

# Statistics on non-performing loans

**Asociación Hipotecaria Española**

1st Quarter 2022

Madrid, June 2022



# Statistics on non-performing loans

## Q1 2022

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*June 2022*

The first quarter of 2022 saw non-performing mortgage loans (NPLs) continue to show a positive evolution. Specifically, NPLs in **credit exposures for house purchases** followed a downward trend, recording a rate of **2.9%**, going down from the 3% rate in recent quarters. It should be highlighted that this improvement occurred in a context in which outstanding balances have evolved positively, something with a favourable impact on the ratio. Regarding credit for **housing renovation**, data showed a positive trend y-o-y, as the rate decreased by 0.7 pps down to **4.8%**, albeit the rate on a quarterly basis did not show this positive evolution, since it watered down as a result of the contraction of the outstanding volume (denominator of the ratio).

At an aggregate level, NPLs in the **resident private sector** showed a positive evolution, although the pace has decelerated when compared to pre-pandemic data. In particular, the rate decreased from 4.5% down to **4.2%** y-o-y. In terms of volume, the last quarter saw non-performing exposures (NPEs) fall by 6.4%, down to EUR 51,485 bn, close to 2008 levels. Since the peak of the financial crisis, when almost EUR 200 bn accounted for this type of problematic asset, there has been a clear global improvement in bank portfolios as a result of the restructuring of the banking sector, mainly through the sale of doubtful portfolios and the debt restructuring processes aiming at mitigating the negative impact of these assets on their balance sheets.

Within the resident private sector, a more favourable evolution of the household segment compared to that of companies stood out. In particular, **credit to households** -which amounted to EUR 24,1 bn- showed a decrease of 8.2% in the last twelve months, which in absolute terms means a drop of more than EUR 2.1 bn. The NPL rate stood at **3.7%** in Q1 2022 compared to 4.1% in Q1 2021 or 3.9% in Q4 2021.

As regards the business segment, at an aggregated level the restructuring of the balances has continued, albeit more moderately than in previous quarters since the performance of some sectors -such as the hospitality or transport- has not been so positive in the last months. While the **building construction sector** showed a positive trend, despite having one of the highest rates in the system: declining from 9.1% in Q1 2021 down to **8.4%** in Q1 2022. For their part, **real estate activities** showed a slower improvement rate, as NPL rate improved 0.5

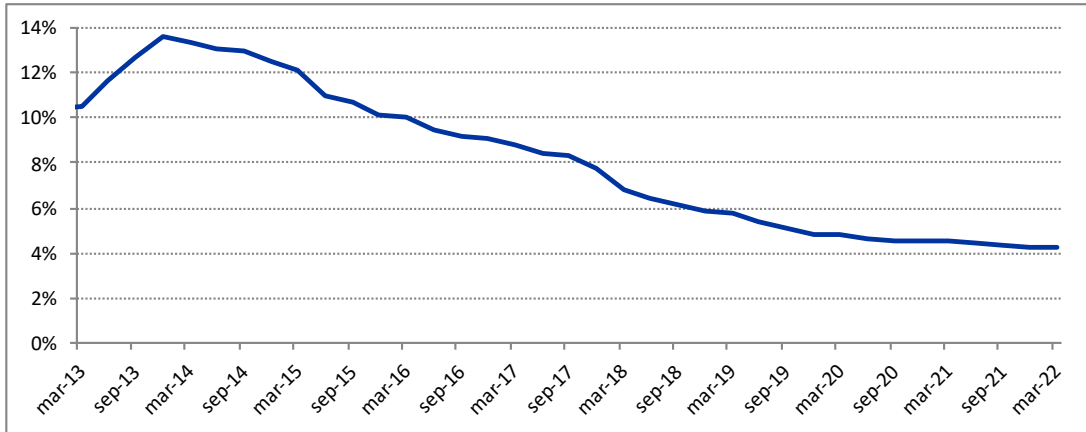
pps y-o-y, marking a growth q-o-q from 4.1% to **4.3%**. This was not a consequence of impairing the portfolio's loan quality but rather of an abrupt decline in its outstanding balance (denominator) on a quarterly basis (-6.6%).

