

Reference Indexes of the Mortgage Market

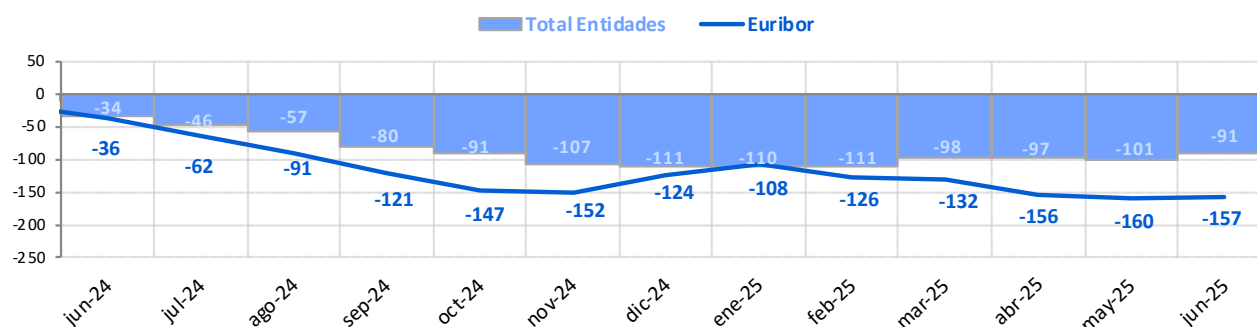
June 2025

	Official reference indexes (%)							Other references (%)	
	Total Institutions	Euro Zone (1)	Euribor 12m	Mibor (2)	€ STR 12m	IRS 5 years (3)	Public Debt from 2 to 6 years	A.H.E.	Covered Bonds
jun-24	3,710	3,970	3,650	3,650	3,886	2,876	2,977	2,000	4,299
jul-24	3,728	3,960	3,526	3,526	3,911	2,777	3,007	-	4,299
ago-24	3,671	3,930	3,166	3,166	3,913	2,471	2,954	-	3,537
sept-24	3,506	3,870	2,936	2,936	3,899	2,336	2,879	1,750	3,577
oct-24	3,423	3,820	2,691	2,691	3,850	2,304	2,777	-	3,464
nov-24	3,206	3,700	2,506	2,506	3,789	2,251	2,686	-	3,419
dic-24	3,105	3,620	2,436	2,436	3,715	2,136	2,584	1,750	3,286
ene-25	2,960	3,570	2,525	2,525	3,627	2,391	2,543	-	3,270
feb-25	2,872	3,490	2,407	2,407	3,532	2,273	2,517	-	3,270
mar-25	2,923	3,530	2,398	2,398	3,413	2,451	2,524	1,500	3,050
abr-25	2,851	3,510	2,143	2,143	3,276	2,225	2,528	-	3,051
may-25	2,852	3,480	2,081	2,081	3,129	2,237	2,512	-	2,846
jun-25	2,802	3,420	2,081	2,081	2,980	2,233	2,532	1,500	2,717

Inter-monthly variation									
	Total Institutions	Euro Zone (1)	Euribor 12m	Mibor (2)	€ STR 12m	IRS 5 years (3)	Public Debt from 2 to 6 years	A.H.E.	Covered Bonds
ene-25	-0,145	-0,050	0,089	0,089	-0,088	0,255	-0,041	-	-0,016
feb-25	-0,088	-0,080	-0,118	-0,118	-0,095	-0,118	-0,026	-	0,000
mar-25	0,051	0,040	-0,009	-0,009	-0,119	0,178	0,007	-	-0,220
abr-25	-0,072	-0,020	-0,255	-0,255	-0,137	-0,226	0,004	-	0,001
may-25	0,001	-0,030	-0,062	-0,062	-0,147	0,012	-0,016	-	-0,205
jun-25	-0,050	-0,060	0,000	0,000	-0,149	-0,004	0,020	-	-0,129

