

## QUARTERLY STATISTICS

European Mortgage Federation

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- ▶ In Q4 2012, the total amount of outstanding mortgage lending increased y-o-y, but contracted q-o-q for the first time since Q2 2011, partly reflecting the noticeable household deleveraging in Ireland, Portugal and Spain.
- ▶ As regards gross lending, in Q4 2012, the total amount decreased significantly in seasonally adjusted terms, despite substantial reductions in mortgage interest rates. For the whole year 2012, gross lending contracted in most markets, resulting from economic recession, poor economic prospects and low consumer confidence.
- ▶ In Q4 2012, nominal house prices continued to increase y-o-y in Belgium, Germany and the UK, while they fell again in Denmark, France, Hungary, Ireland, Italy, the Netherlands, Portugal and Spain.
- ▶ Within a context of poor macroeconomic performance and fading inflation pressures, most central banks across the EU maintained or lowered their policy rates in Q4 2012, contributing to the decrease in mortgage interest rates.

## 1. Mortgage

### 1.1 OUTSTANDING MORTGAGE LENDING

In Q4 2012, the total amount of outstanding mortgage lending of the panel increased by 2.6% y-o-y, but contracted by 0.3% q-o-q (i.e. the first decrease since Q2 2011 and the largest fall since Q4 2009), and reached 110.1% of its 2007 average<sup>1</sup>.

However, the aggregated figure in EUR masked diverse growth dynamics in mortgage lending at country level (Chart 1 and Chart 2). In local currency terms, some countries experienced robust y-o-y growth in outstanding mortgage loans between Q1 2008 and Q4 2012 (i.e. Belgium, France, Poland, Romania and Sweden), while some others registered lower growth in the same period (i.e. Denmark, Germany, the Netherlands and the UK).

<sup>1</sup> In Q4 2012, the sample related to the amount of outstanding residential mortgage lending in the EU27 includes Belgium, Denmark, France, Germany, Hungary, Ireland, the Netherlands, Poland, Portugal, Romania, Spain, Sweden and the UK (i.e. 78% of the EU27's GDP at current prices).

In a context of economic recession and household deleveraging, some other domestic mortgage markets decreased again y-o-y in Q4 2012 (i.e. Hungary, Ireland, Portugal and Spain).

### 1.1.1 Robust growth in Belgium, France, Poland, Romania and Sweden

In **Romania**, the mortgage market, which was still at embryonic stages in 2007<sup>2</sup>, grew by 19.2% y-o-y in Q4 2012, down from 22.8% in Q3 2012 and 24.1% in Q2 2012. In Q4 2012, it was 272.6% above its 2007 average. Adjusted for the exchange rate effects, in Q4 2012, outstanding mortgage loans still recorded a very robust y-o-y growth (i.e. 14.1%).

However, the deterioration in the quality of mortgage loans continued in Q4 2012, as (i) the non-performing loan ratio<sup>3</sup> increased to 5.96%, up from 5.9% in the previous quarter, and (ii) the volume of non-performing loans increased by 2% q-o-q.

In **Poland**, in Q4 2012, the amount of outstanding mortgage loans continued to slow down y-o-y, as it grew by 1%. Nevertheless, when considered from Q1 2008, the Polish mortgage market remained on a strong upward trend, and reached 283.3% of its 2007 average in Q4 2012.

In **Belgium, France and Sweden**, where outstanding mortgage lending has grown almost continuously at a steady pace since 2008 (Chart 2), the y-o-y growth recorded in Q4 2012 remained robust, at 5.1% in Belgium, 3.7% in France and 4.5% in Sweden.

Regarding **France**, in Q4 2012, the y-o-y growth in outstanding mortgage lending accelerated for the first time since Q2 2011. On a quarterly basis, in Q4 2012, outstanding residential lending increased by 1.2%, noticeably below the q-o-q growth in GDP at current prices.

In **Sweden**, outstanding mortgage lending increased y-o-y by 4.5% in Q4 2012, in line with growth registered in the previous quarter and slightly below the Q4 2011 growth (i.e. 4.9%). After a significant slowdown in 2010 and 2011, the y-o-y growth rate has stagnated somewhat throughout 2012.

Three main factors were behind this apparent slowdown. Firstly, despite the decrease in the mortgage interest rates in 2012 (i.e. Chart 7), economic uncertainty heightened, which has had an effect on the housing market. In addition, tighter lending criteria due to an LTV-roof of 85% imposed by the Swedish FSA have meant that borrowers in general need around 15% own capital when buying an apartment or house. Thirdly, there has been an increasing demand from banks for amortisation on mortgage loans with

an LTV ratio above 75%. As a consequence, interest-only loans with an LTV ratio above 75% have almost disappeared from the market.

Regarding Q1 2013, it seems that outstanding residential lending continued to increase in Sweden.

### 1.1.2 Moderate growth in Denmark, Germany and the Netherlands

In **Denmark, Germany and the Netherlands**, outstanding mortgage lending has grown almost continuously since 2008, albeit at a much slower pace than in Belgium, France, Poland, Romania and Sweden. This slow upward trend continued in Q3 2012, as outstanding mortgage lending increased y-o-y by 2.1% in Denmark, 1.8% in Germany and 1% in the Netherlands.

### 1.1.3 More than two consecutive y-o-y contractions in Hungary, Ireland, Portugal and Spain

Based on y-o-y variations, a significant deleveraging process has been observed for four consecutive quarters in Hungary and for more than four consecutive quarters in Ireland, Portugal and Spain<sup>4</sup>.

Although the contraction in **Hungary** continued in Q4 2012, the total outstanding residential loan portfolio with HUF 5,841 bn practically stagnated compared to the previous period. The reason for this is that the HUF weakened against the EUR and the CHF at the end of Q4. With a stronger HUF, this contraction would have been more visible, as still more than 50% of the existing mortgage portfolio is in foreign currency.

The y-on-y decrease was, nevertheless, about 15.5%, due to the “early repayment scheme” which was highlighted as a main factor of this decrease for a number of quarters (Chart 7). Many debtors with CHF mortgage loans (mainly those in a strong economic position) repaid their loans at a preferential exchange rate at the end of 2011 and in Q1 2012. This program resulted in a significant reduction of the residential foreign currency mortgage loan portfolio.

In Q4 2012, the total outstanding residential loans in **Portugal** registered a y-o-y decrease of -3%, from EUR 113,916 million to EUR 110,52 million, mainly reflecting an increase in reimbursements.

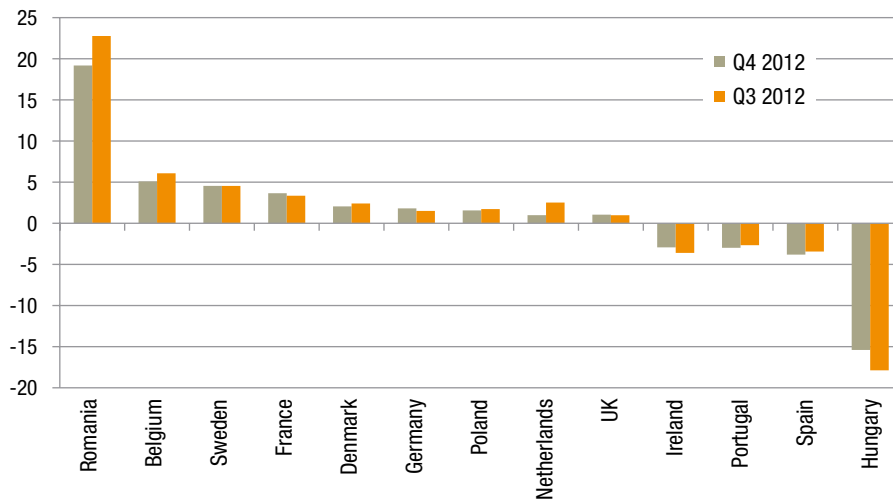
In **Spain**, in Q4 2012, outstanding residential lending decreased by 3.8% y-o-y, as the result of the gloomy macroeconomic situation and the deterioration in the funding conditions of financial institutions.

<sup>2</sup> In Q4 2007, the outstanding residential lending to GDP at current price ratio stood at 3.2% in Romania, while it reached 49.5% in the EU27.

<sup>3</sup> Non-performing loans (NPL) is defined as the share of loans with more than 90 days overdue (by using contagion by debtor at bank level) in total outstanding loans granted to households.

<sup>4</sup> The deleveraging process occurs when the amount of outstanding mortgage lending decreases y-o-y.

**Chart 1** ▶ Total Outstanding Residential Lending, y-o-y growth rates (%)

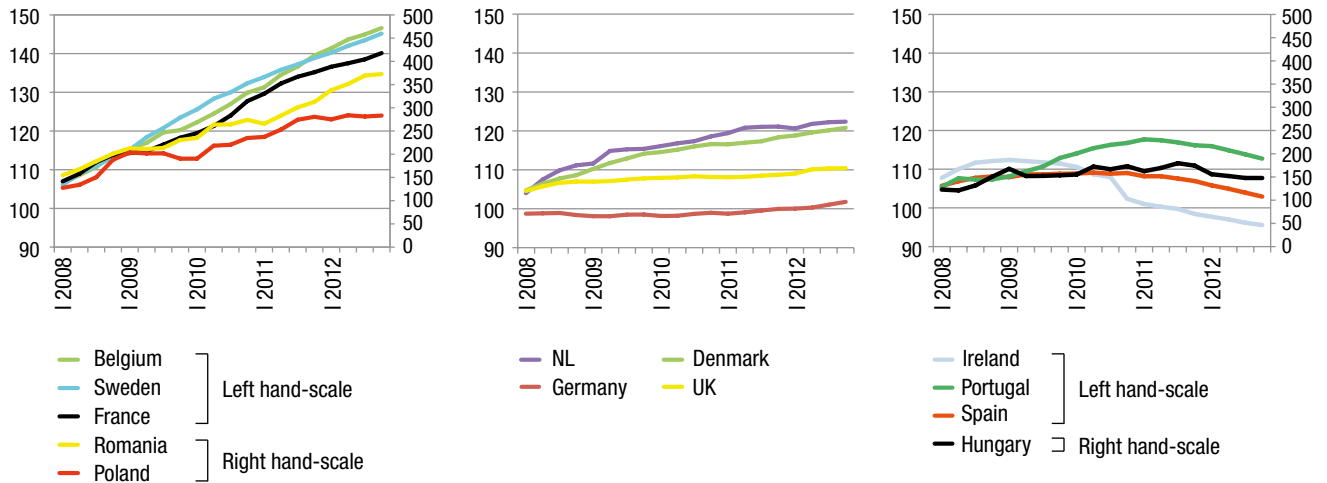


Source: European Mortgage Federation

Note:

Please note that figures are calculated on values expressed in local currencies for non-euro area countries

**Chart 2** ▶ Total Outstanding Residential Lending, 2007 = 100

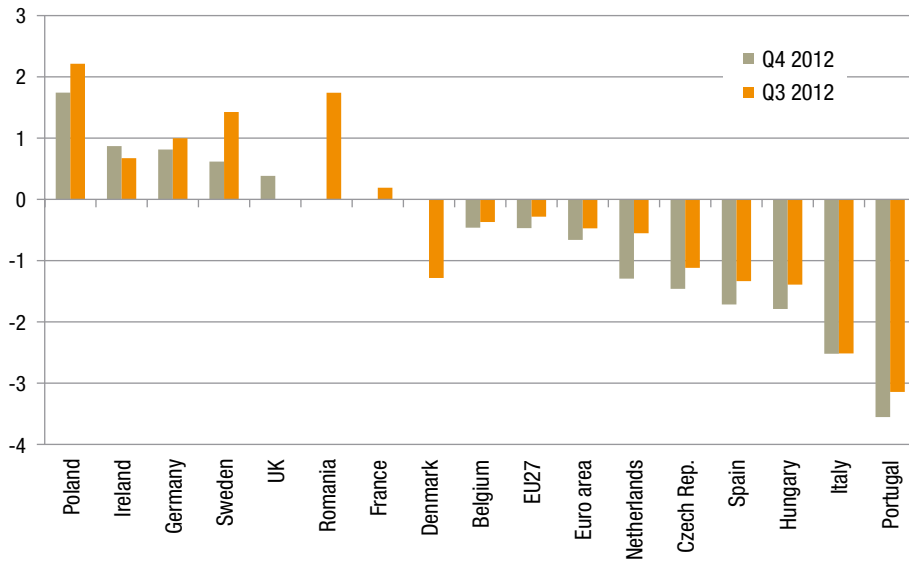


Source: European Mortgage Federation

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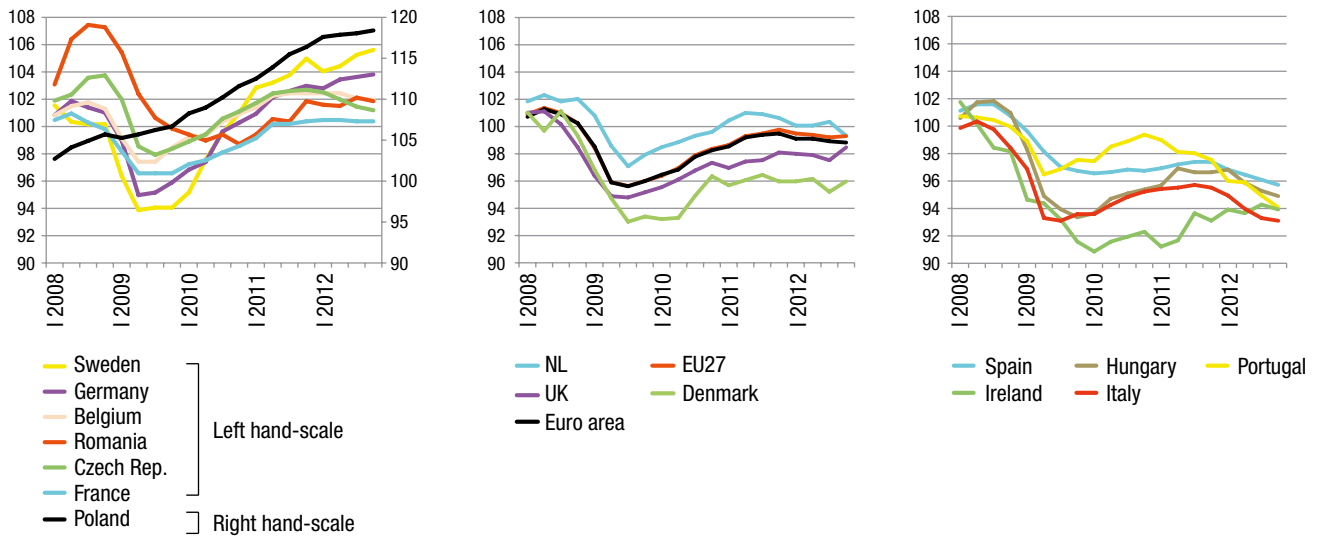
Please note that figures are calculated on values expressed in local currencies for non-euro area countries

**Chart 3** ▶ Real GDP, y-o-y growth rates (%)



Source: Eurostat

**Chart 4** ▶ Real GDP, 2007 = 100



Source: Eurostat

Note:  
Please note that the time series have been deseasonalised

## 1.2 GROSS MORTGAGE LENDING

In Q4 2012, the proxy used for the EU27 markets<sup>5</sup> indicates that gross lending increased by 4.9% q-o-q, but contracted by 2.6% in seasonally adjusted terms. On a yearly basis, gross lending decreased for the seventh consecutive quarter, to reach 47.4% of its 2007 average.

