

Mortgage Statistics (Base 2003)

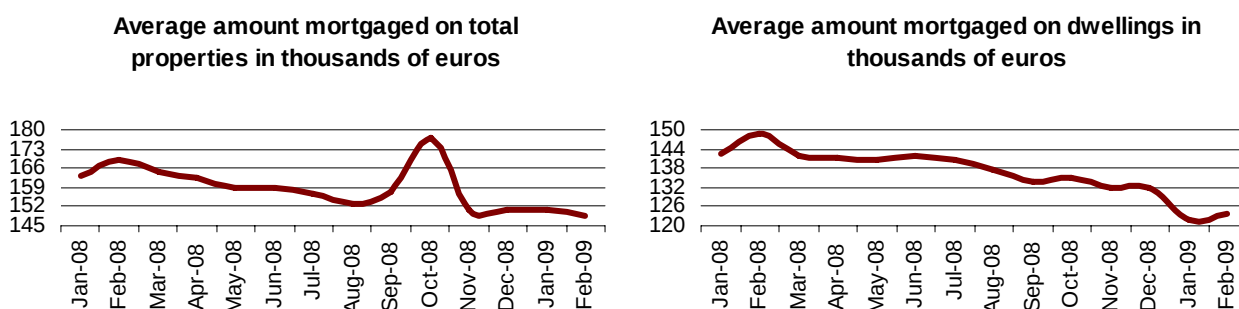
February 2008. *Provisional data*

The average value of the mortgages signed in February decreases 12.1% in the interannual rate and reaches 148,798 euros

The number of mortgages that change conditions increases 24.6%, while registered cancellations decrease 29.7%

During the month of February, the average amount per mortgage constituted stood at 148,798 euros, 12.1% less than for the same month the previous year, and 1.2% lower than that recorded in January 2009.

In the **case of mortgages constituted for dwellings, the average amount was 123,643 euros, 17.0% less than in the same month of 2008**, and 1.3% more than that recorded in January 2009.



The value of the mortgages constituted on urban properties exceeded 11,905 million euros in February, representing an interannual decrease of 40.4%. In dwellings, the capital loaned exceeded 6,408 million euros, 47.5% less than in February 2008.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	89,104	2.9	-28.5	-33.2
Capital loaned (thousands of euros)	13,258,466	1.7	-37.2	-39.9
Average amount (euros)	148,798	-1.2	-12.1	-10.0
Rustic buildings				
Number of mortgaged properties	4,392	9.7	20.1	11.0
Capital loaned (thousands of euros)	1,353,208	30.5	18.0	-1.7
Average amount (euros)	308,107	19.0	-1.7	-11.5
Urban buildings				
Number of mortgaged properties	84,712	2.5	-30.0	-34.5
Capital loaned (thousands of euros)	11,905,258	-0.8	-40.4	-42.1
Average amount (euros)	140,538	-3.3	-14.8	-11.6
Dwellings				
Number of mortgaged properties	51,827	-2.2	-36.7	-40.3
Capital loaned (thousands of euros)	6,408,030	-1.0	-47.5	-49.7
Average amount (euros)	123,643	1.3	-17.0	-15.7

Mortgages by institution

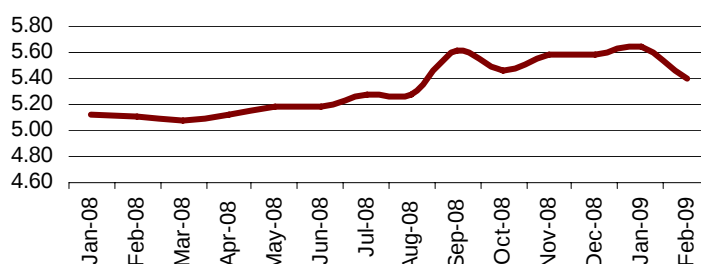
Savings Banks were the institutions that granted the highest number of mortgage loans in February (53.2% of the total), followed by Banks (36.9%) and Other financial institutions (9.9%).

