

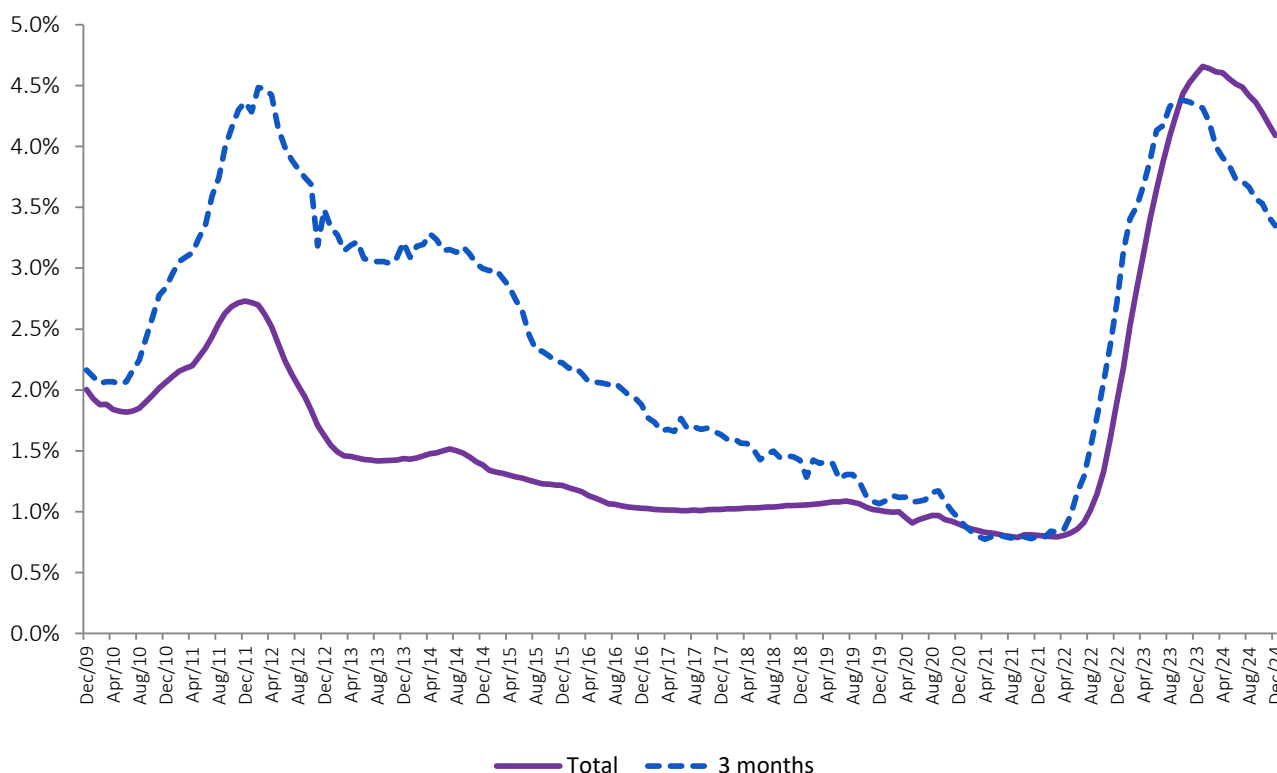


INTEREST RATE DECREASED TO 4.091%

The implicit interest rate for all housing loan agreements decreased from 4.186% in November to 4.091% in December. For the contracts that were closed in the previous three months, the interest rate decreased from 3.423% to 3.349%. The average value of owed capital increased 341 Euros, reaching 68,470 Euros. The average value of loan repayments stood at 403 euros, the same value as in the previous month, an increase of 3 euros compared to the value observed in December 2023 (0.8% more). In the last month, interest represented 57% of the average repayments. In the contracts celebrated in the last 3 months, the average value of loan repayments stood at 632 euros, the same value as in the previous month (2.9% less than in the same month of the previous year).

In 2024, the average annual interest rate for total mortgage loans was 4.372% (3.612% in the previous year). When compared with 2023, the average mortgage owed capital rose 3,049 Euros to 66,508 Euros in 2024. The average value of loans repayments increased 11.5% (42 Euros) to 404 Euros.

Figure 1. Implicit interest rates in housing loans





Annual results

Year	Owed Capital (Euros)		Loan Prepayments (Euros)		Implicit Interest Rates on Housing Credit (%)	
	Total	Acquisition	Total	Acquisition	Total	Acquisition
2011	55,944	62,807	270	294	2.399%	2.403%
2012	55,526	62,267	267	291	2.190%	2.208%
2013	54,634	61,299	245	267	1.442%	1.463%
2014	53,575	60,157	244	268	1.456%	1.466%
2015	52,562	59,098	241	262	1.269%	1.276%
2016	51,796	58,357	238	258	1.099%	1.105%
2017	51,572	58,082	238	259	1.020%	1.033%
2018	51,997	58,615	241	263	1.035%	1.061%
2019	52,940	59,700	246	268	1.060%	1.080%
2020	54,041	60,773	233	253	0.973%	0.969%
2021	56,309	63,243	237	258	0.842%	0.838%
2022	60,142	67,633	268	293	1.084%	1.091%
2023	63,459	70,962	362	396	3.612%	3.589%
2024	66,508	73,917	404	443	4.372%	4.362%

Annual average values

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		3 months	
	Acquisition		from which Housing	
Implicit interest rates in housing loans (%)				
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%
Mar/24	4.613%	4.578%	4.000%	3.983%
Apr/24	4.606%	4.567%	3.910%	3.889%
May/24	4.556%	4.518%	3.845%	3.826%
Jun/24	4.513%	4.474%	3.729%	3.706%
Jul/24	4.487%	4.448%	3.713%	3.691%
Aug/24	4.417%	4.377%	3.665%	3.639%
Sep/24	4.362%	4.322%	3.569%	3.540%
Oct/24	4.277%	4.239%	3.533%	3.511%
Nov/24	4.186%	4.149%	3.423%	3.405%
Dec/24	4.091%	4.057%	3.349%	3.333%
Average of owed capital (Euros)				
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
Mar/24	65,391	72,760	125,354	132,509
Apr/24	65,577	72,921	125,159	132,518
May/24	65,924	73,298	124,516	132,151
Jun/24	66,279	73,656	125,942	133,530
Jul/24	66,529	73,919	127,541	135,303
Aug/24	66,874	74,260	128,791	137,104
Sep/24	67,286	74,716	132,339	141,215
Oct/24	67,692	75,136	136,287	144,837
Nov/24	68,129	75,611	139,868	148,367
Dec/24	68,470	76,028	140,135	149,064
Loan repayments (Euros)				
Dec/23	400	438	651	689
Jan/24	404	442	639	675
Feb/24	403	441	628	661
Mar/24	403	442	619	652
Apr/24	404	443	611	645
May/24	404	443	603	639
Jun/24	404	444	597	630
Jul/24	405	445	611	646
Aug/24	404	443	617	654
Sep/24	404	444	622	660
Oct/24	404	442	634	671
Nov/24	403	442	632	667
Dec/24	403	442	632	670

Date of the next press release – February 19th 2025