For 2012 as a whole, gross lending in the EU27 performed poorly, as it contracted by 7.4% compared to 2011 and stood at only 45.8% of the amount recorded in 2007. However, when considered from Q1 2008, gross lending dynamics vary widely across countries (Chart 6).

The contributing countries can be roughly divided into two groups: one with national mortgage markets where gross lending has followed a positive or stagnant trend between 2008 and 2012; the other composed of countries where gross lending has moved along a negative trend in the same period.

### 1.2.1 Upward trend since Q1 2008 in Belgium, Denmark, France, and Sweden

The first group includes **Belgium** and **Sweden**, as well as, **Denmark** and **France**. It is worth noting that gross lending in Denmark and France has admittedly followed a positive trend between 2008 and 2012, but the time series has been much more volatile in these two countries than in Belgium and Sweden.

In **Belgium**, in line with the three first quarters of 2012, the number of new mortgage credit agreements showed a significant y-o-y decrease in Q4 2012, dropping by almost 50%. As in the previous quarter, this poor performance is mainly due to the cancellation, at the end of 2011, of a large number of the measures aimed at promoting energy-saving investments. One of the measures that have been cancelled is the support given to "green loans" with an interest subsidy, in the form of a 1.5% interest rate compensation taken on by the government since 2009 for a certain category of energy-saving investments. In Q4 2011, many consumers tried to benefit from those measures before their cancellation, resulting in a substantial y-o-y increase in the number of new mortgage agreements, and the sharp decrease afterwards.

However, the considerable decrease in the number of new mortgage credit agreements was only partially reflected in the corresponding amount, which contracted by a still high 21.6%. The main reason for this noticeable gap was that the numerous credits taken up at the end of 2011 were used for the purpose of renovation, for which smaller amounts are needed. As for the credits taken up in Q4 2012, the main purpose was the purchase of houses rather than renovation. Excluding refinancing transactions, credit production also recorded significant y-o-y decreases (-49.9% for the number of contracts and -25.6% for the corresponding amounts).

In Q4 2012, as a result of the consecutive quarterly y-o-y decreases registered throughout 2012, gross lending excluding remortgaging was below the level registered in Q4 2009, at a time when there was no effect of massive energy saving renovations on production. This relatively poor performance of credit production can be explained by the social and economic context along with sustained low consumer confidence.

In Q4 2012, the market share of new fixed interest rate loans and loans with an initial fixed rate for more than ten years slightly decreased to reach around 82% of new loans provided. The share taken up by new loans granted with an initial fixed rate for 1 year remained at a low level of the provided credits

(i.e. 3.5%). Meanwhile, the number of credits with an initial period of variable interest rate between 3 and 10 years showed a remarkable increase.

The number of overdue contracts has been going up since Q4 2008, mirroring the worsening of the macroeconomic environment. The increase continued in Q4 2012, albeit at a slower pace. However, as a rule, the ratio between the number of non-regularised defaults and the total number of mortgage loans outstanding has remained at a stable 1.1% for many years now. This implies that the number of unpaid mortgage credit instalments follows the increase of the total number of current mortgage credits.

In **Denmark**, remortgaging activity in 2012 has almost doubled compared to 2011, mainly resulting from the flexibility in the Danish mortgage system and the environment of very low interest rates. Many borrowers took advantage of the situation and converted to a loan with a lower interest rate. However, the latest quarters have also seen a slight tendency towards more new loans, with the interest rate fixed to a maturity of typically 30 years. In addition, the last quarter of 2012 observed a movement within the interest reset segment. Borrowers are increasingly converting loans with longer interest reset periods of 3-5 years into loans with interest reset periods of just one year.

In Q4 2012, gross lending stood at DKK 132.2 bn, an amount almost as high as in Q1 2012, which was the highest level on a quarterly basis in three years. In Q4 2012, remortgaging accounted for 78.9% of gross lending and new lending increased by half q-o-q, to represent 21.1% of the total gross lending. However, new lending remained low compared with previous years, as a consequence of low sales and weak price developments in the housing market.

In **France**, in Q4 2012, gross lending slightly contracted q-o-q (i.e. by 1.9%), but decreased significantly in yearly terms, to reach 77.1% of its value one year earlier. Over the whole year, gross lending contracted by -21.8% in 2012 (vs. -7.4% in 2011).

In November and December, purchases are usually boosted for fiscal reasons. Owing to the growing instability over recent years in the tax measures for real estate, promotion campaigns in the real estate and financial sectors encourage taxed households to take advantage of a specific fiscal package which is likely to disappear on the 31<sup>st</sup> of December. As a consequence, the volume of housing transactions for new dwellings generally swells in the last quarter. Therefore, the seasonally adjusted gross lending contracted by 7.3% in Q4 2012.

The market will probably continue to contract moderately in 2013, as the current fiscal policy is likely to remain less interesting for individual investors. In the first half 2013, gross lending seems to be quite stable compared with the previous semester. No positive change in fiscal policy is expected for 2014; therefore, households may postpone their housing projects.

### 1.2.2 Downward trend since Q1 2008 in Hungary, Ireland, Italy, the Netherlands, Portugal, Spain and the UK

The second subclass contains Hungary, Ireland, Italy, Portugal, Spain and the UK

Regarding the **UK**, gross lending did remain below 2008 levels in Q4 2012; however, contrary to the other countries of the group, the trend has not been downwards since 2009. As shown in chart 6, gross lending has been flat at a low level between 2009 and 2011, and has even slowly increased in 2012.

<sup>5</sup> In Q4 2012, the sample of the proxy approaching the amount of gross residential mortgage lending in the EU27 includes Belgium, Denmark, France, Hungary, Ireland, Italy, the Netherlands, Portugal, Spain, Sweden and the

UK (i.e. 66.2% of the EU27's GDP at current prices). Please note that gross lending includes new mortgage loans and external remortgaging (i.e. with another bank) in all of these countries, except in Spain.



In the UK, gross mortgage lending totalled £37.4 bn in Q4, a small increase from £37.3 bn in Q3, but 2% lower than in Q4 2011. Subdued remortgage lending continued to weigh down on overall lending volumes in Q4 when £10 bn was advanced for remortgaging, a 15% fall compared to £11.1 bn in Q4 2011.

Partially offsetting this, house purchase (and particularly lending to FTBs) and BTL lending were resilient in the final quarter of 2012. House purchase lending in Q4 was up by 6% compared to a year earlier, lending to FTBs increased by 16% and BTL lending was 18% higher than the same period in 2011.

The underlying trend for stronger house purchase activity and weaker remortgage activity continued into the first quarter of 2013. Lending to FTBs has continued to strengthen in the first quarter in 2013 - accounting for 44% of residential house purchase loans, up from 42% on Q4.

One factor that has started to have a positive effect on UK mortgage lending is the Bank of England Funding for Lending Scheme which was introduced in August 2012. This aims to increase lending to the real economy (including but not exclusively mortgage lending) by making funding available to banks and Building Societies, with a preferential rate applied if lenders expand rather than reduce their outstanding loan stock.

Following the launch of the scheme, mortgage interest rates have gradually eased back after increasing through the first half of 2012 (i.e. Chart 9)<sup>6</sup>, although this is unlikely to be completely attributable to the Funding for Lending scheme, but also an easing in funding conditions that had started to emerge before the summer. Mortgage interest rates on new lending continued to fall through Q4, particularly for loans advanced on an initial fixed rate.

In **Hungary**, gross residential lending contracted by 14.4% q-o-q (HUF 44.6 bn in Q4 compared to HUF 52.1 bn in Q3) and reached its lowest level since 2004.

Since June 2010, only HUF denominated mortgage loans are allowed to be granted. To compensate the negative effects, the government tried to stimulate the mortgage market by introducing a new subsidy scheme in September 2012 (interest rate subsidy for the first 5 years), but the impact on the market is not yet reflected.

At the end of 2012, rumours flooded the market that further easing on the mortgage loan conditions were to be introduced. Due to these expectations, some of the potential borrowers may have postponed signing their mortgage loan contracts. Should the conditions improve further (e.g. by introducing a higher interest rate subsidy in the first 5 years and/or by providing a lump sum subsidy for families with children for buying non-new built property), the mortgage lending in 2013 may pick up compared to the depressed period of Q3 and Q4 2012.

Market expectations are impacted also by the fact that mortgage lending will be available only in HUF. With the interest rate subsidy for the first 5 years, conditions may improve, but interest rates for the whole period of the mortgage loan are still high compared to other countries in the EU. Decreasing HUF interest rates would definitely help to start the engine of the Hungarian mortgage market.

As regards **Ireland**, in Q4 2012 there was an increase in activity as prospective house buyers rushed to meet the 31 December 2012 deadline for the end of tax relief on mortgage interest payments – after that date relief is not available for new mortgages. There is evidence that some house purchases and mortgages that would normally have happened in January or February 2013 were brought forward to December 2012 to avail of the mortgage interest relief.

In **Italy**, in Q4 2012, gross residential lending decreased by 31.2% y-o-y and increased by 11% q-o-q, to reach EUR 8.6 bn<sup>7</sup>. Nevertheless, in seasonally adjusted terms, it contracted by 9.8% q-o-q, as the volume of activity in the last quarter is typically higher than in the third. Several factors can help to explain this poor performance. Firstly, the decrease in gross lending reflected the marked contraction in the number of housing transactions, which decreased by 30.5% y-o-y. In addition, numerous investment decisions of households have been postponed, as labour market prospects worsened and disposable income of households deteriorated. Finally, regarding one-off factors, the reintroduction, in January 2012, of a wealth tax on real estate property located in Italy (the new tax is called “IMU” – the Italian acronym for “Unified Municipal Tax”) is likely to have further depressed gross mortgage lending throughout 2012<sup>8</sup>.

In **the Netherlands**, in Q4 2012 gross lending increased q-o-q for the first time in six consecutive quarters, partially owing to a further decrease in mortgage interest rates and stagnating house prices.

As regards **Portugal**, gross mortgage lending fell by 30.5% y-o-y but increased q-o-q for the first time since Q2 2010 (i.e. by 12.9%), reaching EUR 518 million. This recovery resulted from the softening in the implementation of several measures in the financial sector under the “Financial Assistance Programme to Portugal”, such as the obligation of the 120% credit to deposit ratio. Still, the deteriorating economic environment, with contraction in GDP, higher unemployment rate and difficult economic forecasts, combined with the needed adjustments of banks to reach the credit-to-deposits ratio whenever relevant to pursue the recommendation of sustainable financing structure, have all limited the evolution of residential loans.

The latest trends for mortgage lending have reflected mainly the evolution of the economy and the restrictions imposed on the financial sector. The current oversupply of housing and downsized prices, the higher weight of mortgage loans over GDP, the decrease in the disposable income of households, higher charged spreads by banks and the liquidity restrictions of banks, will dampen the short-term development of housing market.

In **Spain**, the rise in VAT for housing purchase and the deletion of subsidies to first-time home buyers announced by the government for the 1<sup>st</sup> of January 2013 prompted a rise in housing demand during the last months of the year. As a consequence, the number of new residential loans granted in the period increased by 31.6% on the previous quarter and remained almost flat compared with Q4 2011. In terms of volume, residential gross lending increased to EUR 7,875 million compared with EUR 5,738 million on the previous quarter, 37% higher in relative terms.

Nevertheless, it should be noticed that this good performance of new lending in Q4 2012 resulted from the fact that many housing transactions were brought forward slightly, and this will probably mean a drop in demand in Q1 2013.

<sup>6</sup> In chart 9, in the second half of 2012, the strong upward movement in the availability of secured credit provided to households is likely to reflect the easing in mortgage interest rates.

<sup>7</sup> Italian data on gross lending has been revised for last quarters.