Regarding the capital loaned, Savings Banks granted 48.3% of the total, Banks 42.9% and Other financial institutions 8.8%.

Mortgage interest rates

The average interest rate in February 2009 was 5.40%, indicating growth of 5.9% in the interannual rate, and of -4.3% as compared with January 2009.

Average interest rate



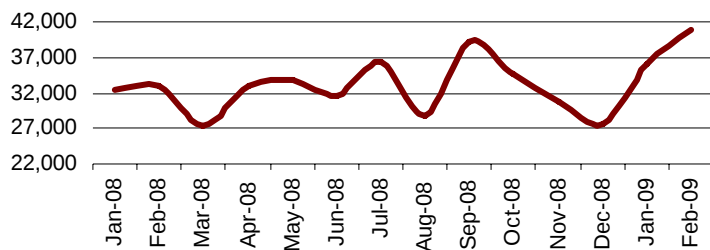
By institution, the average interest rate of Savings Bank mortgage loans was 5.54%, and the average term was 22 years. Regarding Banks, the average interest rate for mortgage loans was 5.32% and the average term was 20 years.

96.3% of the mortgages constituted in February used a variable interest rate, as opposed to the 3.7% that used a fixed rate. Within the variables, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 86.8% of new contracts.

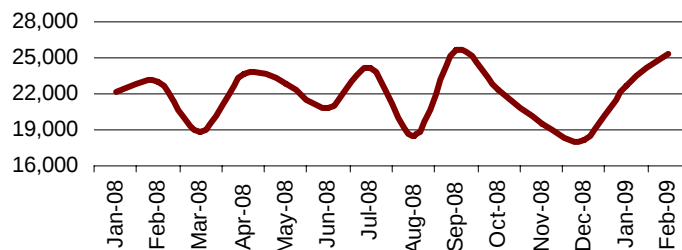
Mortgages with modified conditions

In February, the total number of mortgages with modified conditions was 40,945, with an interannual growth of 24.6%. In the case of dwellings, the number of mortgages which modified their conditions was 25,406, that is, 10.7% more than the number registered in February 2008.

Number of changes on total properties



Number of changes on dwellings



Considering the type of modification of the conditions, in February, 34,080 novations (or modifications within the same financial institution) were produced, representing an interannual increase of 38.9%.

The number of loans that changed institution (subrogations creditor) was 4,658, for a 7.4% decrease in the interannual rate. On the other hand, 2,207 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 33.3%.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	40,945	13.6	24.6	17.8
-Novations	34,080	15.1	38.9	31.5
-Subrogations Debtor	2,207	6.0	-33.3	-34.3
-Subrogations Creditor	4,658	7.0	-7.4	-13.5

Number of mortgages with changes in interest rate conditions

Of the 40,945 mortgages with modified conditions during the month of February, 49.3% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 4.8% to 2.0% of the total), since most of these loans were referenced to a variable interest rate. Within the interest rate structure, the Euribor was the main reference. The lowest average rate before the change was that referring to Other interest rates (4.12%). After the change, the lowest average interest rate was that referring to MRTI Savings banks (4.70%).

After the modification of conditions, the average interest of the loans increased 0.10 points in fixed interest rate mortgages, and 1.05 points in variable interest rate mortgages.

Interest rate modality	Before the change in interest rate			After the change in interest rate		
	No. of mortgages	Original structure of interest rates (%)	Original average interest of loan	No. of mortgages	Final structure of interest rates (%)	Average interest after change
Fixed	963	4.8	5.56	397	2.0	5.66
Variable	19,126	94.8	4.44	19,650	97.4	5.49
-MRTI* Banks	158	0.8	5.19	91	0.4	5.39
-MRTI* Savings banks	743	3.7	4.51	414	2.1	5.83
-MRTI* All institutions	260	1.3	4.70	246	1.2	5.62
-Type Act. Ref. Saving Banks	42	0.2	4.95	16	0.1	4.70
-Euribor	17,157	85.1	4.44	18,473	91.6	5.48
-Others interest rates	766	3.8	4.12	409	2.0	5.21
Without interest	84	0.4	-	126	0.6	-
Total interest rate changes	20,173	100.0		20,173	100.0	

