving Banks	211.567	210.602	-965	-0,5%	70,4%	36,8%
Credit Cooperatives	9.898	11.325	1.427	14,4%	66,1%	19,2%
<b>Mortgage Participations (known in Spain as Participaciones Hipotecarias (PH)) *</b>					CHs/MORTGAGE SECURITIES	CHs/OUTSTANDING MORTGAGE LENDING
<b>Credit Institutions</b>	<b>14.639</b>	<b>12.597</b>	<b>-2.041</b>	<b>-13,9%</b>	<b>4,0%</b>	<b>2,0%</b>
Banks and Saving Banks	12.408	10.740	-1.668	-13,4%	3,6%	1,9%
Credit Cooperatives	2.231	1.858	-374	-16,7%	10,8%	3,1%
<b>Mortgage Certifications (known in Spain as Certificados de Transmisión Hipotecaria (CTH)) **</b>					CTHs/MORTGAGE SECURITIES	CTHs/OUTSTANDING MORTGAGE LENDING
<b>Credit Institutions</b>	<b>83.803</b>	<b>81.579</b>	<b>-2.223</b>	<b>-2,7%</b>	<b>25,8%</b>	<b>12,9%</b>
Banks and Saving Banks	79.330	77.637	-1.692	-2,1%	26,0%	13,5%
Credit Cooperatives	4.473	3.942	-531	-11,9%	23,0%	6,7%

\* 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		Loan to Deposit Ratio (LTD) OSR CREDIT	LTD MORTGAGE CREDIT
	dic-19	dic-20	In absolute terms	In relative terms		
<b>SAVING DEPOSITS RESIDENT PRIVATE SECTOR (OSR)</b>						
<b>Credit Institutions</b>	<b>1.218.981</b>	<b>1.329.870</b>	<b>110.889</b>	<b>9,1%</b>	<b>92,1%</b>	<b>47,5%</b>
Banks and Saving Banks	-	-	-	-	-	-
Credit Cooperatives	-	-	-	-	-	-