<sup>8</sup> The basic rate for IMU has been set at 0.40-0.76 percent per year on the value of the real estate, and the taxable value for IMU is calculated based on the cadastral values (i.e. standard values attributed to each property in the official register). Furthermore, this wealth tax is due also on the individual's main abode. Nevertheless, in the case of real estate owned as one's main place of residence, local municipalities have the possibility to reduce the wealth tax rate (to 0.40 percent), and allow a flat deduction (up to EUR 200).

### 1.2.3 Other markets

In **Germany**, in Q4 2012, gross residential lending was stagnant compared with the previous quarter; however, for the whole year, gross lending increased by more than 8% on 2011, reflecting the strong demand for residential investment.

No data on gross lending is available for **Poland** and **Romania**. However, some assumptions can be made regarding mortgage activity in these two countries.

In **Poland**, generally, the whole year of 2012 was not very impressive in terms of residential lending. However, in Q4 2012 a slight revival could be observed in some segments of the mortgage market, as it definitely appears that clients tried to use their last chance to qualify for the state-subsidised programme “Family on their own”- this scheme was ceased at the end of 2012. As such, almost 16,000 subsidised loans were granted in Q4 2012 (a q-o-q increase of nearly 42%).

The volume of new mortgage loans decreased q-o-q by 6.3%, to reach 47,523 units in Q4; the total amount of new loans stood at PLN 8,843 bn, 11.8% below Q3 2012.

New loans were granted mainly in Polish zlotys, as it has become extremely difficult to obtain foreign currency mortgage loans. As of Q4 2012, 98.7% of new lending was PLN-denominated, 1.3% was EUR-denominated and 0.1% was denominated in other currencies. In Q4 2012, the proportion of loans with LTVs above 80% was 52.1%, and 33.2% of new loans had LTVs between 50% and 80%.

In Q4 2012, one third of banks in Poland tightened their standards for granting housing loans: around 36% of the banks mentioned raising all residential credit margins, and one fourth of them indicated an increase in spreads on riskier loans. Meanwhile, the banks raised non-interest housing loan costs and LTV requirements were raised by around 12% of the banks.

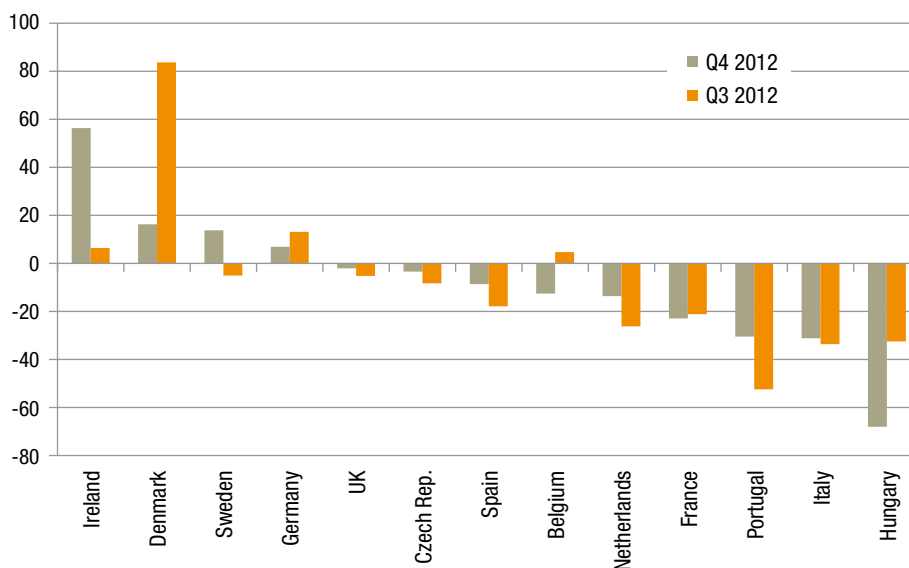
In net terms<sup>9</sup>, banks reported no significant changes in demand for housing loans in the fourth quarter of 2012. Meanwhile, the banks' responses were discrepant – around 40% of all banks indicated either a rise or a fall in demand for housing loans. The falling demand for housing loans can be explained primarily by forecasts regarding developments in the housing market, and also by factors related to the economic standing of households and changes in consumer spending. On the other hand, the rise in demand for housing loans observed by some banks was primarily driven by the discontinuation of the government-subsidised programme “Family on their own” in Dec.2012 and a tightening of lending policy by rival banks.

Concerning the expectations for 2013, a majority of the surveyed banks expected demand for housing loans to fall in the first quarter of 2013.

Finally, in **Romania**, gross mortgage loans increased by 1.4% q-o-q in Q4 2012 (adjusted for the exchange rate effects). According to the National Bank of Romania (NBR) Bank Lending Survey, the credit standards for mortgage loans were additionally tightened during Q4, primarily due to the expectations regarding the economic environment and, marginally, to factors such as the change in the business strategy. In Q4 2012, the LTV ratio applied to new loans was relatively similar to Q3 2012 (78% vs. 77%).

Within this context, households demand for mortgage loans continued to decrease and credit institutions anticipate a continuation of this pattern in the next quarter, albeit at a slower pace.

**Chart 5 ► Gross Residential Lending, y-o-y growth rates (%)**

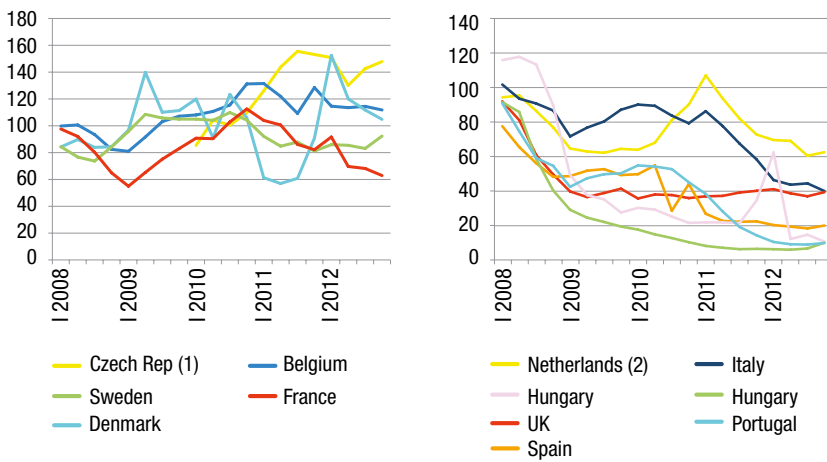


Source: European Mortgage Federation

<sup>9</sup> In the “Senior loan officer opinion survey” of the National Bank of Poland, the net percentage is the difference between the percentage of responses “Eased considerably” and “Eased somewhat” and the percentage of responses “Tightened considerably” and “Tightened somewhat”. A negative index indicates

a tendency of tightening the credit standards. For further details, please see: <http://www.nbp.pl/homen.aspx?l=en/systemfinansowy/kredytowy2012.html>

**Chart 6 ► Gross Residential Loans, (2007 = 100; in domestic currency)**



Source: European Mortgage Federation

Note:

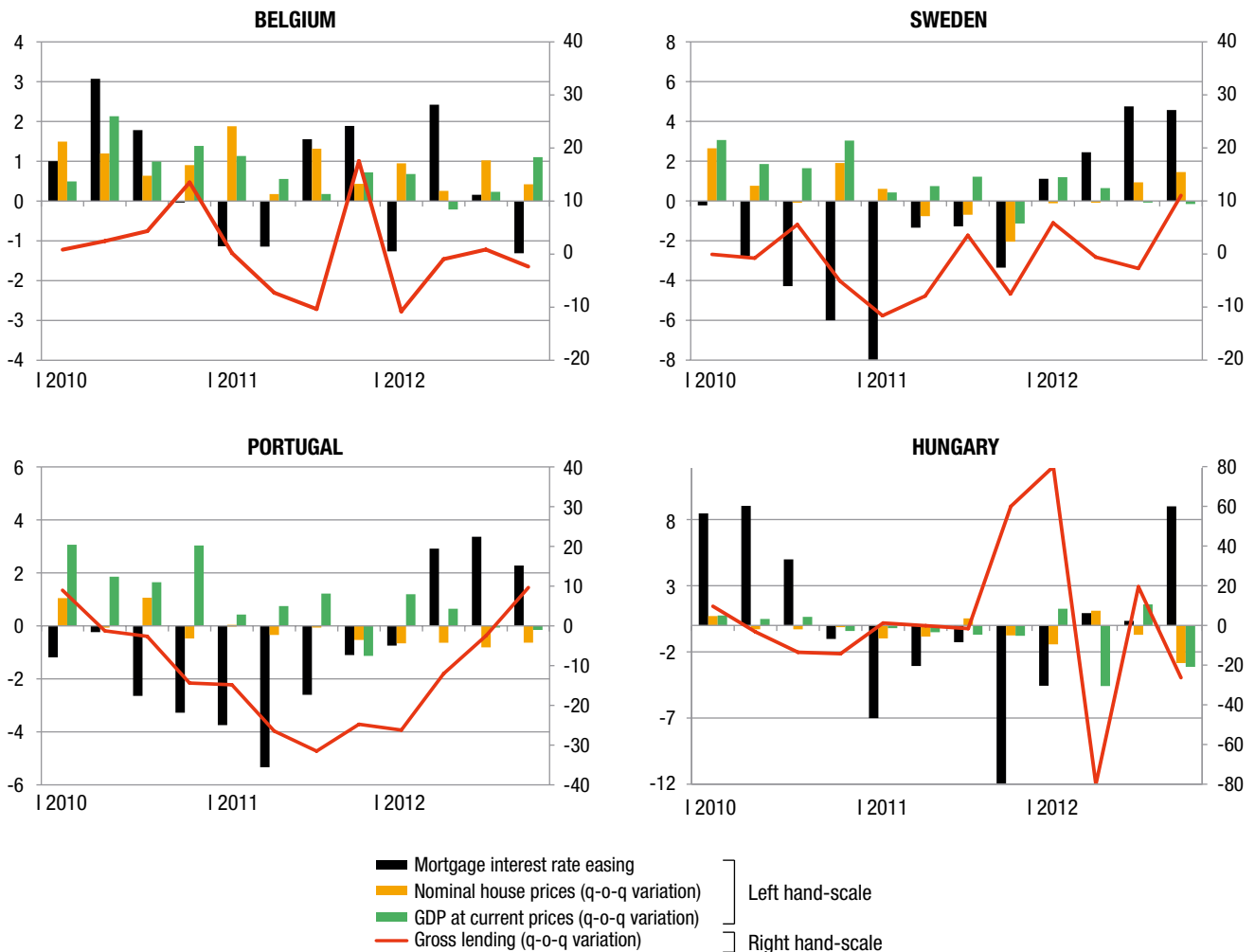
Please note that the time series have been deseasonalised

Please note that figures are calculated on values expressed in local currencies for non-euro area countries

(1): 2010 = 100

(2): the Dutch series has a new source

**Chart 7 ► Determinants of Gross Lending**

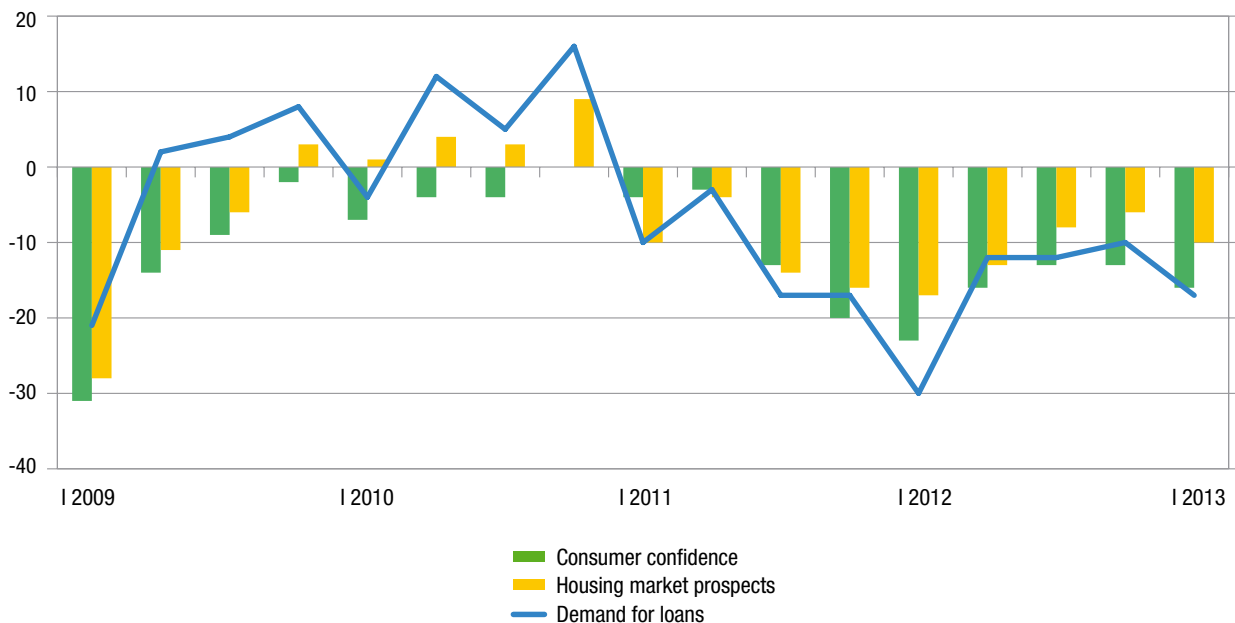
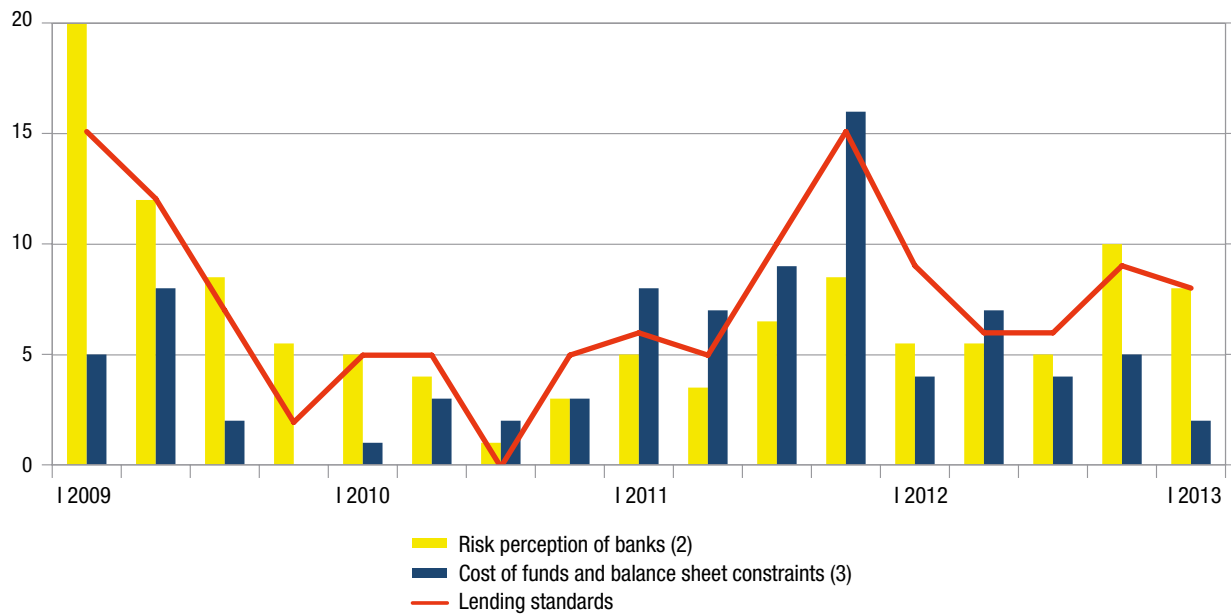