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In February, 49,040 mortgage cancellations were registered, 29.7% less than in the same month of 2008. Cancelled mortgages on rustic properties decreased 24.7% and those cancelled on urban properties, 29.9%. In the case of cancellations of mortgages constituted on dwellings, their number decreased 32.5% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total cancelled mortgages	49,040	7.1	-29.7	-30.6
Rustic	1,608	2.2	-24.7	-18.4
Urban	47,432	7.2	-29.9	-30.9
-Dwellings	33,520	6.8	-32.5	-33.0

Geographical distribution

Cantabria (462) registered the highest number of properties with mortgages constituted per 100,000 inhabitants¹. This Community was the only one in which the number of mortgaged properties increased (17.2% in the interannual rate). The remainder presented negative variation rates, ranging from -54.1% in Castilla-La Mancha to -2.5% in Aragón.

The Autonomous Communities with the highest average mortgaged amount were Comunidad de Madrid (212,724 euros), País Vasco (191,877 euros) and Comunidad Foral de Navarra (190,366 euros). Those experiencing the greatest interannual variation rates were Extremadura (65.8%) and Castilla-La Mancha (20.3%), while those recording the most negative evolution were Illes Balears (-23.0%) and Comunidad de Madrid (-22.1%).

The Communities showing the highest number of properties with condition changes per 100,000 inhabitants¹ were Comunitat Valenciana (247), Castilla-La Mancha (147) and Región de Murcia (143). Those having the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were Región de Murcia (194), La Rioja (188) and Comunitat Valenciana (182).

Autonomous Community	Mortgaged properties		Average amount mortgaged in euros		Mortgaged properties with changes in conditions	Properties with cancelled mortgaged
	Number*	Variation interannual	Amount	Variation interannual	Number*	Number*
TOTAL	240	-29.9	148,798	-12.1	110	132
Andalucía	258	-34.8	126,856	-11.0	107	142
Aragón	278	-2.5	137,248	-21.1	103	130
Asturias (Principado de)	227	-7.7	121,238	-17.7	104	130
Balears (Illes)	255	-47.5	151,428	-23.0	86	119
Canarias	272	-8.3	120,566	-15.7	45	122
Cantabria	462	17.2	116,662	-16.7	39	160
Castilla y León	261	-15.3	158,242	4.2	73	136
Castilla-La Mancha	216	-54.1	165,706	20.3	147	133
Cataluña	200	-37.0	157,077	-18.4	100	108
Comunitat Valenciana	312	-28.6	131,290	-6.6	247	182
Extremadura	253	-17.6	183,776	65.8	38	102
Galicia	183	-21.2	116,462	-13.6	76	75
Madrid (Comunidad de)	202	-28.8	212,724	-22.1	115	140
Murcia (Región de)	277	-48.2	124,818	-17.5	143	194
Navarra (Comunidad Foral de)	183	-17.4	190,366	-6.1	40	117
País Vasco	181	-16.6	191,877	-16.9	25	86
Rioja (La)	366	-23.9	115,133	11.4	76	188
Ceuta	80	-66.0	111,500	-29.5	0	142
Melilla	64	-33.2	123,364	-2.8	19	75

* Per hundred thousand inhabitants

¹ This data was calculated from the revision of the figures of the Municipal Register for 2008. Only the population with ages comprised between 18 and 84 is considered.

