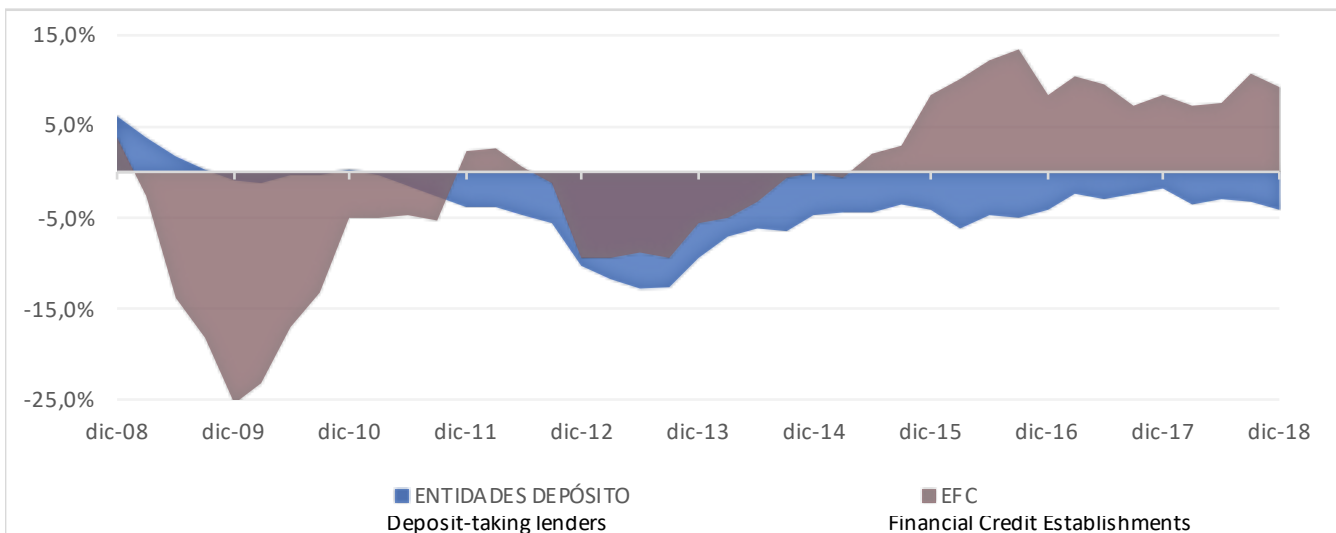
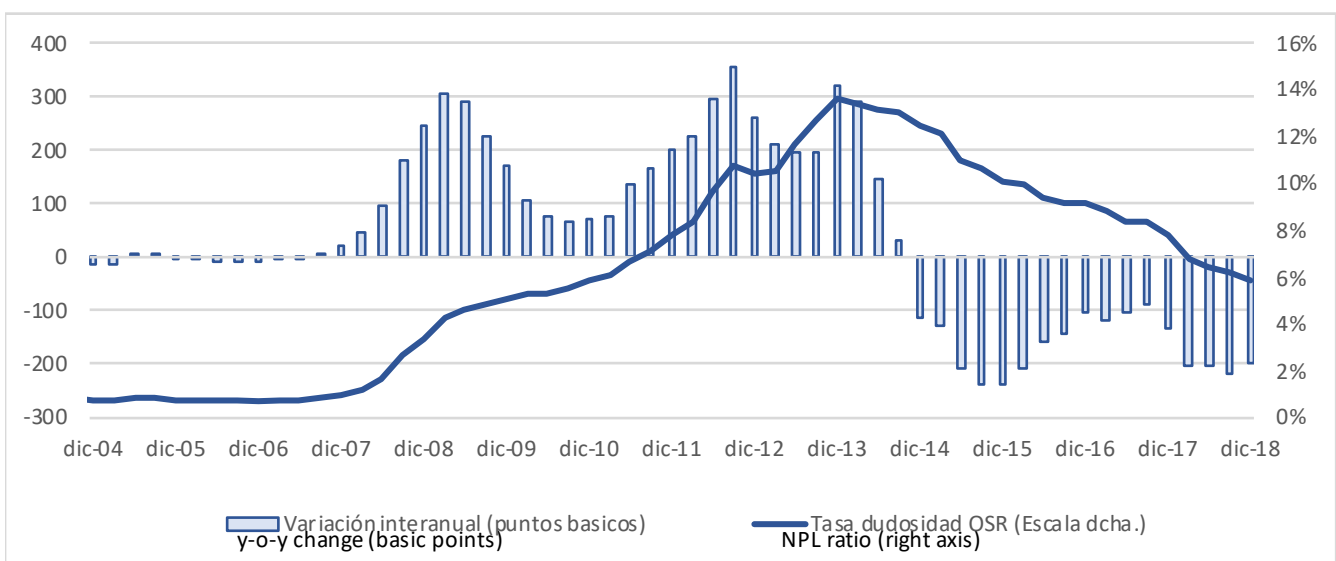

