

Reference Indexes of the Mortgage Market

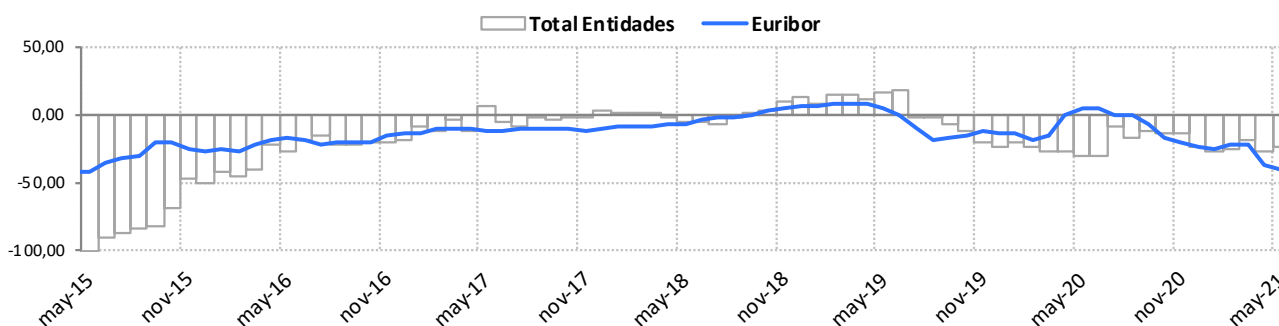
May 2021

	Official reference indexes (%)							Other references	
	Total Institutions	Euro Zone (1)	Euribor 12m	Mibor (2)	€ STR 12m	IRS 5 years (3)	Debt	A.H.E.	Covered Bonds
may-20	1,745	1,540	-0,081	-0,081	-	-0,292	-0,049	-	0,093
jun-20	1,744	1,580	-0,147	-0,147	-	-0,300	-0,054	0,500	0,114
jul-20	1,745	1,640	-0,279	-0,279	-	-0,363	-0,070	-	0,113
ago-20	1,743	1,580	-0,359	-0,359	-	-0,380	-0,077	-	0,112
sept-20	1,700	1,610	-0,415	-0,415	-	-0,418	-0,133	0,750	0,145
oct-20	1,663	1,610	-0,466	-0,466	-	-0,459	-0,232	-	0,094
nov-20	1,661	1,580	-0,481	-0,481	-	-0,460	-0,302	-	0,093
dic-20	1,563	1,540	-0,497	-0,497	-	-0,469	-0,356	0,500	0,080
ene-21	1,558	1,520	-0,505	-0,505	-	-0,449	-0,382	-	0,063
feb-21	1,565	1,500	-0,501	-0,501	-	-0,376	-0,397	-	0,057
mar-21	1,571	1,490	-0,487	-0,487	-	-0,322	-0,399	0,500	0,045
abr-21	1,480	1,440	-0,484	-0,484	-	-0,306	-0,383	-	0,049
may-21	1,507	1,480	-0,481	-0,481	-0,556	-0,245	-0,350	-	0,032

	Inter-monthly variation								
	Total Institutions	Euro Zone (1)	Euribor 12m	Mibor (2)	€ STR 12m	IRS 5 years (3)	Debt	A.H.E.	Covered Bonds
dic-20	-0,098	-0,040	-0,016	-0,016	-	-0,009	-0,054	-	-0,013
ene-21	-0,005	-0,020	-0,008	-0,008	-	0,020	-0,026	-	-0,017
feb-21	0,007	-0,020	0,004	0,004	-	0,073	-0,015	-	-0,006
mar-21	0,006	-0,010	0,014	0,014	-	0,054	-0,002	-	-0,012
abr-21	-0,091	-0,050	0,003	0,003	-	0,016	0,016	-	0,004
may-21	0,027	0,040	0,003	0,003	-	0,061	0,033	-	-0,017

	Year-on-year variation								
	Total Institutions	Euro Zone (1)	Euribor 12m	Mibor (2)	€ STR 12m	IRS 5 years (3)	Debt	A.H.E.	Covered Bonds
dic-20	-0,244	-0,050	-0,236	-0,236	-	-0,288	-0,092	-0,250	0,018
ene-21	-0,267	-0,060	-0,252	-0,252	-	-0,263	-0,147	-	0,004
feb-21	-0,251	-0,020	-0,213	-0,213	-	-0,073	-0,178	-	-0,001
mar-21	-0,194	-0,050	-0,221	-0,221	-	-0,040	-0,233	-0,250	0,005
abr-21	-0,274	-0,110	-0,376	-0,376	-	-0,082	-0,308	-	-0,043
may-21	-0,238	-0,060	-0,400	-0,400	-	0,047	-0,301	-	-0,061

Chart: year-on-year variation rates



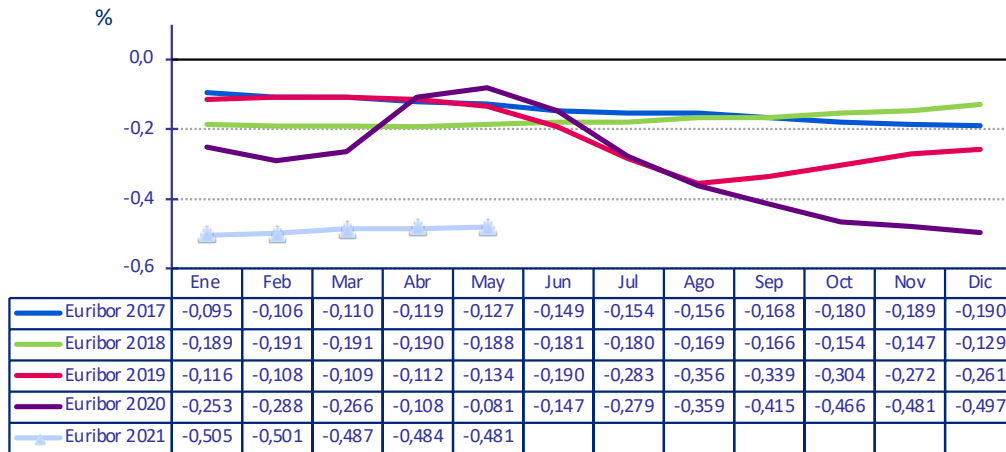
NOTE:

- (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.