As for the present year, it is worth noting that although in principle the broad consensus is that no strong impairment of credit risk is foreseen as a consequence of the new risks arising from the invasion of Ukraine, its impact on prices and on the purchasing power could affect the repayment capacity of the lower-income groups and of companies with greater exposure to increases in the energy costs or with previous financial difficulties. By contrast, it is worth highlighting the good performance of the labour market, which if sustained would act as a driving force for ensuring the sustainability of NPLs rates.

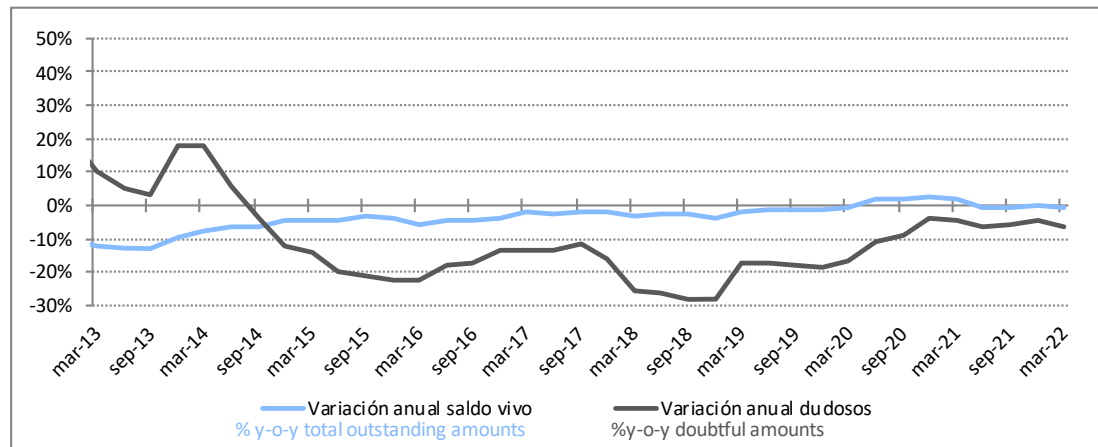
**1. Percentage of doubtful loans in total lending to the private sector**

Period	Total	Deposit-taking lenders	Other credit Institutions	CFEs*
jun-18	6,4%	6,4%	8,5%	5,6%
sept-18	6,2%	6,2%	7,7%	5,4%
dic-18	5,8%	5,8%	6,1%	5,2%
mar-19	5,7%	5,7%	6,0%	5,5%
jun-19	5,4%	5,3%	5,4%	5,6%
sept-19	5,1%	5,1%	4,7%	5,5%
dic-19	4,8%	4,8%	3,9%	5,1%
mar-20	4,8%	4,8%	3,7%	6,0%
jun-20	4,7%	4,6%	3,2%	6,9%
sept-20	4,6%	4,5%	3,3%	6,6%
dic-20	4,5%	4,4%	3,1%	6,5%
mar-21	4,5%	4,4%	3,1%	6,8%
jun-21	4,4%	4,3%	2,9%	6,5%
sept-21	4,4%	4,3%	2,8%	6,5%
dic-21	4,3%	4,2%	3,0%	6,9%
mar-22	4,2%	4,1%	2,8%	7,1%

**Chart: Evolution of the percentage of doubtful loans in total lending to the private sector**



**Chart: y-o-y variation rate of outstanding and doubtful amounts of total lending to the private sector**



\*Credit financial establishments

## 2. Percentage of doubtful loans in residential lending

Period	Housing purchase	Renovation	Purchase and Renovation
jun-18	4,4%	6,2%	4,5%
sept-18	4,3%	6,3%	4,3%
dic-18	4,1%	6,2%	4,1%
mar-19	4,0%	6,1%	4,1%
jun-19	3,8%	6,0%	3,9%
sept-19	3,6%	5,6%	3,6%
dic-19	3,4%	5,5%	3,5%
mar-20	3,4%	5,2%	3,5%
jun-20	3,5%	5,7%	3,5%
sept-20	3,3%	5,7%	3,3%
dic-20	3,1%	5,5%	3,2%
mar-21	3,1%	5,5%	3,2%
jun-21	3,0%	5,4%	3,1%
sept-21	3,0%	5,3%	3,0%
dic-21	3,0%	4,8%	3,1%
mar-22	2,9%	4,8%	3,0%