Source: European Mortgage Federation and Eurostat

Note:

Please note that the time series have been deseasonalised.



**Chart 8** ► Bank Lending Survey in two of the largest euro area mortgage markets, Loans for house purchase (1), Euro Area

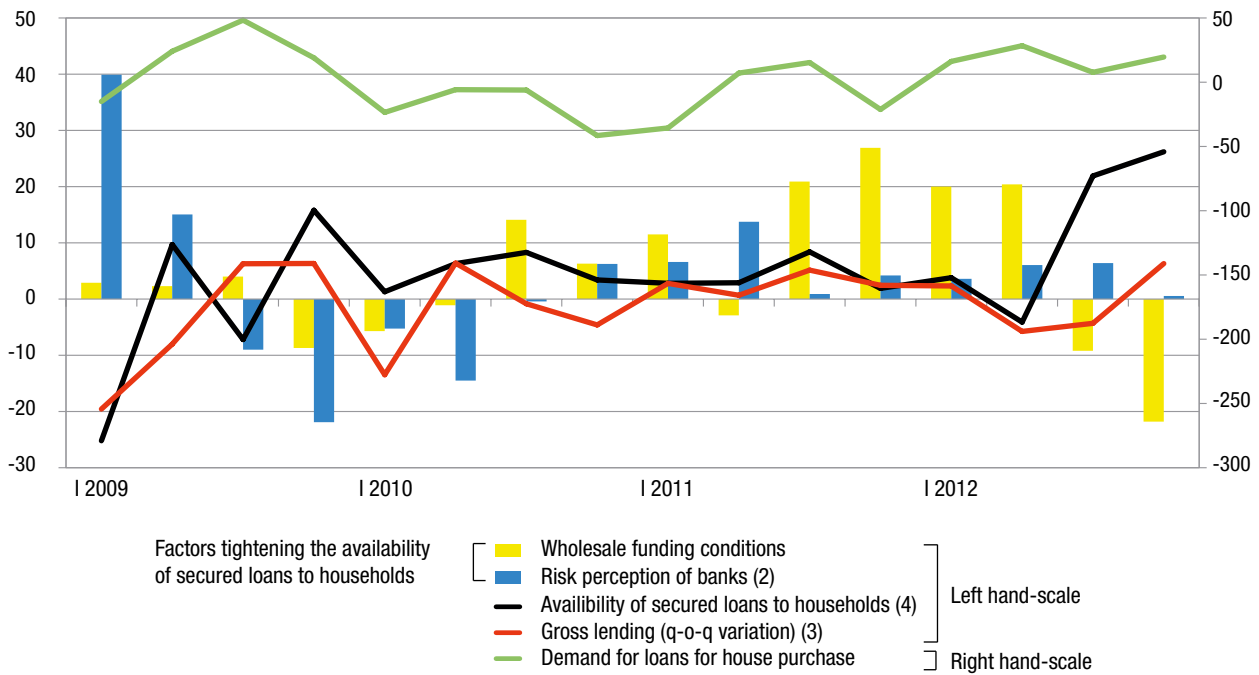
Source: European Mortgage Federation and ECB

(1) The measure is the weighted difference (“diffusion index”) between the share of banks reporting that credit standards have been tightened and the share of banks reporting that they have been eased. Likewise, regarding the demand for loans, the diffusion index refers to the weighted difference between the share of banks reporting an increase in loan demand and the share of banks reporting a decline. The diffusion index is constructed in the following way: lenders who have answered “considerably” are given a weight twice as high (score of 1) as lenders having answered “somewhat” (score of 0.5).

(2) The risk perception of banks includes the expectations regarding general economic activity and the housing market prospects.

(3) The cost of funds and balance sheet constraints include the banks’ ability to access market financing and the banks’ liquidity positions.

Chart 9 ► Credit Conditions Survey, the United Kingdom (1)



(1) To calculate aggregate results, each lender is assigned a score based on their response. Lenders who report that credit conditions have changed 'a lot' are assigned twice the score of those who report that conditions have changed 'a little'. These scores are then weighted by lenders' market shares. The results are analysed by calculating 'net percentage balances' — the difference between the weighted balance of lenders reporting that, for example, demand was higher/lower or terms and conditions were tighter/looser. The net percentage balances are scaled to lie between  $\pm 100$ . This annex reports the net percentage balance of respondents for each question in the secured lending questionnaire.

(2) The risk perception of banks includes the expectations regarding general economic activity and the housing market prospects.

(3) The sample related to gross lending (2007 = 100) is provided by the Quarterly Review Statistics of the European Mortgage Federation. It is not deseasonalised.

(4) Positive balances indicate that lenders, on balance, reported credit availability to be higher than over the previous three-month period, or that the terms and conditions on which credit was provided became cheaper.

## 2. Housing markets

After decreasing in Q1 2009 in all countries of the panel except Poland, nominal house prices developed in a heterogeneous manner between Q2 2009 and Q4 2012, following two broad trends. Nominal house prices moved along an upward trend in Belgium, France, Germany, Poland, Sweden and the UK, while they followed negative trends in Denmark, Hungary, Ireland, Italy<sup>10</sup>, the Netherlands, Portugal, Romania and Spain.

### 2.1 FIRST SUBCLASS: BELGIUM, FRANCE, GERMANY, POLAND, SWEDEN AND THE UK

In **Belgium**, in Q4 2012, the average nominal house price increased by 2.7% y-o-y. This increase is marked by different developments across segments, with prices contracting by 0.3% for villas, to reach EUR 329,899, while in the apartment segment prices were 3.4% above Q4 2011.

In **France**, nominal house prices decreased by 1.7% y-o-y in Q4 2012, mainly as a result of the contraction registered in the “province”. In “île de France”, prices were rather stable (i.e. -0.7%), while they contracted in Paris (i.e. by 1%) for the first time in many years<sup>11</sup>. This overall decrease was not spread equally, since prices for new dwellings, notably flats, were still increasing, albeit moderately (+0.8%), owing to the new regulation boosting construction costs.

The slight decrease in sales partly contributed to the stabilisation of house prices. It is likely although not certain that prices will decrease by as much as 10%, by the time that sales hit bottom.

Nominal prices for owner occupied houses and condominiums in **Germany** continued to increase in Q4 2012. The vdp-Price Index for Single Family Houses increased y-o-y by 2.6%, while the prices for condominiums went up by 5.8% and the Price Index for Owner Occupied Housing increased by 3.4%.

The fact that the increase is concentrated on prices for condominiums (and on apartment rents) was in line with the observation that interest in property has mainly been focused on urban housing markets. In contrast to rural areas, there have been overall appreciable increases in urban population – although differences do exist between individual towns and cities. Since housing construction was on a low level for several years, these increases have led to considerable market tension. Another factor is that in the wake of the recent capital market developments and the financial crisis, interest has risen perceptibly in real estate as an investment form, resulting in a rise in apartment rents and prices for condominiums.

Property prices in **Poland** have continuously fallen since Q3 2011, albeit at a slow pace for most quarters. In Q4 2012, prices fell in all “voivodeships”; further decreases are expected as a result of the oversupply of dwellings and lower availability of mortgage loans.

In **Sweden**, prices on one-family homes increased over 2% on a yearly basis in Q4 2012, compared with a decrease of around 1% in the previous quarter. Prices on one-family homes have been falling since the end of 2011, but now it appears that prices are increasing again. However, prices only fell by 2% to 3% and price increases in the near future will probably be

moderate. As Sweden is a small export-oriented economy, the international economic crisis has had a negative effect on the national economy and indirectly on the housing market. Also, the measure taken by the Swedish FSA to limit LTVs for new mortgages to 85%, as well as the demand from banks and mortgage institutions to amortise loans with LTVs over 75%, have influenced the housing market.

Housing completions increased during 2012, but housing starts decreased. Even though housing completions increased during 2012, the construction figures in Sweden are low and have been low for several years. In big city areas or in other expanding areas, a housing shortage has developed to a certain extent, which has probably prevented house prices from falling.

House prices in the Stockholm and Gothenburg regions have increased. In the Malmö-region, prices continued to contract in Q4 2012 (i.e. by around 1%), as Malmö has had a slightly different price development than the other large cities in Sweden<sup>12</sup>.

Recent trends observed in house prices in the **UK** continued in Q4 2012, with monthly volatility and movements differing depending on the index used.

The ONS house price index which measures prices at the housing completion stage indicates a 2.3% y-o-y increase in prices overall in the UK in Q4 – other indices showed a more subdued picture, the Halifax House Price Index indicated a 0.3% fall, while the Nationwide index showed a 1.1% fall compared to Q4 last year.

There are significant variations across the UK. Parts of southern England have experienced the largest increases, particularly in London where prices were 4.9% higher than a year earlier. On the other hand, prices in Northern Ireland (NI) have continued to weaken and fell by 8.5% compared to this time last year, although the rate of fall in NI has eased. There has been a mixed picture in other parts of the UK, with a general trend for weaker growth in northern parts of England and in Scotland.

### 2.2 SECOND SUBCLASS: DENMARK, HUNGARY, IRELAND, THE NETHERLANDS, PORTUGAL, ROMANIA AND SPAIN

In **Denmark**, in Q4 2012, house prices decreased slightly. On average, single family homes decreased by 2.8% y-o-y, whereas the price of owner occupied flats increased by 3.9% on a yearly basis. It is not only in Copenhagen that prices on owner occupied property rose. Across the country the picture is the same. The number of transactions fell in Q4 2012, but in total there has been more activity on the housing market in 2012 compared to 2011.

In **Hungary**, the decrease in nominal house prices accelerated in Q4 2012, which means a -2.3% price decrease q-o-q and a -2.2% y-o-y, based on the FHB House Price Index. Looking back at a longer period, this was already the fifth consecutive year since the outbreak of the financial crisis when house prices began to decrease in Hungary.

Prices of larger flats or family houses have decreased more significantly than the prices of smaller flats or flats in condominiums. The price decrease was stronger in the segment of used flats while the price of new flats stagnated. The number of newly built flats in Q4 reached an historic low.

<sup>10</sup> Data on Italian nominal house prices is available only from Q1 2010.

<sup>11</sup> In Q4 2011, prices increased y-o-y by 8.6% in “île de France” and by 14% in Paris.

<sup>12</sup> Over the last years, Malmö and the Malmö-region have had a slightly different price development than the other large cities in Sweden. Malmö is situated close to Copenhagen, Denmark, and, to a large extent, has been influenced

by the Copenhagen housing market since the construction of the bridge between the two cities in 2000. The boom observed in the housing market in Copenhagen after 2000 had positive spillover effects on the prices of houses and apartments in Malmö. However, for almost two years, the prices in Malmö have fallen more than in Stockholm and Gothenburg. This is mainly due to the deterioration on the housing markets in Copenhagen, where falling prices on housing led fewer Danes to move to the Malmö-region or even some Danes to move back to Denmark.

The economic expectation of households is a significant influencing factor for the housing market. In 2012, GDP contracted by -1.7%, and it is not surprising therefore that the long awaited turning point for the housing market is still to come.

In **Portugal**, the continuous decrease in the house price index, which fell by 2.7% y-o-y in Q4 2012, reflects first and foremost the lesser housing demand for acquisition. The current difficult economic situation and worsening household confidence which reached its lowest level in December 2012 along with the increase in fiscal charges for homeowners all combined to pull down the number of transactions of purchase and sale, and gave more prominence to the rental market. For the year 2012, the number of rental market contracts exceeded for the first time the number of sale contracts.

The price gap, which measures the gap between the average price of contracts performed and the average value of market supply available, is one of the main parameters. In the market for buying and selling, this parameter stood at -23% in the Metropolitan Area of Lisbon and -35% in Algarve, while in the lease market this parameter reached -13% and -5%, respectively.

