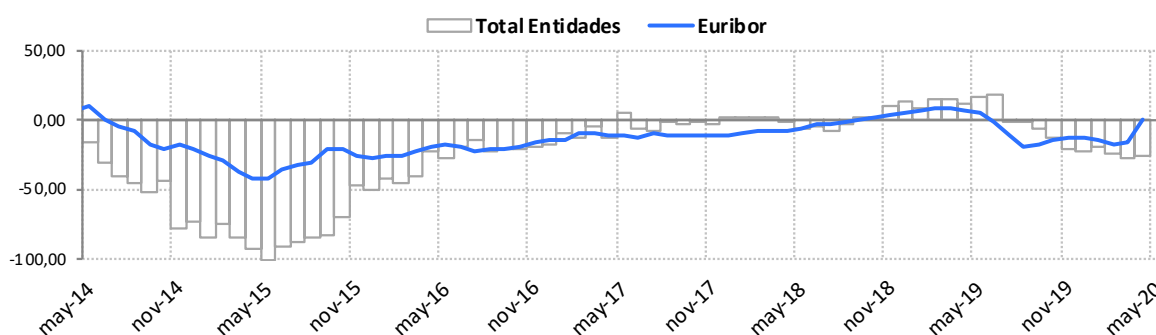


**Reference Indexes of the Mortgage Market**
**May 2020**

	Official reference indexes (%)						Other references	
	Total Institutions	Euro Zone (1)	Euribor 12m	Mibor (2)	IRS 5 years (3)	Debt	A.H.E.	Covered Bonds
may-19	2,052	1,770	-0,134	-0,134	-0,023	0,066	-	0,218
jun-19	2,041	1,790	-0,190	-0,190	-0,171	0,008	1,000	0,363
jul-19	1,836	1,730	-0,283	-0,283	-0,274	-0,070	-	0,262
ago-19	1,913	1,710	-0,356	-0,356	-0,460	-0,143	-	0,209
sept-19	1,825	1,680	-0,339	-0,339	-0,432	-0,201	0,750	0,238
oct-19	1,806	1,640	-0,304	-0,304	-0,322	-0,252	-	0,188
nov-19	1,803	1,590	-0,272	-0,272	-0,220	-0,272	-	0,074
dic-19	1,807	1,590	-0,261	-0,261	-0,181	-0,264	0,750	0,062
ene-20	1,825	1,580	-0,253	-0,253	-0,186	-0,235	-	0,059
feb-20	1,816	1,520	-0,288	-0,288	-0,303	-0,219	-	0,058
mar-20	1,765	1,540	-0,266	-0,266	-0,282	-0,166	0,750	0,040
abr-20	1,754	1,550	-0,108	-0,108	-0,224	-0,075	-	0,092
may-20	1,745	1,540	-0,081	-0,081	-0,292	-0,049	-	0,093

	Inter-monthly variation							
	Total Institutions	Euro Zone (1)	Euribor 12m	Mibor (2)	IRS 5 years (3)	Debt	A.H.E.	Covered Bonds
dic-19	0,004	0,000	0,011	0,011	0,039	0,008	-	-0,012
ene-20	0,018	-0,010	0,008	0,008	-0,005	0,029	-	-0,003
feb-20	-0,009	-0,060	-0,035	-0,035	-0,117	0,016	-	-0,001
mar-20	-0,051	0,020	0,022	0,022	0,021	0,053	-	-0,018
abr-20	-0,011	0,010	0,158	0,158	0,058	0,091	-	0,052
may-20	-0,009	-0,010	0,027	0,027	-0,068	0,026	-	0,001

	Year-on-year variation							
	Total Institutions	Euro Zone (1)	Euribor 12m	Mibor (2)	IRS 5 years (3)	Debt	A.H.E.	Covered Bonds
dic-19	-0,230	-0,260	-0,132	-0,132	-0,435	-0,481	-0,500	-0,148
ene-20	-0,197	-0,230	-0,137	-0,137	-0,369	-0,456	-	-0,157
feb-20	-0,240	-0,290	-0,180	-0,180	-0,436	-0,442	-	-0,182
mar-20	-0,274	-0,300	-0,157	-0,157	-0,372	-0,362	-0,500	-0,202
abr-20	-0,263	-0,250	0,004	0,004	-0,263	-0,211	-	-0,097
may-20	-0,307	-0,230	0,053	0,053	-0,269	-0,115	-	-0,125