Year-on-year variation									
	Total Institutions	Euro Zone (1)	Euribor 12m	Mibor (2)	€ STR 12m	IRS 5 years (3)	Public Debt from 2 to 6 years	A.H.E.	Covered Bonds
ene-25	-1,102	-0,670	-1,084	-1,084	0,197	-0,200	-0,673	-	-0,366
feb-25	-1,113	-0,610	-1,264	-1,264	-0,031	-0,461	-0,648	-	-1,020
mar-25	-0,978	-0,480	-1,320	-1,320	-0,261	-0,271	-0,561	-0,500	-1,227
abr-25	-0,972	-0,490	-1,560	-1,560	-0,488	-0,602	-0,453	-	-1,226
may-25	-1,009	-0,510	-1,599	-1,599	-0,713	-0,661	-0,431	-	-1,494
jun-25	-0,908	-0,550	-1,569	-1,569	-0,906	-0,643	-0,445	-0,500	-1,582

Chart: year-on-year variation rates (basis points)



NOTE:

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

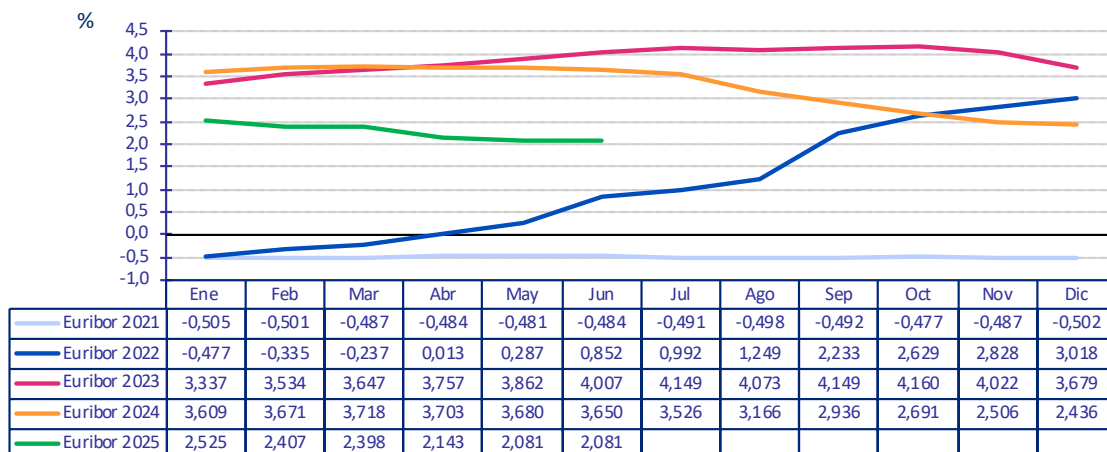
(2) This interest rate ceased to be considered as the official mortgage market reference rate for mortgage loans arranged as from 1 January 2000.

(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.

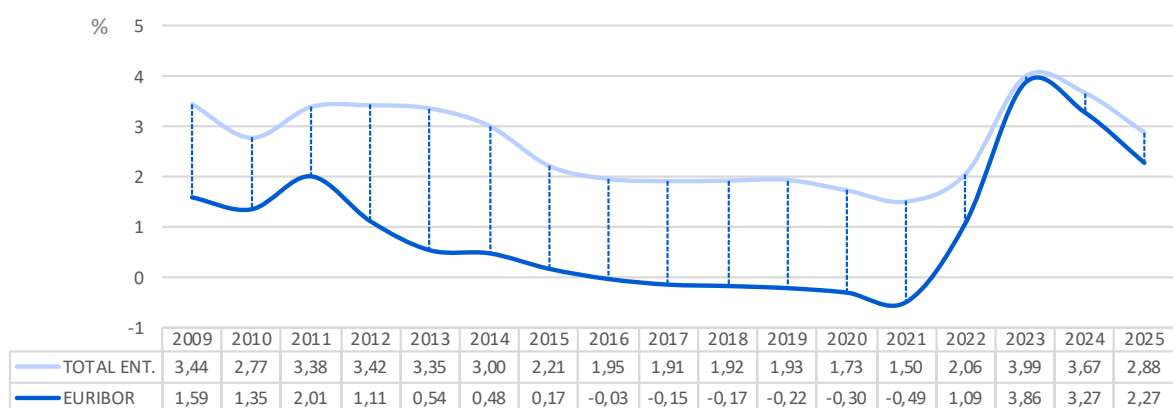
Reference Indexes of the Mortgage Market