The lowest growth in constructions costs was registered in Q4 2012. A slowdown in the price of construction materials and remuneration of the workforce allowed an increase in the number of housing completions.

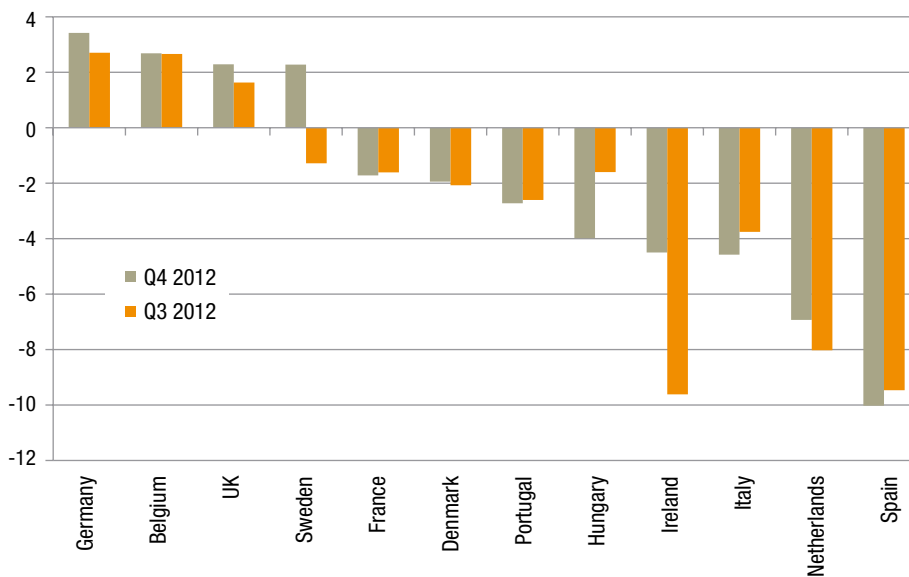
Regarding **Romania**, the y-o-y correction in residential property prices continued in Q4 2012 (i.e. 1.3%). However, in Bucharest, apartment prices increased by 2%, while they continued to slump in the rest of the country (i.e. by 7.2%).

Finally, in **Spain**, the adjustment in the housing market continued in Q4 2012, with further declines observed in second-hand dwelling prices.

On average, housing prices contracted y-o-y by -10% by the end of the year. The cumulative decrease since the peak of the cycle was around 27% on nominal terms and, on average, housing prices reached their early 2004 levels.

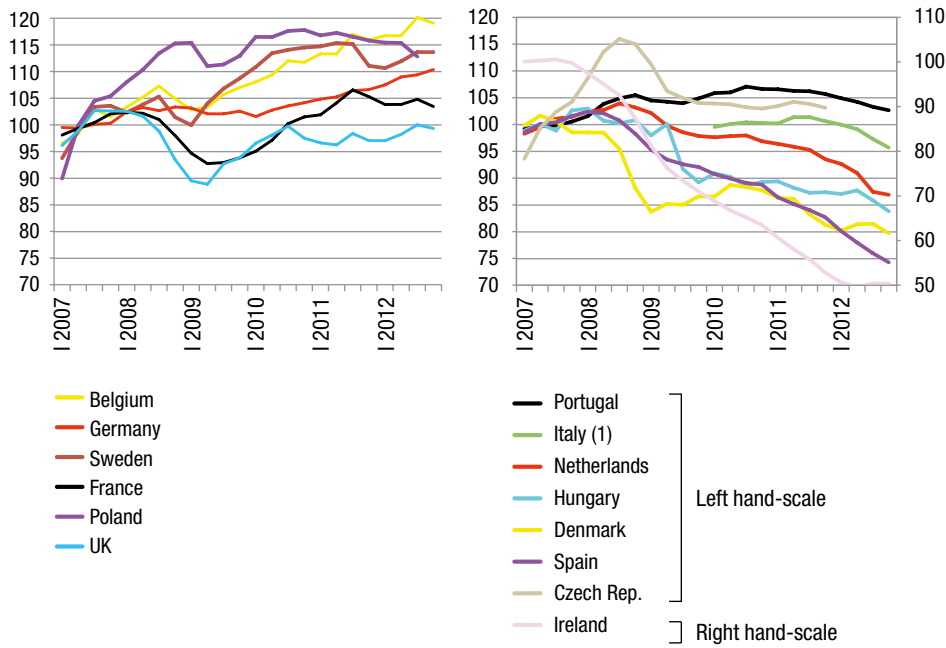
All the regions recorded drops in housing prices on annual terms in the period. The adjustment was above national average in the south-east regions, mainly due to the sharper decline in second houses, in the Madrid surroundings and in *Castilla-la Mancha*.

**Chart 10** ► Nominal House Prices, y-o-y growth rates (%)



Source: European Mortgage Federation

**Chart 11** ► Nominal House Prices, (2007 = 100)



**Chart 12** ► Real House Prices, y-o-y growth rates (%)

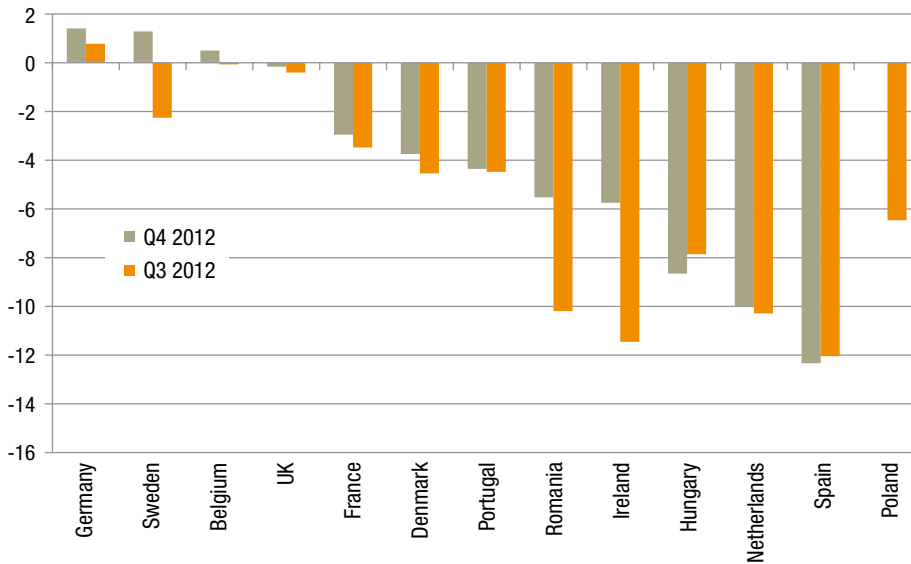
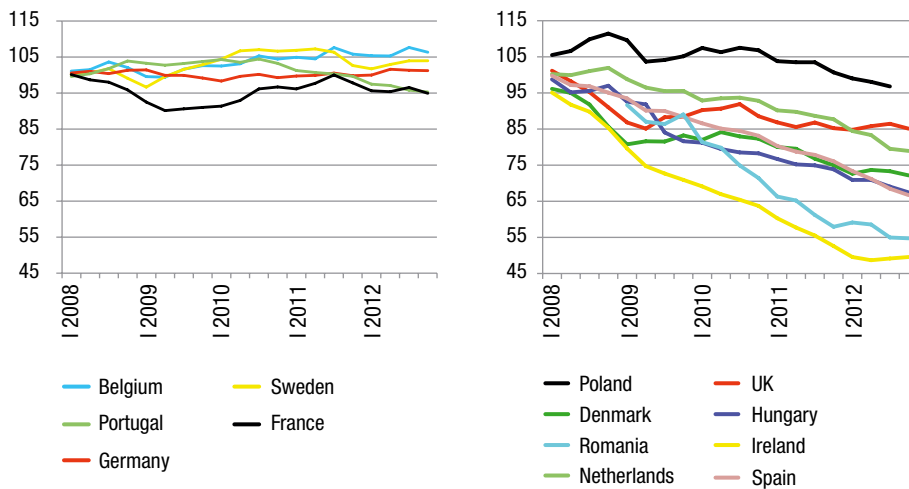


Chart 13 ► Real House Prices, y-o-y growth rates, %



Source: European Mortgage Federation and Eurostat

Note:

The Real House Price Index is the nominal house price (provided by the EMF) adjusted for inflation, using the HICP - All-items excluding housing, water, electricity, gas & other fuels (provided by Eurostat)

### 3. Monetary policies

Amid poor macroeconomic performance and fading inflationary pressures, most central banks across the EU maintained or lowered their policy rates in Q4 2012 (i.e. Chart 14). In the euro area, annual headline inflation (excluding energy and unprocessed food) stood at its lowest level since Q3 2011 (i.e. 1.6%), while real GDP contracted by 1.0% y-o-y, reflecting another sharp decrease in both household final consumption expenditure and gross fixed capital formation. Against this backdrop, the ECB kept its policy rate at the all-time low of 0.75%. In response to abating inflation pressures and a noticeable GDP contraction in Q4 2012, the Czech Central Bank reduced its repo rate to historical lows (i.e. 0.05%). As regards Sweden, contained inflation pressures and the pronounced slowdown in real GDP growth (i.e. 1.0% in 2012 vs. 3.7% in 2011) led the Swedish Central Bank to cut its repo rate by 25 bps on 31 October 2012. In a context of marked stagflation, with a noticeable GDP decrease and persistently high inflation, the Hungarian Central

Bank lowered the base rate six times in Q4 2012 and Q1 2013, decreasing the rate from 6.50% to 5.00%. Finally, in Poland, the rapid easing in inflation pressures and real GDP growth prompted the Polish Central Bank to cut its reference rate five times in Q4 2012 and Q1 2013, by a total of 150 bps.

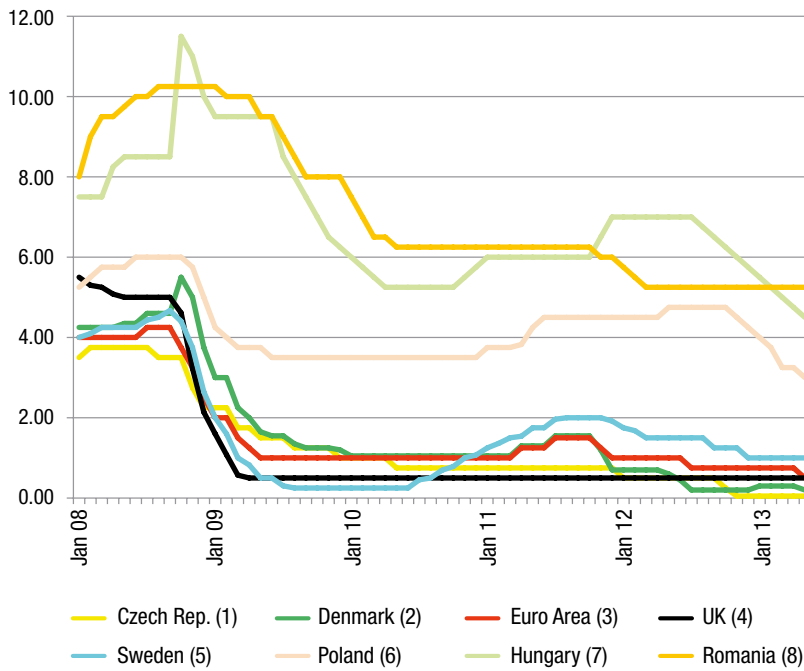
As a consequence of these monetary policy actions, in Q4 2012, representative mortgage rates recorded significant decreases, with the largest average reduction for the EMF Members<sup>13</sup> since Q2 2011 (i.e. -21 bps in Q4 2012 vs. -14 bps in Q3 2012 and -17 bps in Q2 2012). Compared to Q4 2011, representative mortgage rates decreased in all countries except Belgium (unchanged), the UK<sup>14</sup> (+14 bps) and Ireland (+45 bps). The decrease was above 50 bps in Romania (-132 bps); Sweden (-129 bps); Spain (-81 bps); Portugal (-80 bps); Germany (-76 bps); Denmark (-70 bps); France (-60 bps) and Hungary (-59 bps).

<sup>13</sup> The sample contains Belgium, Denmark, France, Germany, Hungary, Ireland, Italy, the Netherlands, Poland, Portugal, Romania, Spain Sweden and the United Kingdom (i.e. more than 94% of the EU27's outstanding residential lending).