MORTGAGE CREDIT ACTIVITY FOR THE PRIVATE SECTOR RESIDENT
SPANISH BUSINESS

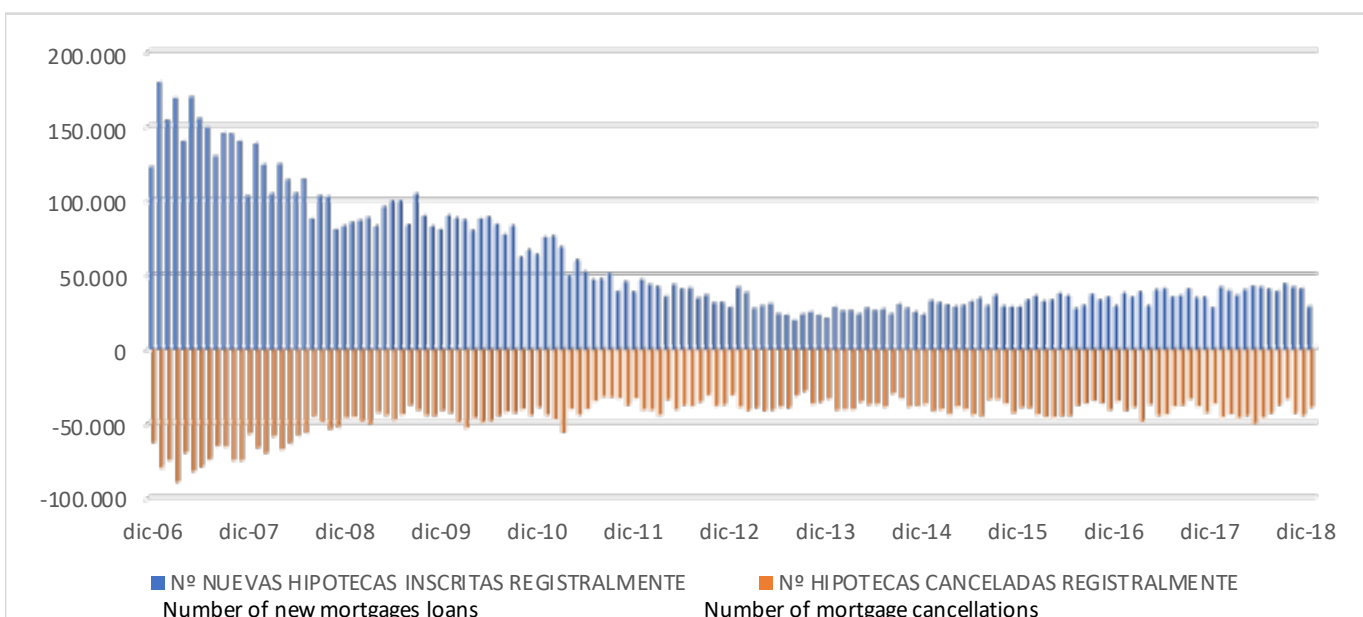
	Outstanding lending <i>Million EUR</i>			Ratio OSR outstanding credit /GDP		NPLs ratio	
	dic-17	dic-18	T ₁₂	dic-17	dic-18	dic-17	dic-18
Credit to the resident private sector (Known in Spanish as SPR/OSR)	1.253.916	1.208.316	-3,6%	107,5%	100,0%	7,8%	5,8%
Deposit-taking lenders	1.199.079	1.150.229	-4,1%	102,8%	95,2%	7,9%	5,8%
Other credit Institutions	7.994	6.887	-13,8%	0,7%	0,6%	10,6%	6,1%
Financial Credit Establishments	46.843	51.200	9,3%	4,0%	4,2%	5,7%	5,2%