Chart: Evolution of residential doubtful loans by credit purpose

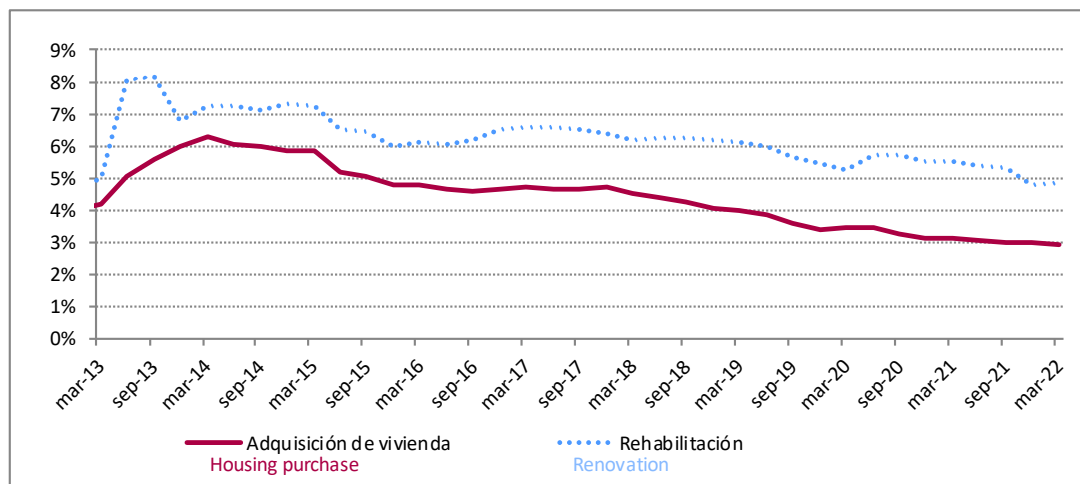
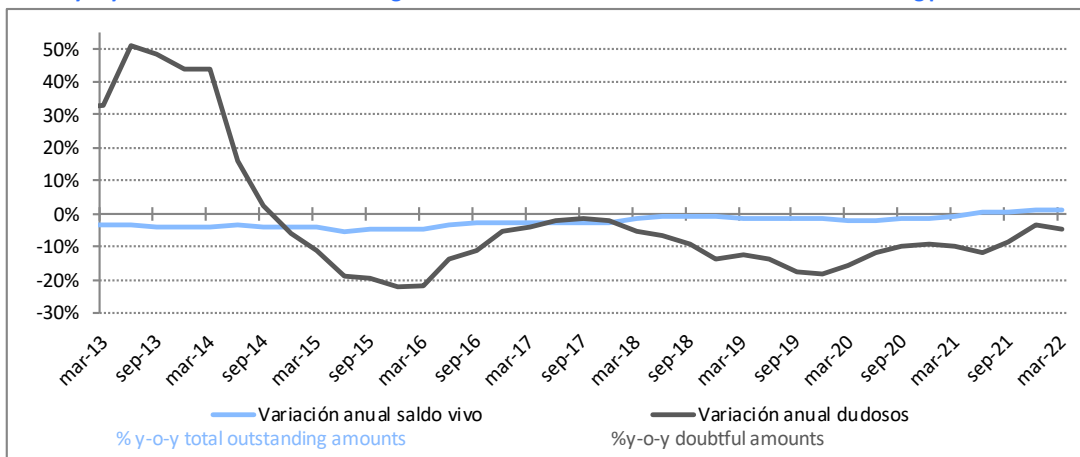


Chart: y-o-y variation rate of outstanding and doubtful amounts of residential loans for housing purchase



### 3. Percentage of doubtful loans in residential loans for housing purchase

Period	Total	Deposit-taking Institutions	Other credit Institutions	CFEs
jun-18	4,4%	4,2%	0,0%	13,8%
sept-18	4,3%	4,1%	0,0%	13,7%
dic-18	4,1%	3,9%	0,0%	13,5%
mar-19	4,0%	3,8%	0,0%	13,4%
jun-19	3,8%	3,6%	0,0%	13,1%
sept-19	3,6%	3,4%	0,0%	13,2%
dic-19	3,4%	3,2%	0,0%	13,2%
mar-20	3,4%	3,2%	0,0%	13,9%
jun-20	3,5%	3,2%	0,0%	14,2%
sept-20	3,3%	3,0%	0,0%	14,2%
dic-20	3,1%	2,9%	0,0%	13,8%
mar-21	3,1%	2,9%	0,0%	13,3%
jun-21	3,0%	2,8%	0,0%	12,9%
sept-21	3,0%	2,8%	0,0%	12,6%
dic-21	3,0%	2,7%	0,0%	16,9%
mar-22	2,9%	2,7%	0,0%	16,8%