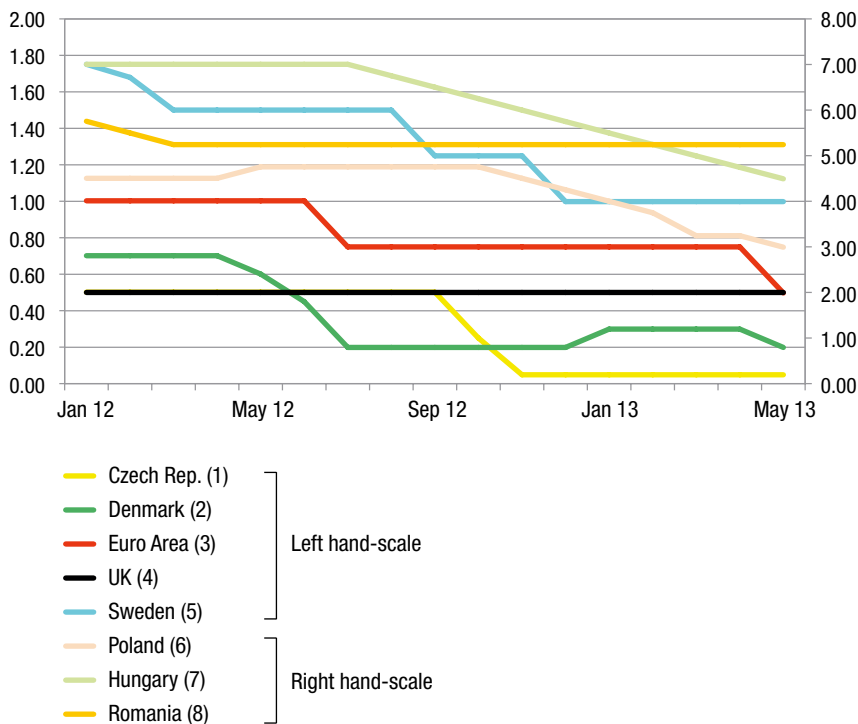
<sup>14</sup> In the UK, while mortgage interest rates in Q4 2012 were higher than in Q4 2011, they have been on a downward path since the summer 2012<sup>9</sup>



**Chart 14** ► Policy Rates of Central Banks (in %)



Source: ECB, European Mortgage Federation and National Central Banks



- (1): Repo rate
- (2): Lending rate
- (3): Interest rate for the main refinancing operations (variable rate tenders until October 2008 and fixed rate tenders afterwards)
- (4): Bank rate
- (5): Repo rate
- (6): Reference rate (rate on 14-day open market operations until December 2004 and on 7-day open market operations afterwards)
- (7): Base rate
- (8): Policy rate

## 4. Country Insight: Italy / by Marco Marino, Associazione Bancaria Italiana

After more than one-year under a government led by Mario Monti, in April 2013 a new government came to power in Italy, led by Democratic Party leader, Enrico Letta, who has become Prime Minister at the head of a “big coalition” between the right and left parties.

The new government is determined to promote Italian economic growth.

In Italy, in the 4<sup>th</sup> quarter of 2012, Gross Domestic Product (GDP) fell by 0.9% with respect to the previous quarter, and by 2.8% with respect to the same quarter of 2011.

Compared to the 3<sup>rd</sup> quarter, the main elements of domestic demand showed signs of slowing down. More specifically, in the 4<sup>th</sup> quarter of 2012, final national consumption fell by 0.5% and gross fixed capital formation reduced by 1.2%. Furthermore, imports decreased by 0.9% while exports rose by 0.3%.

In December 2012, the Italian industrial production index rose by 0.4% with respect to the previous month, but it decreased by 6.6% with respect to 2011. The national consumer price index remained essentially stable at +2.6%, when contrasted with two months beforehand.

The unemployment rate in Italy was equal to 11.1% in December, and it remained stable with respect to two months previous (the unemployment rate for people under 24 years was equal to 32%).

With reference to the real estate market, housing transactions continue to show negative dynamics. At the end of 2012, housing transactions amounted to 444,018 (chart 1), with a reduction of more than 26% compared to 2011.

In the last quarter of 2012 (chart 2), the Italian real estate market recorded the worst change in terms of annual rates since 2004. More specifically, housing purchases amounted to 118,205 units, with a reduction of 30.5% with respect to the 4<sup>th</sup> quarter of 2011 (170,181 transactions).

The analysis of the residential market for macro geographical areas shows that the negative national trend (-30.5%) is confirmed in all the Italian macro-areas. In particular, Central and North Italian areas marked a decline of transactions respectively equal to -31.9% and -31.7% compared to the 4<sup>th</sup> quarter of 2011; in the South of Italy the decrease was equal to -27.4% (chart 3).

Furthermore, the decrease of housing transactions recorded in the 4<sup>th</sup> quarter of 2011 involved all Italian cities without taking into account differences

in size. More specifically, transactions decreased by -31.3% in the smaller cities and by -28.7% in the major cities. Moreover, in the last quarter of 2012, the smaller cities of the Central and North areas marked a decrease equal to -32.8% and -32.3% respectively in comparison to the 4<sup>th</sup> quarter of 2011.

While the negative performance of housing sales may have caused a decline of the Italian house price index - which decreased by 1.5% compared to the previous quarter and by 4.6% in comparison to the same quarter of the previous year - it has also negatively affected the demand for mortgages and consequently the performance of Italian residential mortgage market.

More specifically, gross residential mortgage lending for house purchases amounted approximately to EUR 7.1 bn in Q4 2012, against EUR 6.6 bn in Q3 2012, and against EUR 7.5 and 7.2 bn in Q2 2012 and Q1 2012 respectively.

Overall, it amounted approximately to EUR 29 bn in 2012, with a reduction of circa 46% compared to the same period of 2011 (chart 4).

This trend reflects also the negative prospects of the labour market and the decline in household disposable income due to the crisis that have postponed investment decisions of households. In addition, the increase in the tax burden, due to the introduction of “IMU” (a new municipal tax on property), has not promoted house purchases in the last year.

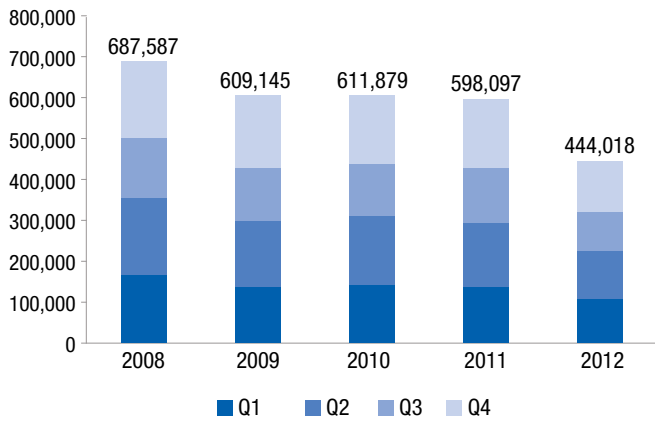
Nevertheless, in January 2013, the total amount of mortgage loans to customers (EUR 1,919.3 bn) continues to be significantly higher than the overall amount of customer deposits (1,752.8 bn).

In order to support residential mortgage borrowers, in 2009 the Italian Banking Association together with Consumers’ Associations launched a self-regulatory initiative, called “Household plan” that allowed households to suspend the payment of mortgage instalments for 12 months in case of:

- unemployment;
- reduction of working hours;
- death or serious illness.

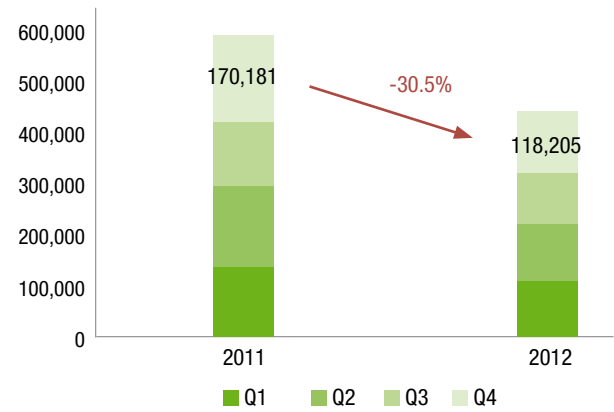
This initiative ended on the 31<sup>st</sup> March, having involved more than 95,000 households and providing more than EUR 650 million to families in terms of liquidity.

**Chart 1** ► Number of Residential house transactions (2008-2012)



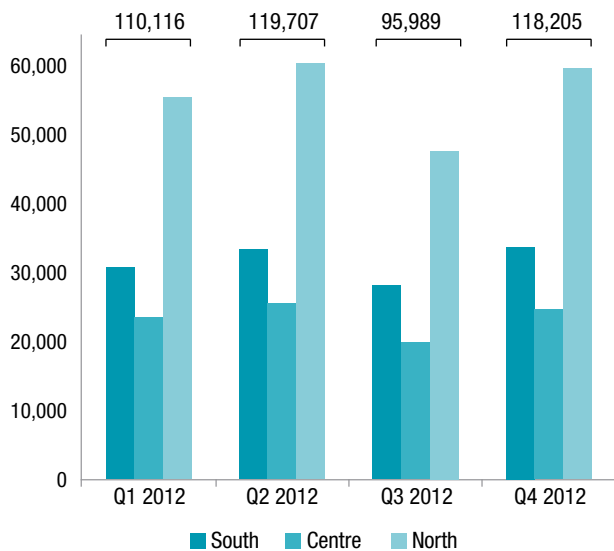
Source: Public Real Estate Registry Office

**Chart 2** ► Focus on Q4 2012 - Change over previous quarter



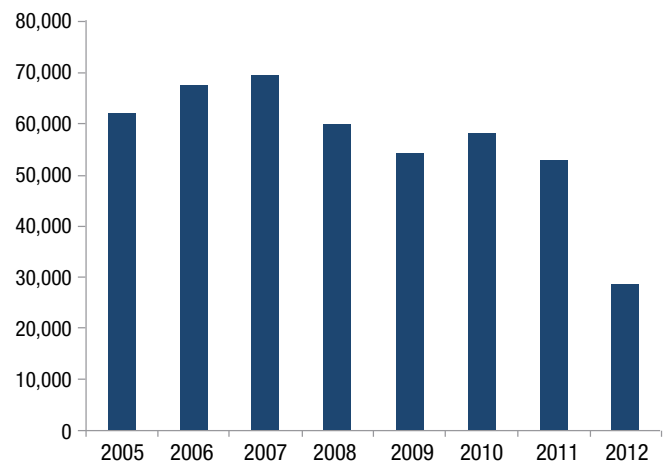
Source: Public Real Estate Registry Office

**Chart 3** ► Quarterly Residential house transactions – 2012. Geographical Area distribution (South- Centre –North)



Source: Public Real Estate Registry Office

**Chart 4** ► Gross residential lending for house purchase 2005 – 2012



Source: : Bank of Italy

**Table 1 ► Total Outstanding Residential Mortgage Lending (Million EUR)**

	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012	latest y-o-y change (%) (Q4 12). EUR values	previous y-o-y change (%) (Q3 12). EUR values	latest y-o-y change (%) (Q4 12). local currency	previous y-o-y change (%) (Q3 12). local currency
<b>BE</b>	154,831	158,635	161,161	164,548	166,747	169,412	170,954	172,911	5.1	6.1	5.1	6.1
<b>CZ</b>	19,166	19,664	20,148	20,161	20,666	20,877	21,340	21,736	7.8	5.9	7.3	8.9
<b>DK</b>	234,532	235,275	236,237	238,650	239,714	241,324	242,079	242,921	1.8	2.5	2.1	2.4
<b>FR</b>	808,400	825,000	835,900	843,200	852,000	857,600	863,900	874,000	3.7	3.3	3.7	3.3
<b>GE</b>	1,149,455	1,153,345	1,158,940	1,163,783	1,164,627	1,167,711	1,176,349	1,184,853	1.8	1.5	1.8	1.5
<b>GR</b>	79,823	79,800	79,170	78,393	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>HU</b>	23,599	25,177	25,862	22,754	20,770	20,449	20,642	20,624	-9.4	-20.2	-15.4	-17.9
<b>IE</b>	134,000	133,069	132,302	130,568	129,593	128,696	127,538	126,744	-2.9	-3.6	-2.9	-3.6
<b>IT</b>	355,727	358,789	360,408	362,159	351,234	347,215	335,646	342,979	-5.3	-6.9	-5.3	-6.9
<b>NL</b>	635,492	642,839	644,146	644,450	641,888	648,121	650,444	651,200	1.0	1.0	1.0	1.0
<b>PL</b>	68,682	73,005	75,454	72,490	74,221	76,142	77,656	78,694	8.6	2.9	1.0	2.5
<b>PT</b>	115,426	115,198	114,661	113,916	113,703	112,655	111,606	110,520	-3.0	-2.7	-3.0	-2.7
<b>RO</b>	6,578	7,151	7,387	7,538	8,119	8,289	8,534	8,602	14.1	15.5	19.2	22.8
<b>SE</b>	299,160	298,257	297,095	302,424	313,586	315,410	336,716	333,330	10.2	13.3	4.5	4.5
<b>SP</b>	674,801	674,753	671,040	666,946	659,940	654,417	647,992	641,536	-3.8	-3.4	-3.8	-3.4
<b>UK</b>	1,450,925	1,405,051	1,416,904	1,453,738	1,497,559	1,558,348	1,598,086	1,567,667	5.4	10.3	1.6	1.7

Note: Non seasonally-adjusted data.

Source: European Mortgage Federation

Quarterly figures for non euro area countries are converted using 3-m average of EUR exchange rate as published in the ECB Monthly Bulletin.

Please note that the positive Hungarian y-o-y change in Q4 2011 is explained by the devaluation of the forint versus the Swiss franc and the euro.

The series has been revised for at least two figures in:

- Belgium
- Italy
- The Netherlands
- The UK

**Table 2 ► Gross Residential Mortgage Lending (Million EUR)**

	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012	latest y-o-y change (%) (Q4 12), EUR values	previous y-o-y change (%) (Q3 12), EUR values	latest y-o-y change (%) (Q4 12), local currency	previous y-o-y change (%) (Q3 12), local currency
BE	6,819	6,965	6,365	7,925	5,989	6,412	6,664	6,929	-12.6	4.7	-12.6	4.7
CZ	920	1,362	1,133	1,337	1,070	1,188	1,010	1,297	-3.0	-10.9	-3.4	-8.3
DK	6,197	5,806	6,416	11,318	15,656	12,011	11,792	13,125	16.0	83.8	16.3	83.7
FR	33,569	36,060	33,238	33,384	29,632	24,946	26,215	25,729	-22.9	-21.1	-22.9	-21.1
GE	36,400	35,600	38,100	40,500	36,200	40,300	43,100	43,300	6.9	13.1	6.9	13.1
HU	268	299	281	460	705	153	184	158	-65.8	-34.4	-68.0	-32.5
IE	577	624	623	639	450	524	663	999	56.3	6.4	56.3	6.4
IT	15,352	15,760	11,618	12,435	8,318	8,963	7,711	8,558	-31.2	-33.6	-31.2	-33.6
NL	19,943	20,115	17,589	15,668	13,058	14,959	12,978	13,531	-13.6	-26.2	-13.6	-26.2
PT	1,734	1,409	965	745	486	472	459	518	-30.5	-52.4	-30.5	-52.4
SE	9,408	10,530	9,076	9,840	8,773	10,691	9,341	11,802	19.9	2.9	13.8	-5.1
SP	8,089	8,503	6,986	8,620	6,040	7,271	5,738	7,875	-8.6	-17.9	-8.6	-17.9
UK	35,664	37,875	44,937	44,286	40,481	42,583	47,143	46,315	4.6	4.9	-1.5	-5.2

Note: non seasonally-adjusted data.