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

Chart 2: NPLs in OSR credit


MORTGAGE CREDIT ACTIVITY FOR THE PRIVATE SECTOR RESIDENT
SPANISH BUSINESS

	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-17	dic-18	In absolute terms	In relative terms		
Outstanding mortgage lending to OSR with real estate collateral						
Credit Institutions	682.877	660.659	-22.218	-3,3%	57,4%	72,7%
Banks and Saving Banks	623.576	601.518	-22.058	-3,5%	-	-
Credit Cooperatives	59.301	59.141	-160	-0,3%	-	-

	Outstanding lending <i>Million EUR</i>		y-o-y change		Eligible asset portfolio / mortgage portfolio	
	dic-17	dic-18	In absolute terms	In relative terms	dic-17	dic-18
Eligible assets portfolio						
Credit Institutions	401.216	399.831	-1.385	-0,3%	58,8%	60,5%
Banks and Saving Banks	377.291	373.979	-3.312	-0,9%	60,5%	62,2%
Credit Cooperatives	23.925	25.851	1.927	8,1%	40,3%	43,7%

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/MORT GAGE LENDING (OUTSTANDING)
	dic-17	dic-18	In absolute terms	In relative terms		
OUTSTANDING MORTGAGE SECURITIES						
Credit Institutions	344.048	324.413	-19.635	-5,7%	100,0%	49,1%
Banks and Saving Banks	328.040	307.990	-20.051	-6,1%	94,9%	51,2%
Credit Cooperatives	16.008	16.423	415	2,6%	5,1%	27,8%

BREAKDOWN BY FUNDING INSTRUMENT - OUTSTANDING LOANS

	Outstanding lending Million EUR		y-o-y change		WEIGHT MORTGAGE SECURITIES	WEIGHT MORTGAGE SECURITIES OVER MORTGAGE CREDIT
	dic-17	dic-18	In absolute terms	In relative terms		
Spanish Covered Bonds (CBs)						
Credit Institutions	229.200	218.889	-10.311	-4,5%	67,5%	33,1%
Banks and Saving Banks	218.877	208.816	-10.061	-4,6%	67,8%	34,7%
Credit Cooperatives	10.323	10.073	-250	-2,4%	61,3%	17,0%
Mortgage Participations (known in Spain as Participaciones Hipotecarias (PH)) *						
Credit Institutions	13.433	16.391	2.958	22,0%	5,1%	2,5%
Banks and Saving Banks	12.088	14.394	2.306	19,1%	4,7%	2,4%
Credit Cooperatives	1.345	1.997	652	48,4%	12,2%	3,4%
Mortgage Certifications (known in Spain as Certificados de Transmisión Hipotecaria (CTH)) **						
Credit Institutions	101.415	89.132	-12.283	-12,1%	27,5%	13,5%
Banks and Saving Banks	97.075	84.779	-12.296	-12,7%	27,5%	14,1%
Credit Cooperatives	4.340	4.353	13	0,3%	26,5%	7,4%

* 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		Loan to Deposit Ratio (LTD) OSR CREDIT	LTD MORTGAGE CREDIT
	dic-17	dic-18	In absolute terms	In relative terms		
SAVING DEPOSITS PRIVATE SECTOR RESIDENTS (OSR)						
Credit Institutions	1.146.917	1.165.030	18.113	1,6%	103,7%	56,7%
Banks and Saving Banks	-	-	-	-	-	-
Credit Cooperatives	-	-	-	-	-	-