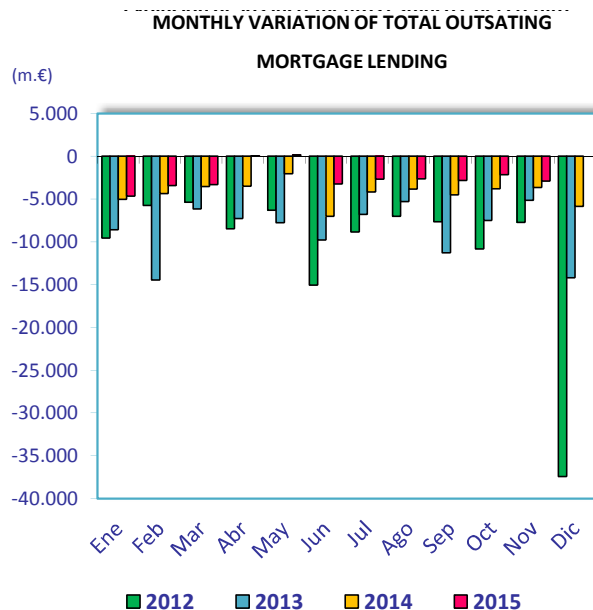
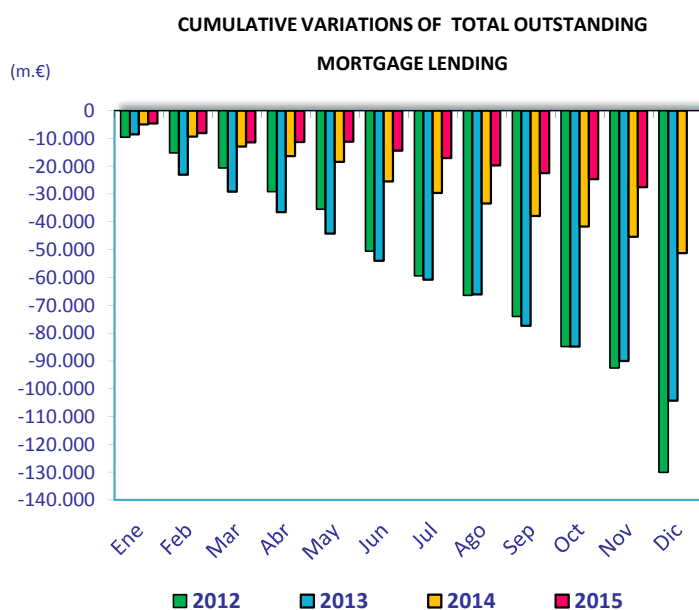


MORTGAGE CREDIT ACTIVITY NOVEMBER 2015

	nov-15	nov-14	Percentage variations (%)			Absolute variations (m.€)		
	(m.€)	(m.€)	Yearly	Monthly	Cumulative	Yearly	Monthly	Cumulative
TOTAL OUTSTANDING MORTGAGE LENDING¹	693.603	727.055	-4,60	-0,42	-3,83	-33.452	-2.902	-27.587
Total banks and saving banks	631.400	661.942	-4,6	-0,42	-3,8	-30.543	-2.688	-25.045
Cooperative	53.124	54.893	-3,2	-0,40	-2,5	-1.769	-214	-1.389
Financial credit institutions	9.079	10.219	-11,2	0	-11,3	-1.140	0	-1.153
Of which: Inside Balance Sheets	682.457	720.089	-5,2	-0,41	-4,5	-37.632	-2.779	-31.898
Total banks and saving banks	621.402	656.315	-5,3	-0,4	-4,5	-34.913	-2.571	-29.511
Cooperative	52.777	54.452	-3,1	-0,39	-2,4	-1.674	-209	-1.302
Financial credit institutions	8.278	9.323	-11,2	0	-11,6	-1.045	0	-1.084
Of which: Outside Balance Sheets (MBS)²	11.145	6.966	60,0	-1,1	63,1	4.180	-123	4.311
Total banks and saving banks	9.997	5.627	77,7	-1,2	80,8	4.370	-118	4.466
Cooperative	347	442	-21,4	-1,5	-19,9	-95	-5	-86
Financial credit institutions	801	897	-10,7	0,0	-7,9	-96	0	-69

1) Total outstanding of mortgage loans in November 2015 includes 115,861 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.



	nov-15	nov-14	Percentage variations (%)			Absolute variations (m.€)		
	(m.€)	(m.€)	Yearly	Monthly	Cumulative	Yearly	Monthly	Cumulative
TOTAL OUTSTANDING MBS	127.006	134.351	-5,5	-1,1	-4,1	-7.345	-1.381	-5.451
Total banks and saving banks	111.035	116.801	-4,9	-1,1	-3,8	-5.766	-1.278	-4.410
Cooperative	10.285	11.620	-11,5	-1,0	-10,4	-1.335	-103	-1.189
Financial credit institutions	5.686	5.930	-4,1	0,0	2,7	-243	0	148