Source: European Mortgage Federation

The series has been revised for at least two figures in:

- Germany
- Italy
- The Netherlands

**Table 3 ► Net Residential Mortgage Lending (Million EUR)**

	III 2010	IV 2010	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012
BE	2,939	3,457	1,624	3,804	2,526	3,387	2,199	2,665	1,542	1,957
CZ	n/a	18,557	609	498	485	12	505	212	463	396
DK	1,381	1,066	-106	743	962	2,413	1,064	1,610	755	841
FR	16,800	23,300	11,800	16,600	10,900	7,300	8,800	5,600	6,300	10,100
GE	5,646	3,313	-2,740	3,890	5,595	4,843	844	3,084	8,638	8,504
GR	-229	-694	-684	-23	-630	-777	n/a	n/a	n/a	n/a
HU	-1,478	1,501	-1,255	1,579	685	-3,108	-1,984	-321	193	-18
IE	-961	-7,502	-1,777	-931	-767	-1,734	-975	-897	-1,158	-794
IT	3,041	2,689	3,720	3,062	1,619	1,751	-10,925	-4,019	-11,569	7,333
NL	4,935	11,360	4,445	7,348	1,306	304	-2,561	6,233	2,323	756
PL	682	4,888	1,013	4,323	2,449	-2,965	1,731	1,921	1,514	1,038
PT	822	496	911	-228	-537	-745	-213	-1,048	-1,049	-1,086
RO	-96	188	-102	573	236	151	581	170	245	69
SE	-1,830	1,136	-5,299	-48	-3,713	-4,094	-7,005	-5,523	-6,424	-6,456
SP	10,502	10,003	14,776	-903	-1,162	5,329	11,162	1,824	21,306	-3,386
UK	37,832	-48,157	8,472	-45,874	11,853	36,834	43,821	60,789	39,738	-30,419

Please note that all the time series have been revised since Q2 2012 and, at present, are the result of the variation between the two consecutive amounts of outstanding mortgage.

Source: European Mortgage Federation

**Table 4 ► House Price Indices, 2007 = 100**

	III 2009	IV 2009	I 2010	II 2010	III 2010	IV 2010	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012
<b>BE</b>	105.8	107.1	108.1	109.4	112.0	111.7	113.3	113.3	116.9	115.9	116.7	116.7	120.0	119.0
<b>CZ</b>	105.0	104.0	104.0	103.8	103.3	103.0	103.5	104.3	103.9	103.2	n/a	n/a	n/a	n/a
<b>DK</b>	85.1	86.7	86.7	88.7	88.4	87.8	86.4	86.2	83.4	81.5	80.4	81.6	81.7	79.9
<b>FR</b>	93.1	94.0	95.2	97.2	100.2	101.5	101.9	104.0	106.4	105.2	103.8	103.8	104.7	103.4
<b>GE</b>	102.2	102.7	101.7	102.9	103.6	104.2	104.9	105.3	106.4	106.6	107.5	108.9	109.3	110.2
<b>GR</b>	97.0	97.7	96.3	94.2	92.0	90.9	91.1	89.4	87.6	84.9	81.5	79.8	76.6	73.7
<b>HU</b>	91.7	89.3	91.0	90.3	88.7	89.4	89.5	88.3	87.4	87.5	87.2	87.8	86.0	84.0
<b>IE</b>	73.4	71.1	69.0	66.8	65.3	63.6	60.8	58.2	56.0	53.0	50.8	49.8	50.6	50.6
<b>IT*</b>	n/a	n/a	99.5	100.0	100.3	100.2	100.1	101.2	101.2	100.5	99.9	99.1	97.4	95.9
<b>NL</b>	98.5	97.8	97.6	97.8	97.9	96.8	96.4	95.9	95.3	93.6	92.7	91.1	87.6	87.1
<b>PL</b>	111.3	112.9	116.4	116.4	117.5	117.7	116.6	117.1	116.4	115.7	115.3	115.3	112.7	n/a
<b>PT</b>	104.0	104.8	105.8	105.9	106.9	106.5	106.4	106.2	106.1	105.6	104.8	104.2	103.3	102.7
<b>RO**</b>	97.5	101.9	95.2	94.0	91.1	88.3	83.9	82.8	76.6	73.2	75.9	75.4	72.3	72.2
<b>SE</b>	106.8	108.7	110.8	113.3	114.0	114.4	114.6	115.2	115.0	111.0	110.6	111.8	113.5	113.5
<b>SP</b>	92.5	92.0	90.7	89.9	89.1	88.8	86.4	85.2	84.1	82.8	80.2	78.1	76.1	74.5
<b>UK</b>	92.8	93.9	96.6	98.0	99.7	97.5	96.6	96.3	98.3	97.0	97.0	98.2	99.9	99.3

Note: \*: 2010 = 100; \*\*: 2009 = 100

Source: European Mortgage Federation

It is worth mentioning that house prices are calculated according to different methodologies at the national level.

Further information below:

Belgium: Stadim average price of existing dwellings

Germany: owner-occupied single family houses, VdP index

Denmark: all dwellings; please note that the series has been revised

France: INSEE index (second-hand dwellings only)

Greece: urban areas house price index (other than Athens); the time series has been updated

Hungary: FHB house price index (residential properties)

Ireland: new series of House Price Index of the Central Statistics Office

Netherlands: CBS (Statistics Netherlands) house price index of single-family dwellings

Portugal: Confidencial Imobiliário house price index

Spain: new house price index, first released by the Ministry of Housing on Q1 2005

Sweden: index of prices of one-dwelling and two-dwelling buildings

UK: Department of Communities and Local Government Index (all dwellings)

The series has been revised for at least two figures in:

- Denmark
- Germany



**Table 5A ► Representative Mortgage Rates (%)**

	III 2009	IV 2009	I 2010	II 2010	III 2010	IV 2010	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012
BE	4.62	4.43	4.32	4.03	3.90	3.82	3.98	4.12	3.93	3.69	3.90	3.67	3.59	3.69
DK	5.80	5.70	5.49	5.00	4.78	4.79	5.37	5.59	5.21	4.76	4.46	4.33	4.08	4.07
FR	4.10	3.90	3.80	3.70	3.50	3.40	3.70	3.90	4.00	3.90	4.00	3.70	3.50	3.30
GE	4.37	4.29	4.09	3.89	3.65	3.70	4.10	4.19	3.80	3.54	3.29	3.04	2.85	2.78
GR	3.24	3.12	3.11	3.31	3.58	3.68	3.96	4.25	4.49	4.44	n/a	n/a	n/a	n/a
HU	13.56	11.65	10.63	9.79	9.24	9.44	10.10	10.37	10.48	12.54	13.05	12.82	12.80	11.95
IE	2.62	2.61	2.77	2.83	2.96	3.01	3.09	3.18	3.50	2.98	3.13	3.00	3.12	3.43
IT	2.33	2.24	2.22	2.24	2.39	2.52	2.61	2.85	3.14	3.64	3.90	3.72	3.54	3.43
NL	4.84	4.83	4.73	4.57	4.44	4.34	4.44	4.62	4.63	4.53	4.48	4.34	4.19	4.07
PL	7.30	7.10	6.80	6.70	6.30	6.10	6.40	6.60	6.80	7.00	7.00	7.10	7.10	6.60
PT	2.29	2.22	2.20	2.25	2.65	2.96	3.18	3.74	4.16	4.25	4.15	3.91	3.69	3.45
RO	5.05	4.97	4.76	4.86	5.80	5.18	5.35	5.96	5.66	5.61	5.16	4.83	4.51	4.29
SE	1.60	1.44	1.41	1.71	2.23	2.78	3.48	3.65	3.90	4.19	3.98	3.76	3.37	2.90
SP	2.61	2.45	2.41	2.30	2.50	2.52	2.92	3.30	3.42	3.47	3.47	3.22	2.94	2.66
UK	4.71	4.87	4.71	4.64	4.45	4.30	4.17	4.37	4.14	3.78	3.85	4.06	4.18	3.92

**Short-term initial fixed period rate, from 1 to 5 years maturity (%)**

	III 2009	IV 2009	I 2010	II 2010	III 2010	IV 2010	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012
DK	3.55	3.35	3.15	2.71	2.56	2.84	3.23	3.42	2.67	2.43	2.16	2.02	1.75	1.83
GE	3.81	3.76	3.56	3.36	3.25	3.31	3.70	3.82	3.52	3.24	2.92	2.8	2.63	2.55
GR	4.67	4.65	4.69	4.74	4.27	3.96	3.69	3.99	4.28	3.49	n/a	n/a	n/a	n/a
HU	14.17	12.98	12.58	12.11	11.47	11.18	11.33	12.00	10.45	9.85	11.79	11.66	11.41	10.64
IE	3.63	3.57	3.51	3.89	4.13	4.17	4.23	4.49	4.86	4.22	4.37	4.21	4.06	4.35
IT	3.61	3.35	3.12	2.82	3.14	3.48	3.81	3.95	3.58	4.25	4.78	4.32	n/a	n/a
NL	4.97	4.90	4.77	4.56	4.39	4.22	4.29	4.56	4.53	4.38	4.33	4.14	3.95	3.84
SE	3.14	3.08	3.25	3.18	3.26	3.74	4.35	4.30	3.66	3.85	3.62	3.49	3.29	2.95
SP	3.38	3.06	2.97	2.57	2.87	2.94	3.33	3.81	4.11	3.97	4.06	3.44	3.32	3.05

**Variable rate and initial fixed period rate up to 1 year (%)**

	III 2009	IV 2009	I 2010	II 2010	III 2010	IV 2010	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012
BE	2.97	2.92	2.91	2.82	2.87	3.12	3.34	3.64	3.77	3.82	3.84	3.48	3.20	2.99
DK	2.69	2.49	2.28	2.13	2.03	2.23	2.52	2.71	2.30	2.11	1.70	1.53	1.28	1.25
GE	3.38	3.36	3.04	3.19	3.28	3.38	3.49	3.78	3.77	3.67	3.29	3.08	2.85	2.88
GR	3.24	3.12	3.11	3.31	3.58	3.68	3.96	4.25	4.49	4.44	n/a	n/a	n/a	n/a
HU	13.56	11.65	10.63	9.79	9.24	9.44	10.10	10.37	10.48	12.54	13.05	12.82	12.80	11.95
IE	2.62	2.61	2.77	2.83	2.96	3.01	3.09	3.18	3.50	2.98	3.13	3.00	3.12	3.43
IT	2.33	2.24	2.22	2.24	2.39	2.52	2.61	2.85	3.14	3.64	3.90	3.72	3.54	3.43
NL	3.87	3.88	3.78	3.65	3.62	3.55	3.67	3.88	4.04	4.05	3.98	3.77	3.68	3.44
RO	5.05	4.97	4.76	4.86	5.80	5.18	5.35	5.96	5.66	5.61	5.16	4.83	4.51	4.29
SE	1.60	1.44	1.41	1.71	2.23	2.78	3.48	3.65	3.90	4.19	3.98	3.76	3.37	2.90
SP	2.61	2.45	2.41	2.30	2.50	2.52	2.92	3.30	3.42	3.47	3.47	3.22	2.94	2.66

The series has been revised for at least two figures in:

- Ireland
- The Netherlands
- Spain

Source: European Mortgage Federation

**Table 5B ► Mortgage Interest Rates**

<b>Long-term initial fixed period rate, 10-year or more maturity (%)</b>														
	III 2009	IV 2009	I 2010	II 2010	III 2010	IV 2010	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012
<b>BE</b>	4.62	4.43	4.32	4.03	3.90	3.82	3.98	4.12	3.93	3.69	3.90	3.67	3.59	3.69
<b>DK</b>	5.80	5.70	5.49	5.00	4.78	4.79	5.37	5.59	5.21	4.76	4.46	4.33	4.08	4.07
<b>GE</b>	4.45	4.38	4.30	3.90	3.64	3.77	4.26	4.32	3.80	3.54	3.45	3.17	3.03	2.94
<b>GR</b>	4.76	4.65	4.66	4.35	4.61	1.56	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>IT</b>	5.02	4.92	4.74	4.42	4.09	4.30	4.74	4.82	4.64	4.99	5.21	4.63	4.81	4.64
<b>NL</b>	5.31	5.25	5.22	5.17	5.01	4.88	4.93	5.17	5.18	5.09	5.10	5.05	5.04	5.05
<b>RO</b>	8.57	6.92	5.39	4.87	4.89	5.06	5.06	5.74	5.81	6.19	5.99	5.23	5.14	4.95
<b>Medium-term initial fixed period rate, from 5 to 10 years maturity (%)</b>														
<b>DK</b>	4.63	4.38	4.32	3.96	3.43	3.68	4.11	4.47	3.55	3.17	2.90	3.01	2.85	2.77
<b>GE</b>	4.37	4.29	4.09	3.89	3.65	3.70	4.10	4.19	3.80	3.54	3.29	3.04	2.85	2.78
<b>GR</b>	4.67	4.34	3.66	4.25	4.88	5.39	5.51	5.55	5.54	5.11	n/a	n/a	n/a	n/a
<b>HU</b>	20.35	16.87	19.38	21.48	17.66	15.64	12.65	9.89	n/a	n/a	n/a	n/a	n/a	n/a
<b>IT</b>	4.24	4.05	4.07	3.97	3.66	4.01	4.34	4.36	4.08	4.70	5.14	4.68	n/a	n/a
<b>NL</b>	5.41	5.28	5.19	4.94	4.73	4.57	4.71	5.07	5.09	4.82	4.85	4.78	4.69	4.62
<b>SE</b>	4.21	4.55	4.78	4.22	4.05	4.83	5.20	5.01	4.42	4.39	4.45	4.06	3.80	3.57
<b>SP</b>	7.49	7.17	7.30	7.79	8.33	7.07	6.26	7.73	7.98	8.99	7.98	6.28	7.07	5.82

