

## ANUAL REVIEW OF MORTGAGE MARKET 2012

MORTGAGE ACTIVITY	TOTAL	ABSOLUTE INCREASE	YEAR TO YEAR VARIATION RATE
1.Outstanding mortgage credit (millions euro) :	868.286	-127.828	-12,8
2. MBS outstanding (millions euro) :	148.048	-51.659	-25,9
3. Total Outstanding mortgage credit (1+ MBS outside balance) (millions euro) :	876.678	-70.242	-12,9
4. Number of new mortgages			
Total:	441.340	-268.797	-33,6
only Residential:	214.399	-197.863	-44,7
5. Gross lending subscribed (millions euro)			
Total:	65.909	-19.187	-22,5
only Residential:	26.075	-6.074	-18,9
6. Gross lending disposed (millions euro)			
Total:	65.471	-16.602	-20,2
only Residential:	26.924	-5.274	-16,4
7. Net lending (millions euro) :	-70.242	-59.765	85,1%
			% over total outstanding volume
8. Repayment (millions euro) (6-7) :	135.713	-16.602	15,5%

MORTGAGE MARKET MAIN INDICATORS (AVERAGE VALUES)			
9. Average amount borrowed for buying a house using mortgage finance	111.950	10. Maturity (years)	
		Standar Maturity:	23
11. Debt to income ratio at the mortgage subscription time:	33%	Average repayment term:	4,5
12. Porcentaje de loans at:		13. Typical mortgage interest rate:	3,2%
Variable rate:	99,1%		
Fixed:	0,9%		

HOUSING MARKET	TOTAL	YEAR TO YEAR VARIATION RATE
14. Average dwelling price ( euro/m2) :	1.531,2	-10,0%
15. Building Permits :	44.162	-43,6%
16. Housing Completions :	120.206	-28,4%

**Sources:**

1, 2, 3, 4, 5, 6, 7, 11 & 12: Bank of Spain

8 & 10: AHE

9: INE. (Annual average corresponding to 2011).

13: Bank of Spain: Effective Average interest rate not including costs, floating every year or every 6 months according to an official reference rate for mortgage loans secured by residential property (non-subsidised housing)

14: Ministerio de Fomento (Year end figure).

15 & 16: Ministerio de Fomento: Visados de Dirección de obra nueva y Certificados de fin de obra.