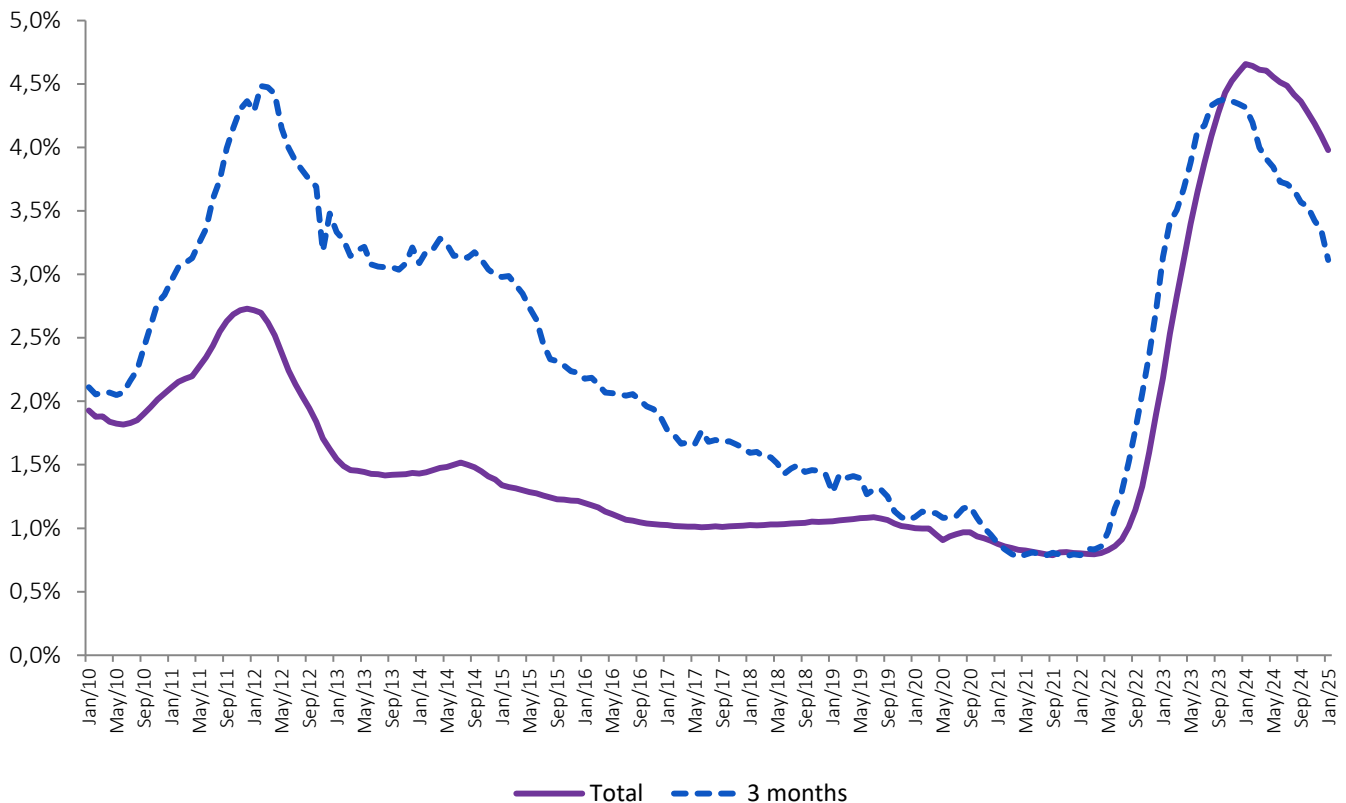




INTEREST RATE DECREASED TO 3.978%

The implicit interest rate for all housing loan agreements decreased from 4.091% in December 2024 to 3.978% in January 2025. For the contracts that were closed in the previous three months, the interest rate decreased from 3.349% to 3.113%. The average value of owed capital increased 522 Euros, reaching 68,992 Euros. The average value of loan repayments decreased 2 euros to 401 euros, 3 euros less when compared to the value observed in January 2024 (-0.7%). In the last month, interest represented 56% of the average repayments. In the contracts celebrated in the last 3 months, the average value of loan repayments stood at 600 euros, 32 euros less than in the previous month (6.1% below than in the same month of the previous year).

Figure 1. Implicit interest rates in housing loans





IMPLICIT INTEREST RATES IN HOUSING

Period	Total		Monthly Average	
	from which Housing		3 months	
	Acquisition		from which Housing	
Acquisition				
Implicit interest rates in housing loans (%)				
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%
Jan/25	3.978%	3.945%	3.113%	3.114%
Average of owed capital (Euros)				
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
Jan/25	68,992	76,618	140,806	149,732
Loan repayments (Euros)				
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
Jan/25	401	439	600	641

Date of the next press release – March 19th 2025