The series has been revised for at least two figures in:

- The Netherlands
- Spain

Source: European Mortgage Federation

<b>Table 5C ► Mortgage Markets' Breakdown by Interest Rate Type (%) - Outstanding Loans</b>													
	IV 2009	I 2010	II 2010	III 2010	IV 2010	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012
<b>Denmark</b>													
fixed	34.0	31.0	30.0	29.1	28.5	28.1	28.6	28.3	27.0	25.9	25.7	25.9	26.0
variable rate with interest rate cap							11.1	11.0	10.9	10.6	10.1	9.8	9.6
Initial fixed rate							51.2	51.9	53.3	54.6	55.3	55.6	55.4
variable	66.0	69.0	70.0	71.0	71.5	71.9	9.1	8.8	8.9	8.9	8.8	8.8	8.9
<b>Hungary</b>													
HUF denominated	37.6	37.0	34.0	35.5	34.7	37.0	35.9	34.5	37.4	44.6	45.2	46.6	46.0
EUR denominated	5.3	5.8	6.0	6.1	5.9	5.9	5.7	6.0	6.5	6.8	6.7	6.6	6.7
CHF denominated	54.9	54.6	57.0	55.2	55.8	53.3	55.6	56.5	53.3	46.1	45.4	44.3	44.9
Other FX denominated	2.2	2.5	3.0	3.2	3.6	3.7	2.8	3.1	2.8	2.5	2.7	2.6	2.5
<b>Ireland</b>													
fixed 1-3 years	6.3	6.3	7.1	6.8	7.3	8.0	7.8	7.5	6.7	6.0	n/a	n/a	n/a
fixed 3-5 years	5.2	5.2	5.8	6.1	4.9	5.2	5.0	4.7	4.3	4.0	n/a	n/a	n/a
fixed >5 years	2.2	2.8	1.5	1.4	1.3	1.3	1.3	1.2	1.2	1.2	n/a	n/a	n/a
variable and initial fixed up to 1 year	86.3	85.7	85.6	85.7	86.5	85.5	85.8	86.6	87.7	88.8	90.3	91.6	92.0
fixed												8.4	
<b>Sweden</b>													
initial fixed >1 year	42.7	41.6	40.8	41.7	44.3	47.8	49.6	50.8	51.6	51.8	52.6	53.8	54.1
variable and fixed up to 1 year	57.3	58.4	59.2	58.3	55.7	52.2	50.4	49.2	48.4	48.2	47.4	46.2	45.9
<b>UK</b>													
initial fixed	37.6	35.6	33.8	32.4	31.5	30.7	29.6	28.6	28.1	27.9	27.9	27.4	27.8
variable	62.4	64.4	66.2	67.6	68.5	69.3	70.4	71.4	71.9	72.1	72.1	72.6	72.2

Please note that only housing loans are included (not home equity loans) in Hungarian data.

Source: European Mortgage Federation

Please note that, in Ireland, from Q4 2010, the data source has changed from quarterly bulletin data to trends in personal lending data. The base has also changed from total household lending for house purchase to private household (excluding non-profit institutions, non-incorporated enterprises, sole-traders and partnerships) lending for house purchase.

**Table 5D ► Mortgage Markets' Breakdown by Interest Rate Type (%) - New Loans**

	IV 2009	I 2010	II 2010	III 2010	IV 2010	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012
<b>Belgium</b>													
fixed interest rate	32.8	28.8	40.7	51.8	71.7	75.5	75.1	70.8	88.0	85.4	86.4	85.0	72
initial fixed rate	19.7	19.7	19.3	18.7	15.8	11.8	10.7	17.4	9.0	12.8	12.0	13.2	24.48
variable rate (= initial fix <= 1 year)	47.6	51.5	39.9	29.5	12.5	12.7	14.3	11.9	3.0	1.8	1.6	1.8	3.52
<b>Denmark*</b>													
fixed	15.2	12.0	20.1	47.8	38.1	25.9	31.2	31.0	17.2	39.6	46.9	60.1	43.88
variable rate with interest rate cap							6.8	5.6	5.2	2.8	2.2	1.2	0.76
variable	84.8	88.0	79.9	52.2	61.9	74.1	62.1	63.4	77.7	57.5	50.9	38.7	55.4
<b>Germany</b>													
initial fixed 1-5 years	18.0	17.0	16.0	15.0	15.0	16.0	15.0	15.0	15.0	15.0	14.0	13.0	13.0
initial fixed 5-10 years	40.0	38.0	37.0	38.0	39.0	39.0	39.0	38.0	39.0	40.0	40.0	40.0	40.0
initial fixed >10 years	25.0	26.0	30.0	32.0	32.0	28.0	30.0	31.0	32.0	30.0	32.0	33.0	32.0
variable and initial fixed up to 1 year	17.0	19.0	17.0	15.0	14.0	17.0	16.0	16.0	14.0	15.0	14.0	14.0	15.0
<b>Spain</b>													
fixed	0.8	0.9	1.2	1.1	1.2	1.8	0.5	0.5	0.4	0.5	1.0	0.5	1.2
initial fixed	9.5	12.3	11.6	14.3	14.2	20.6	18.2	15.5	14.8	17.7	21.6	25.5	25.6
variable	89.7	86.8	87.2	84.6	84.5	77.6	81.3	84.1	84.8	81.8	77.4	74.0	73.1
<b>Italy</b>													
variable	66.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
fixed to maturity	32.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Ireland</b>													
variable and initial fixed up to 1 year	83.9	67.7	75.8	75.2	76.8	67.7	85.8	87.8	88.7	90.2	91.8	90.9	81.1
initial fix >1 year	16.1	32.3	24.2	24.8	23.2	32.3	14.2	12.2	11.3	9.8	8.2	9.1	18.9
<b>Hungary</b>													
variable or initial fix up to 1 year (HUF denom)	13.5	25.0	65.4	81.1	84.6	81.1	75.2	69.3	69.1	65.7	60.7	59.6	59.1
initial fix >1 = 5 years (HUF denom)	8.3	5.6	7.2	9.8	8.8	9.2	11.6	11.4	14.5	16.6	17.8	18.4	19.9
initial fix > 5 = 10 years (HUF denom)	1.8	2.3	3.0	3.8	3.3	5.3	9.1	13.0	12.1	14.9	19.4	19.6	18.6
initial fix > 10 years (HUF denom)	0.5	0.4	0.1	0.3	0.4	0.5	1.3	3.9	3.3	2.7	2.0	1.9	1.8
variable or initial fix up to 1 year (EUR denom)	58.9	49.7	21.0	4.6	1.2	1.4	0.5	0.2	0.8	0.1	0.2	0.5	0.7
variable or initial fix 1 year (CHF denom)	17.0	17.0	3.1	0.5	1.6	2.5	2.2	2.1	0.3	0.0	0.0	0.0	0.0

	IV 2009	I 2010	II 2010	III 2010	IV 2010	I 2011	II 2011	III 2011	IV 2011	I 2012	II 2012	III 2012	IV 2012
<b>Poland</b>													
fixed	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
initial fixed	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
variable	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
<b>Portugal</b>													
fixed	0.7	0.7	0.6	1.0	0.9	0.8	0.9	1.5	1.5	2.1	3.4	7.0	9.3
variable	99.3	99.3	99.4	99.0	99.1	99.2	99.1	98.5	98.5	97.9	96.6	93.0	90.7
<b>Romania</b>													
fixed	1.0	1.6	3.0	7.4	2.7	4.3	2.0	2.2	10.6	7.5	3.1	2.9	2.7
initial fixed	19.9	19.7	17.9	16.8	14.8	17.6	14.9	21.0	18.1	24.8	25.6	37.2	36.9
variable	79.0	78.7	79.1	75.8	82.5	78.1	83.1	76.9	71.3	67.8	71.3	59.9	60.5
<b>Sweden</b>													
variable and initial fix for <= 1 year	83.5	77.7	73.9	63.9	60.1	52.6	55.0	54.4	54.2	59.0	57.8	54.1	61.0
initial fixed >1<=5 years	13.9	18.0	20.1	26.0	32.4	42.6	40.6	39.5	40.4	36.5	36.1	35.7	28.1
initial fixed >5 years	2.7	4.3	6.0	10.1	7.5	0.0	4.4	6.1	5.3	4.5	6.1	10.2	10.9
<b>UK</b>													
initial fixed	59.0	46.2	46.6	51.8	53.1	60.6	63.1	60.3	64.6	64.8	67.0	67.6	75.69
variable	40.9	53.7	53.3	48.0	46.9	39.4	36.8	39.5	35.2	35.2	32.9	32.2	24.04

## Notes:

Source: European Mortgage Federation

In Denmark the majority of loans are initial fixed with maturities between 1 and 5 years, and are defined as "variable rate loans". However in this context "initial fixed rate" is more appropriate.

According to the definition from the Central Bank of Portugal, new loans with initial fixed rate include floating rate loans.

Please note that in Hungary foreign-denominated mortgage lending was suspended in 2010. The values above 0 in EUR and CHF lending are the result of restructuring and remortgaging.

**Table 5E ► Description of Rates**

The representative mortgage interest rates are an average of, or specific mortgage rates for, 1<sup>st</sup> ranking mortgages, involving no prior savings, with no discounts included, gross of tax relief, net of other bank costs. Other specifications are given below:

<b>BE</b>	Long term initial fixed period rate, 10 years or more maturity.
<b>DK</b>	Adjustable mortgage rate (variable and initial fixed up to 2 years)
<b>EE</b>	It is the weighted average of the annual interest rate on new EUR denominated housing loans granted to individuals.
<b>GE</b>	Renegotiable rate with a fixed period of 5 to 10 years.
<b>GR</b>	Reviewable rate after a fixed term of 1 year.
<b>FR</b>	Fixed rate - The rate is fixed for the total maturity of the loan. The rate communicated is the fixed average rate of secured loans "PAS" with a maturity between 12 and 15 years.
<b>HU</b>	Variable interest rate on HUF housing loans. All interest rates are average APR for housing loans at the end of the period (home equity interest rates are not included). Since Spring 2010, foreign-denominated mortgage lending has been suspended by the government.
<b>IE</b>	This is based on the weighted average of the annual interest rate on all new EUR-denominated housing loans granted to households in the period. variable and up to 1 year initial fixation, more than one year initial fixation.
<b>IT</b>	Until the 3 <sup>rd</sup> quarter of 2006, the fixed rate was used. From the 4 <sup>th</sup> quarter of 2006 onwards, the variable interest rate on a loan of EUR 100.000 with a maturity of 20 years has been used.
<b>LV</b>	Variable rate ( $\leq 1$ ). The average interest rate on new EUR denominated loans.
<b>LT</b>	Variable rate ( $\leq 1$ ). The average interest rate on new EUR denominated loans.
<b>PL</b>	The indicator is a weighted average of variable mortgage rates denominated in PLN for all residential credits on outstanding amounts.
<b>PT</b>	Variable interest rate up to 1 year indexed to Euribor ( $\leq 1$ ).
<b>SE</b>	Variable interest rate up to 1 year ( $\leq 1$ ).
<b>SP</b>	Variable rate - Effective average interest rate not including costs. The interest rate usually floats every 6 or 12 months, according to an official reference rate for mortgage loans secured on residential property (non-subsidized housing). This should be the same rate as used in the Hyostat and should relate to broadly the same product over time.
<b>UK</b>	The average mortgage rate charged on all regulated mortgage contracts except lifetime mortgages newly advanced in the period (Source: Council of Mortgage Lenders, Regulated Mortgage Survey).



**Table 6 ► Data on the Russian mortgage market**

		House prices (2009 = 100)	Total Outstanding Residential Mortgage Lending (Million EUR)	Gross residential lending (Million EUR)	Interest rates (fixed interest rates)
<b>2009</b>	Q1	104.3	23,828	560	14.6
	Q2	100.7	23,277	710	14.8
	Q3	98.0	22,426	800	14.4
	Q4	97.0	23,199	1,395	13.9
<b>2010</b>	Q1	97.8	24,400	1,186	13.4
	Q2	97.7	26,853	2,192	13.3
	Q3	98.0	27,064	2,548	13.2
	Q4	98.5	27,071	3,499	12.5
<b>2011</b>	Q1	99.9	28,973	2,632	12.4
	Q2	101.2	30,874	4,176	12.1
	Q3	102.6	32,923	4,725	11.6
	Q4	104.7	35,152	5,917	11.6
<b>2012</b>	Q1	108.1	38,935	4,584	12.1
	Q2	111.3	42,288	6,248	12.2
	Q3	114.2	45,538	6,755	12.3
	Q4	116.6	49,551	8,225	12.7

Source: AHML



**2012 EMF**  
Quarterly Statistics



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