### 4. Percentage of doubtful loans in residential loans for housing renovation

Period	Total	Deposit-taking Institutions	Other credit Institutions	CFEs
jun-18	6,2%	6,3%	0,0%	1,4%
sept-18	6,3%	6,3%	0,0%	1,7%
dic-18	6,2%	6,2%	0,0%	1,8%
mar-19	6,1%	6,1%	0,0%	1,9%
jun-19	6,0%	6,0%	0,0%	1,9%
sept-19	5,6%	5,7%	0,0%	2,2%
dic-19	5,5%	5,5%	0,0%	2,5%
mar-20	5,2%	5,3%	0,0%	3,5%
jun-20	5,7%	5,7%	0,0%	4,2%
sept-20	5,7%	5,7%	0,0%	4,7%
dic-20	5,5%	5,5%	0,0%	5,3%
mar-21	5,5%	5,5%	0,0%	6,3%
jun-21	5,4%	5,4%	0,0%	5,6%
sept-21	5,3%	5,3%	0,0%	5,6%
dic-21	4,8%	4,7%	0,0%	5,4%
mar-22	4,8%	4,8%	0,0%	5,5%

### 5. Percentage of doubtful loans in residential loans for consumer goods

Period	Total	Deposit-taking Institutions	Other credit Institutions	CFEs
jun-18	4,4%	4,7%	0,0%	3,7%
sept-18	4,5%	4,9%	0,0%	3,3%
dic-18	4,3%	4,7%	0,0%	3,3%
mar-19	4,6%	4,9%	0,0%	3,8%
jun-19	4,6%	4,6%	0,0%	4,4%
sept-19	4,7%	4,9%	0,0%	4,0%
dic-19	4,3%	4,6%	0,0%	3,6%
mar-20	5,0%	5,1%	0,0%	4,6%
jun-20	5,6%	5,6%	0,0%	5,6%
sept-20	5,6%	5,8%	0,0%	4,6%
dic-20	5,1%	5,3%	0,0%	4,3%
mar-21	5,5%	5,6%	0,0%	5,1%
jun-21	5,0%	5,2%	0,0%	4,2%
sept-21	5,1%	5,3%	0,0%	4,4%
dic-21	5,0%	5,3%	0,0%	3,6%
mar-22	4,9%	5,1%	0,0%	4,1%

#### 6. Percentage of doubtful loans in productive activity exposures

Period	Total	Deposit-taking Institutions	Other credit Institutions	CFEs
jun-18	7,8%	8,0%	8,0%	2,4%
sept-18	7,4%	7,6%	7,6%	2,3%
dic-18	6,9%	7,0%	7,0%	2,3%
mar-19	6,7%	6,8%	6,8%	2,5%
jun-19	6,2%	6,3%	6,3%	2,0%
sept-19	5,9%	6,1%	6,1%	2,2%
dic-19	5,4%	5,5%	5,5%	2,1%
mar-20	5,3%	5,4%	5,4%	2,6%
jun-20	4,9%	5,0%	5,0%	3,3%
sept-20	4,9%	5,0%	5,0%	3,4%
dic-20	5,0%	5,1%	5,1%	3,2%
mar-21	5,0%	5,0%	5,0%	3,3%
jun-21	5,0%	5,0%	5,0%	3,6%
sept-21	4,9%	4,9%	4,9%	3,6%
dic-21	4,8%	4,8%	4,8%	3,4%
mar-22	4,8%	4,9%	4,9%	3,4%

#### 7. Percentage of doubtful loans in lending to real estate activities

Period	Total	Deposit-taking Institutions	Other credit Institutions	CFEs
jun-18	10,6%	10,6%	34,3%	3,8%
sept-18	9,4%	9,4%	23,0%	3,5%
dic-18	9,0%	8,9%	25,3%	7,8%
mar-19	8,3%	8,3%	20,7%	3,4%
jun-19	7,2%	7,2%	21,0%	3,3%
sept-19	6,4%	6,4%	19,3%	3,9%
dic-19	5,2%	5,2%	19,4%	3,5%
mar-20	5,2%	5,2%	19,3%	3,1%
jun-20	5,1%	5,1%	19,2%	5,7%
sept-20	5,1%	5,1%	19,5%	5,8%
dic-20	5,0%	4,9%	19,7%	6,1%
mar-21	4,8%	4,8%	19,6%	5,9%
jun-21	4,6%	4,5%	21,8%	5,8%
sept-21	4,4%	4,4%	21,8%	6,1%
dic-21	4,1%	4,1%	17,9%	7,1%
mar-22	4,3%	4,3%	17,8%	6,5%