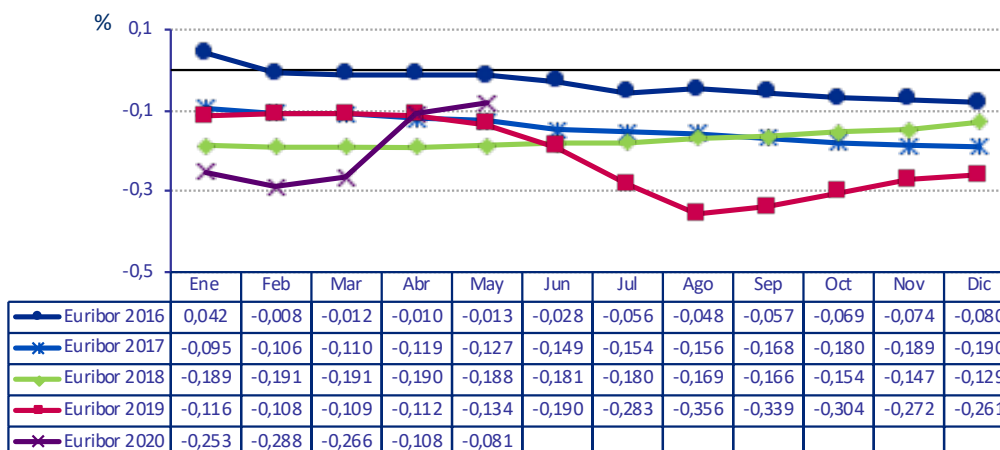
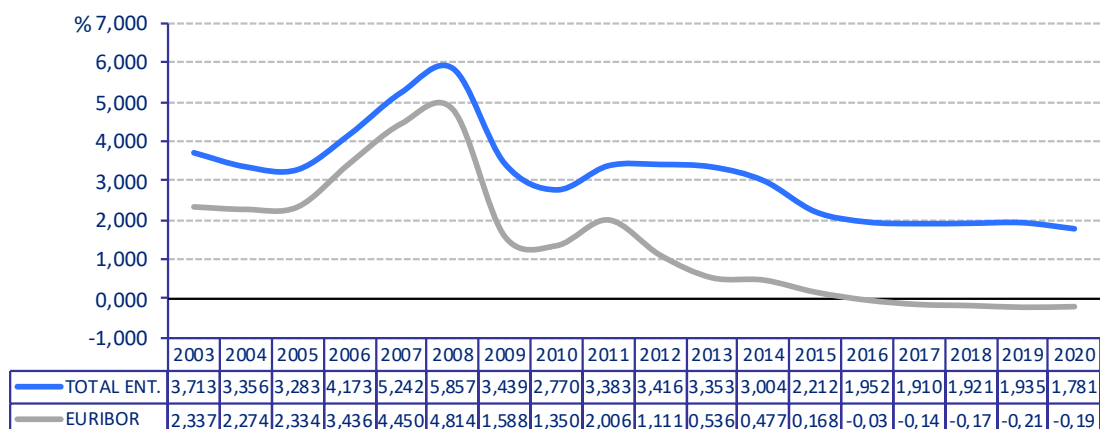
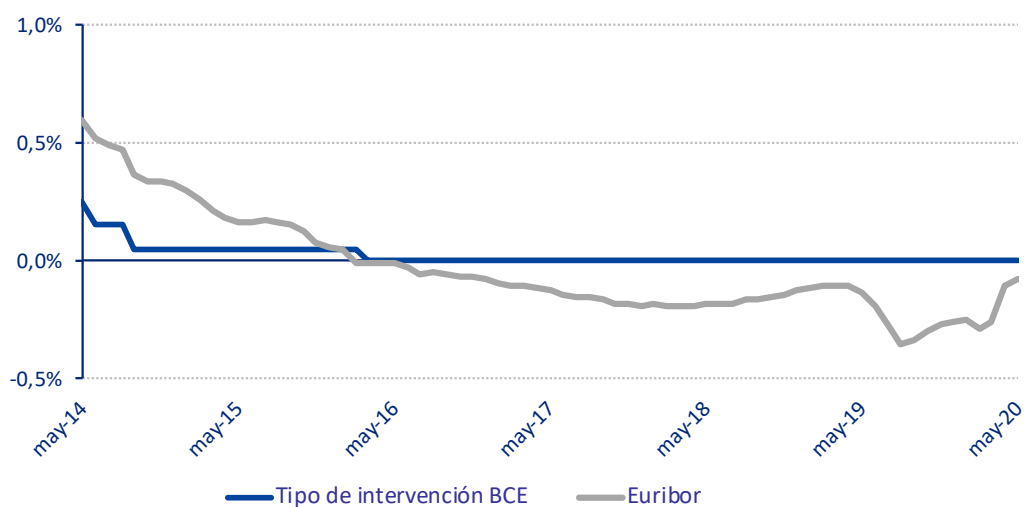
**Chart: year-on-year variation rates**


NOTE:

(1) Euro area lenders' average 1-to-5-year mortgage rate for the purchase of unsubsidised housing (linked to the previous month).

(2) This interest rate ceased to be considered as the official mortgage market reference rate for mortgage loans arranged as from 1 January 2000.

(3) 5 years Interest Rate Swap (IRS). The monthly average is calculated according to the definition established in Circular 5/2012 of 27th of June of the Bank of Spain.

**Reference Indexes of the Mortgage Market**
**May 2020**
**Euribor 12 monthly average**

**Total institutions and Euribor 12 yearly average**

**ECB official rate (main refinancing operations ) versus Euribor 12**


**Reference Indexes of the Mortgage Market**
**May 2020**

<b>1. OFFICIAL mortgage market reference rates:</b>	%
Average rate on mortgage loans for house purchase over 3 years granted by Spanish Monetary and Financial Institutions (MFIs) .....	1,745
Average rate on mortgage loans for house purchase with a maturity between 1-5 years granted by Euro zone MFIs (1) .....	1,540
Internal Rate of Return (IRR) on government bonds with a residual maturity of 2-6 years .....	-0,049
Interbank 12-month Euribor .....	-0,081
5 year Interest Rate Swap (IRS) .....	-0,292
Interbank 12-month MÍBOR (2) .....	-0,081
 <b>2. Other reference rates</b>	
• Resolution 20/6/1986 of the DGT and PF	
Most frequent rate of the MFIs members of the board of the Spanish Mortgage Association .....	-
Rate at issue of Spanish Covered Bonds (Cédulas Hipotecarias) .....	0,093
Rate at issue of domestic Government Bonds between 3 and 6 years.....	-0,046
• Resolution 5/12/1989 of the DGT and PF	
Government Bonds Nominal Index for half-yearly payments.....	-0,049

(1) This rate matches that prepared and published by the ECB with a lag of one month for the purposes of its use as a mortgage market reference rate. As set out in Annex 8 of the Bank of Spain Circular 5/2012, this index will not be corrected should the ECB subsequently change the rate published.

(2) This interest rate ceased to be considered as the official mortgage market reference rate for mortgage loans arranged as from 1 January 2000.