Provincial information

From now on, the provincial results that were offered in this Press Release may be viewed at the following address of the INE website:

http://www.ine.es/en/daco/daco42/daco426/hpro0209_en.pdf

For further information see [INEbase-www.ine.es/en/welcome_en.htm](http://www.ine.es/en/welcome_en.htm) All press releases at: www.ine.es/en/prensa/prensa_en.htm

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Mortgages Statistics (Closures)

February 2009. Provisional data

MS.1 Total mortgaged rustic and urban buildings

Amount in thousands of euros

	Total		Rustic buildings		Urban buildings	
	Number	Amount	Number	Amount	Number	Amount
TOTAL	89,104	13,258,466	4,392	1,353,208	84,712	11,905,258
Andalucía	16,651	2,112,283	1,049	290,918	15,602	1,821,365
Aragón	3,000	411,744	99	41,874	2,901	369,870
Asturias (Ppdo de)	2,076	251,690	146	27,076	1,930	224,614
Balears (Illes)	2,198	332,838	177	39,407	2,021	293,431
Canarias	4,546	548,092	168	37,108	4,378	510,984
Cantabria	2,218	258,757	86	20,012	2,132	238,745
Castilla y León	5,488	868,433	301	204,692	5,187	663,741
Castilla-La Mancha	3,491	578,480	284	140,889	3,207	437,591
Cataluña	11,826	1,857,588	206	69,419	11,620	1,788,169
Comunitat Valenciana	12,671	1,663,574	778	172,250	11,893	1,491,324
Extremadura	2,214	406,880	149	57,378	2,065	349,502
Galicia	4,234	493,101	258	34,628	3,976	458,473
Madrid (Comunidad de)	10,241	2,178,508	138	76,060	10,103	2,102,448
Murcia (Región de)	3,087	385,312	312	77,889	2,775	307,423
Navarra (Com. Foral de)	909	173,043	56	7,915	853	165,128
Pais Vasco	3,235	620,723	131	35,387	3,104	585,336
Rioja (La)	940	108,225	54	20,306	886	87,919
Ceuta	46	5,129	0	0	46	5,129
Melilla	33	4,071	0	0	33	4,071

28 April 2009

MS.2 Urban buildings, according to type of building

	Urban buildings		Dwellings		Lots		Other urban land	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	84,712	11,905,258	51,827	6,408,030	5,144	2,076,134	27,741	3,421,094
Andalucía	15,602	1,821,365	8,892	983,061	1,643	299,141	5,067	539,163
Aragón	2,901	369,870	1,765	236,768	80	52,392	1,056	80,710
Asturias (Ppdo de)	1,930	224,614	1,351	156,042	44	20,911	535	47,661
Balears (Illes)	2,021	293,431	1,235	170,569	58	17,609	728	105,253
Canarias	4,378	510,984	2,452	245,352	190	63,353	1,736	202,279
Cantabria	2,132	238,745	1,414	185,062	46	20,980	672	32,703
Castilla y León	5,187	663,741	3,513	382,656	429	120,500	1,245	160,585
Castilla-La Mancha	3,207	437,591	1,683	183,072	650	158,140	874	96,379
Cataluña	11,620	1,788,169	7,218	989,239	541	272,000	3,861	526,930
Comunitat Valenciana	11,893	1,491,324	6,809	773,949	526	299,536	4,558	417,839
Extremadura	2,065	349,502	1,564	215,614	101	69,782	400	64,106
Galicia	3,976	458,473	2,578	295,822	89	48,777	1,309	113,874
Madrid (Comunidad de)	10,103	2,102,448	6,096	945,533	366	370,156	3,641	786,759
Murcia (Región de)	2,775	307,423	1,850	175,806	192	65,712	733	65,905
Navarra (Com. Foral de)	853	165,128	585	79,319	58	63,377	210	22,432
Pais Vasco	3,104	585,336	2,228	325,913	106	120,297	770	139,126
Rioja (La)	886	87,919	543	57,881	25	13,471	318	16,567
Ceuta	46	5,129	27	2,969	0	0	19	2,160
Melilla	33	4,071	24	3,405	0	0	9	666