#### 8. Percentage of doubtful loans in lending to construction sector

Period	Total	Deposit-taking Institutions	Other credit Institutions	CFEs
jun-18	17,6%	17,8%	21,7%	5,3%
sept-18	16,7%	17,0%	19,6%	5,5%
dic-18	14,0%	14,4%	12,3%	4,2%
mar-19	13,3%	13,6%	12,6%	4,5%
jun-19	12,7%	13,1%	12,7%	3,0%
sept-19	12,6%	13,0%	12,5%	3,3%
dic-19	11,7%	12,0%	18,3%	3,0%
mar-20	11,4%	11,6%	19,2%	5,1%
jun-20	9,8%	9,8%	14,9%	6,8%
sept-20	9,5%	9,5%	15,3%	6,6%
dic-20	9,2%	9,2%	15,4%	5,5%
mar-21	9,1%	9,1%	14,8%	6,2%
jun-21	9,1%	9,0%	15,0%	9,1%
sept-21	8,7%	8,6%	14,9%	8,0%
dic-21	8,5%	8,4%	16,0%	7,4%
mar-22	8,4%	8,3%	16,2%	8,1%

**9. Outstanding amounts of total lending to the private sector**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit Institutions	CFEs
jun-18	1.229.817	1.174.180	7.775	47.862
sept-18	1.213.308	1.157.186	7.522	48.600
dic-18	1.208.318	1.150.231	6.887	51.200
mar-19	1.202.180	1.144.971	6.703	50.507
jun-19	1.214.790	1.158.792	7.307	48.691
sept-19	1.195.701	1.139.328	7.457	48.917
dic-19	1.193.527	1.135.590	6.979	50.958
mar-20	1.195.487	1.138.885	7.321	49.280
jun-20	1.241.445	1.187.023	8.036	46.386
sept-20	1.221.810	1.167.999	8.025	45.786
dic-20	1.224.458	1.174.945	8.191	41.323
mar-21	1.218.084	1.169.638	8.211	40.234
jun-21	1.232.484	1.184.136	7.901	40.447
sept-21	1.213.528	1.165.368	7.868	40.291
dic-21	1.223.700	1.173.435	7.482	42.783
mar-22	1.214.017	1.164.183	7.739	42.096

**10. Doubtful amounts of total lending to the private sector**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit Institutions	CFEs
jun-18	78.612	75.259	662	2.691
sept-18	74.929	71.745	576	2.609
dic-18	70.255	67.199	418	2.638
mar-19	68.844	65.650	404	2.791
jun-19	65.068	61.946	395	2.726
sept-19	61.505	58.487	348	2.670
dic-19	57.192	54.301	274	2.616
mar-20	57.382	54.155	270	2.957
jun-20	57.965	54.509	258	3.199
sept-20	55.933	52.650	263	3.020
dic-20	55.164	52.224	252	2.687
mar-21	54.980	51.975	253	2.752
jun-21	54.218	51.357	229	2.632
sept-21	52.826	49.982	220	2.623
dic-21	52.548	49.378	222	2.948
mar-22	51.485	48.286	217	2.982



**11. Outstanding amounts of lending to households for housing purchase**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit Institutions	CFEs
jun-18	505.963	495.552	15	10.396
sept-18	503.078	492.714	14	10.350
dic-18	500.825	490.533	14	10.277
mar-19	499.675	489.422	14	10.239
jun-19	498.788	488.584	14	10.189
sept-19	495.311	485.148	14	10.149
dic-19	493.568	483.473	14	10.081
mar-20	491.160	481.134	14	10.012
jun-20	488.615	478.617	14	9.984
sept-20	487.772	477.778	13	9.981
dic-20	487.855	477.877	13	9.965
mar-21	488.594	478.570	12	10.011
jun-21	491.343	481.368	12	9.963
sept-21	491.814	481.917	12	9.885
dic-21	493.146	483.323	12	9.812
mar-22	494.854	485.133	11	9.710