June 2025

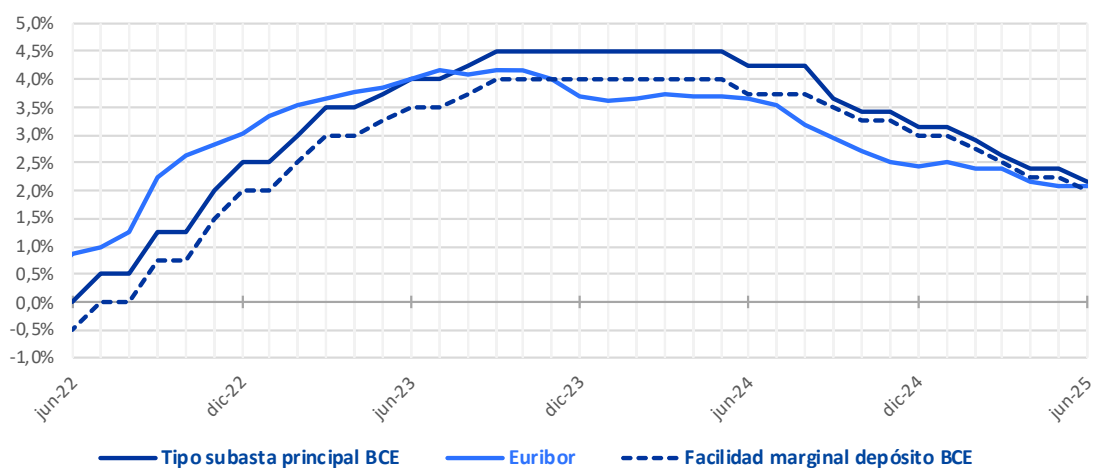
Euribor 12 monthly average



Total institutions and Euribor 12 yearly average



ECB official rate (main refinancing operations) versus Euribor 12



Reference Indexes of the Mortgage Market

June 2025

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)	2,802
Average rate on mortgage loans for house purchase with a maturity between 1-5 years granted by Euro zone MFIs (1)	3,420
Internal Rate of Return (IRR) on government bonds with a residual maturity of 2-6 years	2,532
<u>Euribor. Plazos</u>	
Interbank 1-week Euribor	1,994
Interbank 1-month Euribor	1,929
Interbank 3-month Euribor	1,984
Interbank 6-month Euribor	2,050
Interbank 12-month Euribor	2,081
5 year Interest Rate Swap (IRS)	2,233
<u>Interest Rate based on the Euro short-term rate (€STR) (2)</u>	
1-week €STR	1,927
1-month €STR	2,021
3-month €STR	2,194
6-month €STR	2,463
12-month €STR	2,980
Interbank 12-month MÍBOR (3)	2,081

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	1,500
Rate at issue of Spanish Covered Bonds (Cédulas Hipotecarias)	2,717
Rate at issue of domestic Government Bonds between 3 and 6 years	2,399
• Resolution 5/12/1989 of the DGT and PF	
Government Bonds Nominal Index for half-yearly payments	2,516

(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 benchmark, calculated and published by the ECB, is defined as the value of the average compound interest rate at different maturities (one week, one month, three months, six months and 12 months) on the last TARGET2 business day of the month.

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