MS.3 Rustic buildings, according to loaning bank

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	4,392	1,353,208	1,606	587,519	1,819	611,402	967	154,287
Andalucía	1,049	290,918	339	86,589	436	155,753	274	48,576
Aragón	99	41,874	4	1,408	72	35,510	23	4,956
Asturias (Ppdo de)	146	27,076	49	17,595	43	5,293	54	4,188
Balears (Illes)	177	39,407	68	15,054	87	22,199	22	2,154
Canarias	168	37,108	71	11,150	67	21,882	30	4,076
Cantabria	86	20,012	33	8,511	39	11,301	14	200
Castilla y León	301	204,692	83	130,724	163	60,270	55	13,698
Castilla-La Mancha	284	140,889	118	58,326	100	77,295	66	5,268
Cataluña	206	69,419	47	12,364	105	44,777	54	12,278
Comunitat Valenciana	778	172,250	301	78,500	279	54,987	198	38,763
Extremadura	149	57,378	74	44,139	51	11,127	24	2,112
Galicia	258	34,628	163	20,301	89	13,741	6	586
Madrid (Comunidad de)	138	76,060	73	46,242	61	28,471	4	1,347
Murcia (Región de)	312	77,889	81	19,821	139	49,414	92	8,654
Navarra (Com. Foral de)	56	7,915	24	4,395	11	3,165	21	355
Pais Vasco	131	35,387	70	19,105	49	12,321	12	3,961
Rioja (La)	54	20,306	8	13,294	28	3,895	18	3,117
Ceuta	0	0	0	0	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

MS.4. Urban buildings, according to loaning bank

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	84,712	11,905,258	31,272	5,106,108	45,602	5,793,576	7,838	1,005,574
Andalucía	15,602	1,821,365	6,079	835,224	7,773	789,231	1,750	196,910
Aragón	2,901	369,870	362	75,979	2,126	245,388	413	48,503
Asturias (Ppdo de)	1,930	224,614	939	114,108	797	87,565	194	22,941
Balears (Illes)	2,021	293,431	598	96,850	1,292	176,582	131	19,999
Canarias	4,378	510,984	2,320	296,263	1,792	192,375	266	22,346
Cantabria	2,132	238,745	339	50,695	1,748	184,451	45	3,599
Castilla y León	5,187	663,741	1,453	151,893	3,291	455,864	443	55,984
Castilla-La Mancha	3,207	437,591	1,047	166,744	1,875	238,421	285	32,426
Cataluña	11,620	1,788,169	3,489	671,873	7,232	1,022,857	899	93,439
Comunitat Valenciana	11,893	1,491,324	5,193	671,239	5,426	654,895	1,274	165,190
Extremadura	2,065	349,502	950	171,154	1,064	168,847	51	9,501
Galicia	3,976	458,473	1,950	239,293	1,902	205,050	124	14,130
Madrid (Comunidad de)	10,103	2,102,448	4,589	1,206,274	4,847	734,318	667	161,856
Murcia (Región de)	2,775	307,423	829	126,874	1,481	141,249	465	39,300
Navarra (Com. Foral de)	853	165,128	253	55,477	434	83,555	166	26,096
Pais Vasco	3,104	585,336	603	148,528	1,959	354,050	542	82,758
Rioja (La)	886	87,919	237	23,495	530	54,210	119	10,214
Ceuta	46	5,129	23	1,754	22	3,195	1	180
Melilla	33	4,071	19	2,392	11	1,475	3	204

M (TABLES ANNEX) - February 2009 (4/7)