**12. Doubtful amounts of lending to households for housing purchase**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	22.193	20.754	0	1.439
sept-18	21.452	20.034	0	1.417
dic-18	20.412	19.026	0	1.386
mar-19	20.026	18.650	0	1.376
jun-19	19.104	17.768	0	1.336
sept-19	17.650	16.313	0	1.337
dic-19	16.760	15.434	0	1.326
mar-20	16.841	15.445	0	1.396
jun-20	16.897	15.481	0	1.416
sept-20	15.899	14.480	0	1.419
dic-20	15.276	13.900	0	1.375
mar-21	15.192	13.864	0	1.328
jun-21	14.900	13.617	0	1.283
sept-21	14.563	13.314	0	1.249
dic-21	14.777	13.122	0	1.655
mar-22	14.522	12.895	0	1.628

**13. Outstanding amounts of lending to households for housing renovation**  
 (million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	18.399	18.234	0	165
sept-18	18.168	17.987	0	181
dic-18	17.912	17.702	0	211
mar-19	18.039	17.811	0	228
jun-19	17.927	17.650	0	277
sept-19	17.873	17.575	0	298
dic-19	17.301	17.000	0	300
mar-20	17.068	16.752	0	316
jun-20	16.851	16.548	0	303
sept-20	16.610	16.314	0	296
dic-20	16.360	16.074	0	286
mar-21	16.117	15.834	0	283
jun-21	15.955	15.660	0	295
sept-21	15.897	15.599	0	298
dic-21	17.030	16.722	0	307
mar-22	16.687	16.360	0	327

**14. Doubtful amounts of lending to households for housing renovation**  
 (million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	1.148	1.145	0	2
sept-18	1.136	1.133	0	3
dic-18	1.105	1.102	0	4
mar-19	1.097	1.093	0	4
jun-19	1.071	1.066	0	5
sept-19	1.007	1.001	0	7
dic-19	948	940	0	8
mar-20	893	882	0	11
jun-20	963	951	0	13
sept-20	945	931	0	14
dic-20	904	888	0	15
mar-21	886	868	0	18
jun-21	858	841	0	17
sept-21	845	828	0	17
dic-21	810	793	0	17
mar-22	809	791	0	18

**15. Outstanding amounts of lending to households for consumer goods**  
 (million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	82.235	59.918	1	22.316
sept-18	83.515	60.557	1	22.957
dic-18	86.668	62.334	1	24.333
mar-19	87.890	63.629	1	24.260
jun-19	91.250	69.512	1	21.737
sept-19	91.209	69.169	1	22.039
dic-19	94.279	71.128	1	23.151
mar-20	93.394	71.170	1	22.223
jun-20	91.769	71.070	1	20.699
sept-20	90.761	70.077	1	20.684
dic-20	91.796	75.546	1	16.250
mar-21	89.925	74.407	1	15.517
jun-21	93.008	76.625	1	16.383
sept-21	91.572	75.177	1	16.395
dic-21	93.370	75.251	1	18.118
mar-22	90.008	72.535	1	17.473

**16. Doubtful amounts of lending to households for consumer goods**  
 (million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	3.615	2.795	0	821
sept-18	3.732	2.979	0	753
dic-18	3.710	2.901	0	809
mar-19	4.058	3.126	0	932
jun-19	4.180	3.227	0	952
sept-19	4.302	3.420	0	883
dic-19	4.097	3.263	0	833
mar-20	4.641	3.610	0	1.031
jun-20	5.118	3.964	0	1.153
sept-20	5.048	4.086	0	962
dic-20	4.718	4.013	0	705
mar-21	4.972	4.182	0	790
jun-21	4.659	3.970	0	689
sept-21	4.703	3.981	0	723
dic-21	4.654	4.007	0	648
mar-22	4.427	3.718	0	709