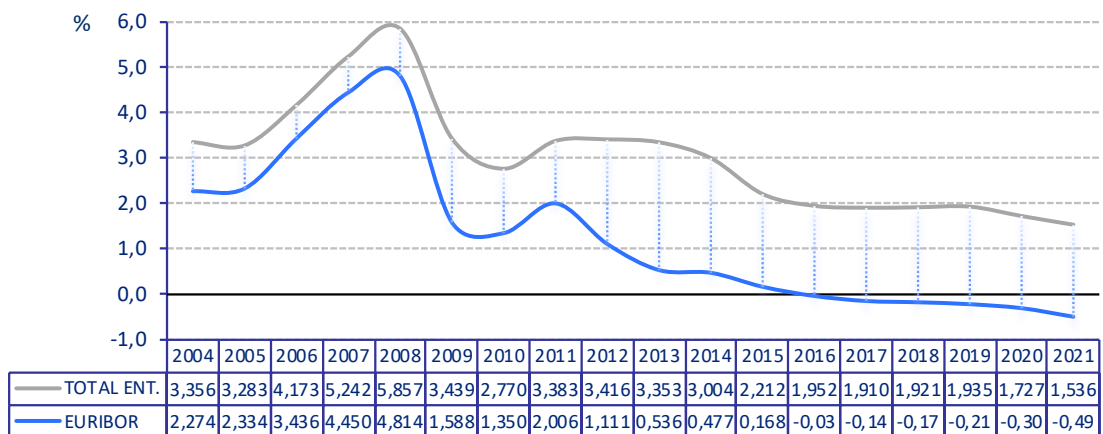
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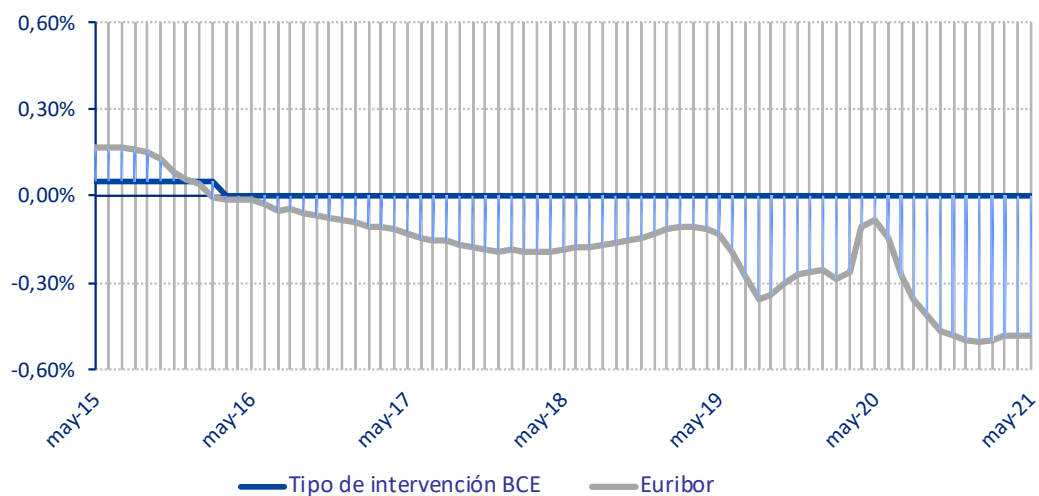
Euribor 12 monthly average



Total institutions and Euribor 12 yearly average



ECB official rate (main refinancing operations) versus Euribor 12



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1. OFFICIAL mortgage market reference rates:	%
Average rate on mortgage loans for house purchase over 3 years granted by Spanish Monetary and Financial Institutions (MFIs)	1,507
Average rate on mortgage loans for house purchase with a maturity between 1-5 years granted by Euro zone MFIs (1)	1,480
Internal Rate of Return (IRR) on government bonds with a residual maturity of 2-6 years	-0,350
<u>Euribor. Plazos</u>	
Interbank 1-week Euríbor	-0,565
Interbank 1-month Euríbor	-0,558
Interbank 3-month Euríbor	-0,540
Interbank 6-month Euríbor	-0,513
Interbank 12-month Euríbor	-0,481
5 year Interest Rate Swap (IRS)	-0,245
<u>Interest Rate based on the Euro short-term rate (€STR)</u>	
1-week €STR.....	-0,565
1-month €STR.....	-0,565
3-month €STR.....	-0,565
6-month €STR.....	-0,563
12-month €STR.....	-0,556
Interbank 12-month MÍBOR (2)	-0,481
2. Other reference rates	
• 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)	0,032
Rate at issue of domestic Government Bonds between 3 and 6 years.....	-0,383
• Resolution 5/12/1989 of the DGT and PF	
Government Bonds Nominal Index for half-yearly payments.....	-0,350

(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.