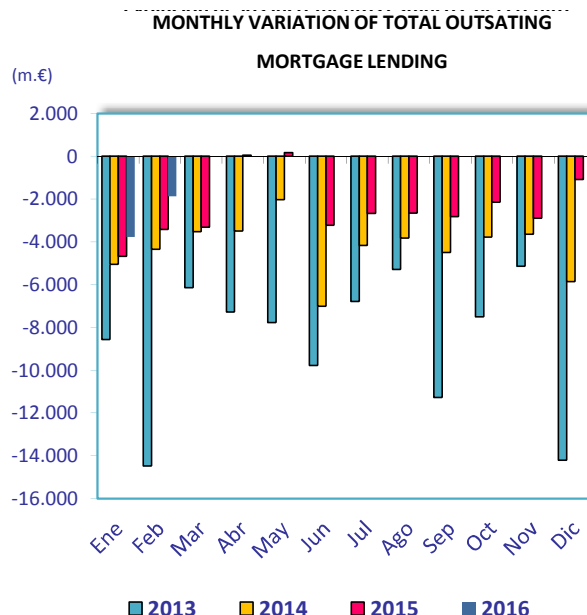
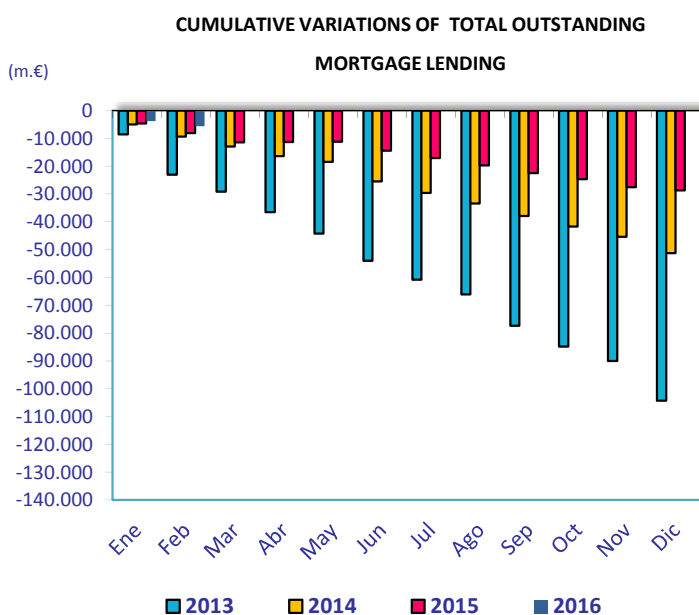


MORTGAGE CREDIT ACTIVITY FEBRUARY 2016

	feb-16	feb-15	Percentage variations (%)			Absolute variations (m.€)		
	(m.€)	(m.€)	Yearly	Monthly	Cumulative	Yearly	Monthly	Cumulative
TOTAL OUTSTANDING MORTGAGE LENDING¹	686.875	713.098	-3,68	-0,27	-0,81	-26.223	-1.876	-5.642
Total banks and saving banks	625.002	648.915	-3,7	-0,28	-0,9	-23.913	-1.757	-5.370
Cooperative	52.925	53.952	-1,9	-0,22	-0,5	-1.027	-118	-273
Financial credit institutions	8.949	10.232	-12,5	0	0,0	-1.283	0	0
Of which: Inside Balance Sheets	676.457	706.387	-4,2	-0,26	-0,8	-29.930	-1.733	-5.280
Total banks and saving banks	615.650	643.495	-4,3	-0,3	-0,8	-27.845	-1.619	-5.015
Cooperative	52.592	53.530	-1,8	-0,22	-0,5	-938	-114	-264
Financial credit institutions	8.215	9.362	-12,3	0	0,0	-1.147	0	0
Of which: Outside Balance Sheets (MBS)²	10.418	6.712	55,2	-1,3	-3,4	3.706	-142	-363
Total banks and saving banks	9.351	5.420	72,5	-1,5	-3,6	3.931	-138	-354
Cooperative	333	422	-21,2	-1,3	-2,4	-89	-5	-8
Financial credit institutions	734	870	-15,6	0,0	0,0	-136	0	0

1) Total outstanding of mortgage loans in February 2016 includes 130,396 million Euro of MBS (See Circular 4/2004 of Bank of Spain about new rules of accountancy for credit institutions)

2) It refers to MBS outside credit institutions balance sheets.



	feb-16	feb-15	Percentage variations (%)			Absolute variations (m.€)		
	(m.€)	(m.€)	Yearly	Monthly	Cumulative	Yearly	Monthly	Cumulative
TOTAL OUTSTANDING MBS	140.814	129.847	8,4	10,1	9,7	10.967	12.886	12.457
Total banks and saving banks	124.637	113.031	10,3	11,7	10,6	11.606	13.045	11.967
Cooperative	10.637	11.278	-5,7	-1,5	4,8	-640	-160	490
Financial credit institutions	5.540	5.538	0,0	0,0	0,0	2	0	0