**17. Outstanding amounts of lending to finance productive activity**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	558.653	537.676	7.739	13.238
sept-18	549.088	528.059	7.486	13.543
dic-18	545.599	523.942	6.855	14.802
mar-19	540.818	519.965	6.670	14.182
jun-19	544.879	522.838	7.272	14.770
sept-19	536.750	514.796	7.409	14.544
dic-19	534.773	512.107	6.927	15.738
mar-20	539.777	517.312	7.270	15.196
jun-20	584.061	562.679	7.984	13.398
sept-20	573.624	552.796	7.982	12.846
dic-20	575.162	554.073	8.165	12.925
mar-21	569.827	548.877	8.186	12.764
jun-21	572.050	551.664	7.878	12.508
sept-21	563.085	542.915	7.845	12.325
dic-21	571.098	550.342	7.459	13.297
mar-22	561.373	540.403	7.716	13.254

**18. Doubtful amounts of lending to finance productive activity**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	43.818	42.850	656	311
sept-18	40.845	39.956	571	318
dic-18	37.479	36.725	414	339
mar-19	36.302	35.544	400	359
jun-19	33.580	32.885	394	301
sept-19	31.831	31.163	347	321
dic-19	28.911	28.302	274	335
mar-20	28.672	28.014	270	389
jun-20	28.808	28.104	258	445
sept-20	28.178	27.482	263	434
dic-20	28.648	27.986	252	410
mar-21	28.334	27.656	253	425
jun-21	28.365	27.683	229	453
sept-21	27.321	26.660	220	441
dic-21	27.180	26.508	221	451
mar-22	27.101	26.433	217	451

**19. Outstanding amounts of lending to real estate activities**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	107.841	106.758	255	829
sept-18	103.202	102.179	192	831
dic-18	93.372	92.778	174	420
mar-19	93.587	92.531	167	888
jun-19	91.030	89.986	164	880
sept-19	90.357	89.422	162	773
dic-19	88.149	87.211	159	779
mar-20	87.853	86.848	158	848
jun-20	85.542	84.894	157	490
sept-20	83.829	83.206	155	468
dic-20	81.943	81.359	152	433
mar-21	81.529	80.957	150	422
jun-21	81.700	81.157	131	412
sept-21	80.498	79.974	129	395
dic-21	82.101	81.586	123	392
mar-22	76.707	76.194	120	393

**20. Doubtful amounts of lending to real estate activities**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	11.411	11.292	87	31
sept-18	9.700	9.627	44	29
dic-18	8.376	8.299	44	33
mar-19	7.787	7.722	35	31
jun-19	6.568	6.504	34	29
sept-19	5.768	5.706	31	30
dic-19	4.616	4.559	31	27
mar-20	4.554	4.497	31	26
jun-20	4.358	4.300	30	28
sept-20	4.282	4.224	30	27
dic-20	4.079	4.023	30	26
mar-21	3.940	3.886	29	25
jun-21	3.718	3.665	28	24
sept-21	3.555	3.503	28	24
dic-21	3.390	3.340	22	28
mar-22	3.335	3.288	21	26

**21. Outstanding amounts of lending to the construction sector**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	28.904	27.163	923	818
sept-18	28.045	26.361	825	859
dic-18	29.079	27.386	735	959
mar-19	28.841	27.232	715	894
jun-19	28.095	26.329	708	1.057
sept-19	27.205	25.409	710	1.086
dic-19	26.013	24.304	537	1.172
mar-20	26.926	25.253	519	1.154
jun-20	28.703	27.164	602	936
sept-20	28.362	26.876	580	905
dic-20	27.895	26.275	570	1.050
mar-21	27.668	26.086	591	991
jun-21	27.577	25.937	586	1.054
sept-21	27.420	25.777	587	1.056
dic-21	27.235	25.603	487	1.145
mar-22	27.177	25.645	462	1.070

**22. Doubtful amounts of lending to the construction sector**  
(million EUR)

Period	Total	Deposit-taking Institutions	Other credit institutions	CFEs
jun-18	5.079	4.836	200	43
sept-18	4.677	4.468	162	47
dic-18	4.062	3.932	90	40
mar-19	3.833	3.702	90	40
jun-19	3.559	3.437	90	32
sept-19	3.416	3.291	89	36
dic-19	3.047	2.914	98	35
mar-20	3.083	2.924	99	59
jun-20	2.821	2.668	90	63
sept-20	2.690	2.541	89	60
dic-20	2.553	2.408	88	57
mar-21	2.517	2.368	88	62
jun-21	2.514	2.330	88	96
sept-21	2.381	2.209	87	84
dic-21	2.305	2.143	78	84
mar-22	2.282	2.121	75	87