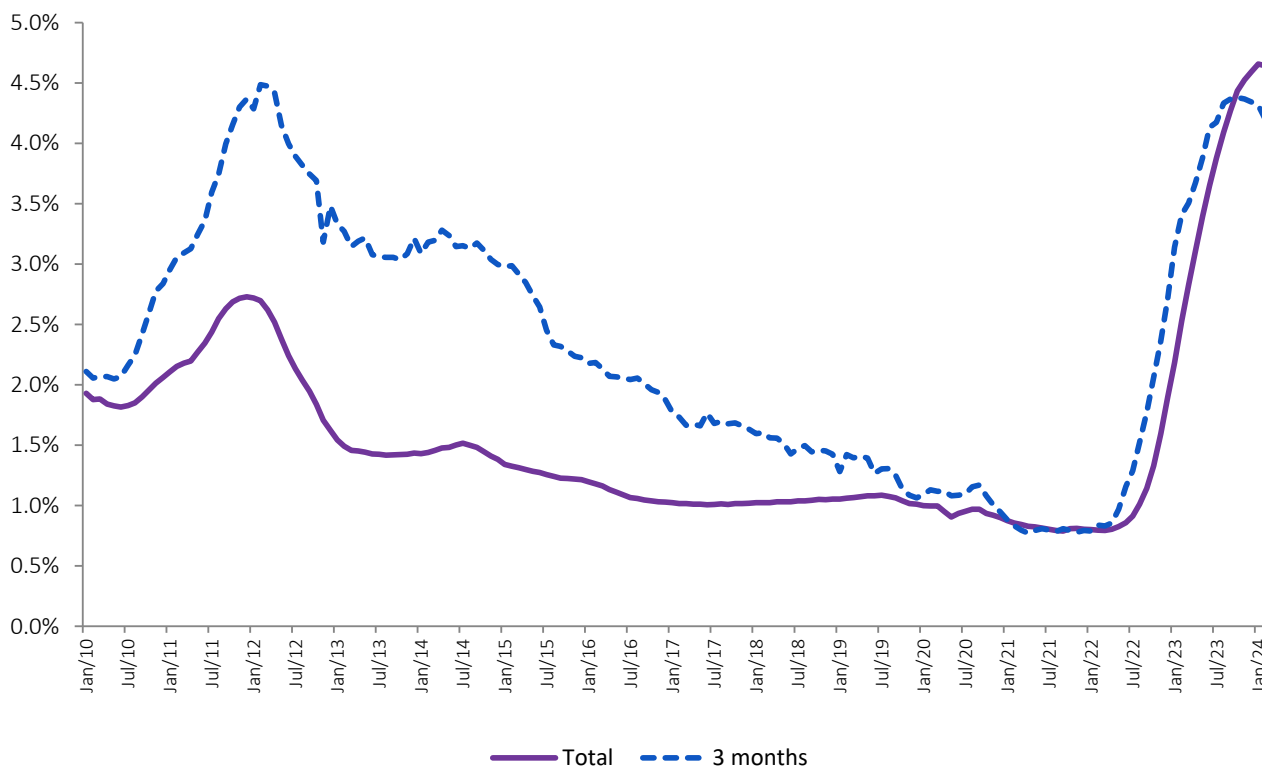




INTEREST RATE DECREASED FOR THE FIRST TIME SINCE MARCH 2022, TO 4.641%

The implicit interest rate for all housing loan agreements decreased for the first time since March 2022, from 4.657% in January to 4.641% in February. For the contracts that were closed in the previous three months, the interest rate decreased for the fourth month in a row, from 4.315% to 4.197%. The average value of owed capital increased 368 Euros, reaching 65,158 Euros. The average value of loan repayments decreased for the first time since February 2021, to 403 euros, an increase of 84 euros compared to the value observed in February 2023 (25.2% more). In the last month, interest represented 62% of the average repayments, which compares with only 41% one year before. In the contracts celebrated in the last 3 months, the average value of loan repayments decreased 11 euros to 628 euros (10.4% higher than the same month of the previous year).

Figure 1. Implicit interest rates in housing loans



The implicit interest rates, average owed capital and monthly loan repayment figures can be found in the next table.



IMPLICIT INTEREST RATES IN HOUSING

Period	Total		Monthly Average	
	from which Housing		from which Housing	
	Acquisition		Acquisition	
Implicit interest rates in housing loans (%)				
Feb/23	2.532%	2.528%	3.409%	3.396%
Mar/23	2.829%	2.823%	3.507%	3.501%
Apr/23	3.110%	3.098%	3.675%	3.661%
May/23	3.398%	3.383%	3.882%	3.871%
Jun/23	3.649%	3.631%	4.132%	4.123%
Jul/23	3.878%	3.858%	4.173%	4.161%
Aug/23	4.089%	4.067%	4.331%	4.320%
Sep/23	4.270%	4.247%	4.366%	4.351%
Oct/23	4.433%	4.408%	4.380%	4.364%
Nov/23	4.524%	4.497%	4.366%	4.353%
Dec/23	4.593%	4.564%	4.342%	4.326%
Jan/24	4.657%	4.623%	4.315%	4.297%
Feb/24	4.641%	4.606%	4.197%	4.182%
Average of owed capital (Euros)				
Feb/23	62,533	70,145	125,215	134,375
Mar/23	62,699	70,273	125,170	134,157
Apr/23	62,972	70,534	125,734	134,154
May/23	63,169	70,718	124,065	132,767
Jun/23	63,296	70,797	122,570	131,036
Jul/23	63,555	71,051	123,098	131,130
Aug/23	63,740	71,204	122,964	130,736
Sep/23	63,962	71,416	123,392	130,929
Oct/23	64,186	71,599	125,103	132,354
Nov/23	64,438	71,829	126,115	133,945
Dec/23	64,597	71,979	125,928	133,509
Jan/24	64,790	72,166	125,210	132,348
Feb/24	65,158	72,531	124,216	131,327
Loan repayments (Euros)				
Feb/23	322	352	569	609
Mar/23	331	362	576	617
Apr/23	341	373	590	628
May/23	352	385	591	632
Jun/23	361	395	609	652
Jul/23	370	404	604	642
Aug/23	379	414	623	662
Sep/23	386	422	628	665
Oct/23	392	429	644	680
Nov/23	396	434	655	694
Dec/23	400	438	651	689
Jan/24	404	442	639	675
Feb/24	403	441	628	661

Date of the next press release – April 19th 2024