MS.1 Total mortgages cancelled, according to type of building

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	49,040	1,608	33,520	1,283	12,629
Andalucía	9,172	484	6,263	356	2,069
Aragón	1,407	42	877	22	466
Asturias (Ppdo de)	1,189	68	778	9	334
Balears (Illes)	1,027	46	600	13	368
Canarias	2,040	57	1,187	132	664
Cantabria	769	16	505	27	221
Castilla y León	2,866	196	1,932	99	639
Castilla-La Mancha	2,149	59	1,537	72	481
Cataluña	6,429	103	4,442	118	1,766
Comunitat Valenciana	7,402	197	5,114	79	2,012
Extremadura	893	59	624	41	169
Galicia	1,736	74	1,185	28	449
Madrid (Comunidad de)	7,098	27	5,164	183	1,724
Murcia (Región de)	2,155	129	1,395	47	584
Navarra (Com. Foral de)	580	17	433	19	111
Pais Vasco	1,525	23	1,057	21	424
Rioja (La)	482	11	359	16	96
Ceuta	82	0	42	1	39
Melilla	39	0	26	0	13

M (TABLES ANNEX) - February 2009 (5/7)

MS.2 Total cancelled mortgages, according to type of building and loaning bank

	Total			Rustic buildings			Urban buildings		
	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks
TOTAL	15,952	24,282	8,806	474	631	503	15,478	23,651	8,303
Andalucía	3,208	3,950	2,014	77	204	203	3,131	3,746	1,811
Aragón	333	860	214	16	12	14	317	848	200
Asturias (Ppdo de)	353	624	212	16	17	35	337	607	177
Balears Illes	383	540	104	18	22	6	365	518	98
Canarias	954	808	278	23	15	19	931	793	259
Cantabria	250	429	90	3	4	9	247	425	81
Castilla-León	940	1,352	574	99	29	68	841	1,323	506
Castilla-la-Mancha	613	1,141	395	10	32	17	603	1,109	378
Cataluña	1,544	4,236	649	19	50	34	1,525	4,186	615
Comunitat Valenciana	2,419	3,828	1,155	72	86	39	2,347	3,742	1,116
Extremadura	293	480	120	18	35	6	275	445	114
Galicia	719	774	243	47	16	11	672	758	232
Madrid (Comunidad de)	2,756	2,823	1,519	13	10	4	2,743	2,813	1,515
Murcia (Región de)	555	1,225	375	24	86	19	531	1,139	356
Navarra (Com. Foral de)	94	258	228	4	4	9	90	254	219
Pais Vasco	360	716	449	10	6	7	350	710	442
Rioja (La)	95	214	173	5	3	3	90	211	170
Ceuta	61	18	3	0	0	0	61	18	3
Melilla	22	6	11	0	0	0	22	6	11

M (TABLES ANNEX) - February 2009 (6/7)

MS.1 Total mortgages with changes, according to type of change and type of building

	Total	Type of change			Type of building		
		Novation	Subrogations Debtor	Subrogations Creditor	Rustic buildings	Urban buildings	Dwellings
TOTAL	40,945	34,080	2,207	4,658	1,220	39,725	25,406
Andalucía	6,933	5,499	370	1,064	237	6,696	4,337
Aragón	1,117	1,021	30	66	104	1,013	598
Asturias (Ppdo de)	955	871	1	83	64	891	588
Balears Illes	745	715	6	24	16	729	354
Canarias	760	479	22	259	37	723	483
Cantabria	188	141	2	45	24	164	113
Castilla-León	1,530	1,169	109	252	60	1,470	956
Castilla-la-Mancha	2,382	2,000	73	309	30	2,352	1,652
Cataluña	5,940	5,156	162	622	46	5,894	3,629
Comunitat Valenciana	10,030	7,555	968	1,507	278	9,752	6,564
Extremadura	332	298	12	22	21	311	201
Galicia	1,761	1,514	176	71	41	1,720	1,008
Madrid (Comunidad de)	5,828	5,564	107	157	117	5,711	3,327
Murcia (Región de)	1,593	1,463	59	71	102	1,491	1,023
Navarra (Com. Foral de)	197	195	2	0	4	193	122
Pais Vasco	448	260	95	93	39	409	298
Rioja (La)	196	179	8	9	0	196	145
Ceuta	0	0	0	0	0	0	0
Melilla	10	1	5	4	0	10	8

M (TABLES ANNEX) - February 2009 (7/7)