

AMCM News:

## **Mortgage loans statistics – January 2023**

According to statistics released today by the Monetary Authority of Macao, new approvals of residential mortgage loans (RMLs) and commercial real estate loans (CRELs) both decreased month-to-month in January 2023. With regard to the outstanding balances, both RMLs and CRELs witnessed declines on a monthly basis.

### **New lending approved**

In January 2023, new RMLs approved by Macao banks dropped by 52.3% month-to-month to MOP1.44 billion. Of which, new RMLs to residents, representing 96.0% of the total, fell by 47.0% to MOP1.39 billion; the non-resident component also decreased to MOP58.43 million. The monthly average of new RMLs approved between November 2022 and January 2023 was MOP1.95 billion, up 8.5% from the previous period (October to December 2022).

New CRELs dropped by 37.7% month-to-month to MOP976.44 million, all of which were resident loans. The monthly average of new CRELs approved between November 2022 and January 2023 was MOP1.31 billion, down by 61.5% as compared with the previous period (October to December 2022).

### **Outstanding balances**

As at end-January 2023, the outstanding value of RMLs was MOP237.8 billion, which fell by 0.3% from the previous month or 2.1% from a year earlier. Of which, the resident component made up 95.0% of the total. When compared with the previous month, outstanding RMLs to residents and non-residents decreased by 0.2% and 1.0% respectively.

The outstanding value of CRELs dropped by 2.1% month-to-month or 0.8% year-on-year to MOP161.5 billion, attributable to the repayment of loans with large denomination. Of which, the resident component accounted for 93.5% of the total. When compared with the previous month, outstanding CRELs to residents and non-residents decreased by 2.2% and 1.2% respectively.

### **Delinquency ratios**

At the end of January 2023, the delinquency ratio for RMLs stood at 0.5%, which kept unchanged from a month ago but up 0.2 percentage points over a year earlier. The ratio for CRELs remained at 0.9% from the previous month, but up 0.4 percentage points from end-January 2022.

Residential mortgage loans refer to credit facilities provided by banks to individuals and enterprises that are collateralised by residential real estate in Macao. They include loans to finance purchase of residential properties and other purposes (such as refinancing loans, working capital and trade financing). Commercial real estate loans refer to credit facilities provided by banks to individuals and enterprises that are collateralised by commercial real estate in Macao. They include loans to construction companies and loans to finance property development and investment.

13 March 2023

Detailed figures on Mortgage Loans Statistics are available on:

<https://www.amcm.gov.mo/en/research-statistics/statistics-page/official-statistics-summary-page>.

	2022	2023	與上月比較	與上年度同期比較
	月份 / Mês / Month		Varição relativamente ao mês anterior	Varição homóloga
	12	1	Month-to-month rate of change	Year-on-year rate of change
	(千澳門元·除特別指明外) (MOP mil, salvo aviso contrário) (MOP thousand, unless stated otherwise)		(%)	(%)
<b>1. 新批核的住宅按揭貸款 (期內數字)</b> <b>Novos Empréstimos Hipotecários para Habitação (EHHs) aprovados (Dados do período)</b> <b>New Residential Mortgage Loans (RMLs) approved (Period figures)</b>	<b>3,030,587</b>	<b>1,444,715</b>	<b>-52.3</b>	<b>-59.0</b>
居民 / Residentes / Residents	2,617,718	1,386,288	-47.0	-60.4
非居民 / Não Residentes / Non-residents	412,869	58,427	-85.8	138.4
<b>當中，抵押品為在建樓宇 (樓花按揭)</b> <b>Entre estes, as hipotecas (colaterais) garantiam empréstimos para aquisição de fracções autónomas de prédios em construção</b> <b>Of which, collateralised by uncompleted units (equitable mortgage)</b>	<b>34,434</b>	<b>9,488</b>	<b>-72.4</b>	<b>-98.7</b>
居民 / Residentes / Residents	34,434	9,488	-72.4	-98.7
非居民 / Não Residentes / Non-residents	-	-	..	-100.0
<b>2. 未償還住宅按揭貸款總額 (期末數字)</b> <b>Saldo Bruto dos EHHs (Fim do período)</b> <b>Gross outstanding RMLs (End-of-period figure)</b>	<b>238,489,606</b>	<b>237,818,103</b>	<b>-0.3</b>	<b>-2.1</b>
居民 / Residentes / Residents	226,467,320	225,920,232	-0.2	-1.9
非居民 / Não Residentes / Non-residents	12,022,286	11,897,871	-1.0	-5.2
<b>3. 新批核的商用物業貸款 (期內數字)</b> <b>Novos Empréstimos Comerciais para Actividades Imobiliárias (ECAIs) aprovados (Dados do período)</b> <b>New Commercial Real Estate Loans (CRELs) approved (Period figures)</b>	<b>1,566,455</b>	<b>976,439</b>	<b>-37.7</b>	<b>-69.8</b>
居民 / Residentes / Residents	1,498,475	976,439	-34.8	-69.7
非居民 / Não Residentes / Non-residents	67,980	-	-100.0	-100.0
<b>4. 未償還商用物業貸款總額 (期末數字)</b> <b>Saldo Bruto dos ECAIs (Fim do período)</b> <b>Gross CRELs outstanding (End-of-period figures)</b>	<b>165,007,443</b>	<b>161,540,177</b>	<b>-2.1</b>	<b>-0.8</b>
居民 / Residentes / Residents	154,335,153	150,992,537	-2.2	-1.0
非居民 / Não Residentes / Non-residents	10,672,290	10,547,640	-1.2	2.2
<b>5. 貸款拖欠比率 (%)</b> <b>Rácio das Dívidas Não Pagas</b> <b>Delinquency ratios</b>	<b>0.6</b>	<b>0.7</b>	<b>0<sup>#</sup> ^</b>	<b>0.3 ^</b>
住宅按揭貸款 / EHHs / RMLs	0.5	0.5	0 <sup>#</sup> ^	0.2 ^
商用物業貸款 / ECAIs / CRELs	0.9	0.9	0 <sup>#</sup> ^	0.4 ^

符號註釋 / Símbolos Convencionais / Symbols

^ 百分點/ponto percentual/percentage point

- 絕對數值為零/valor absoluto igual a zero/absolute value equals zero

0<sup>#</sup> 數字小於採用單位半數/resultado inferior a metade da unidade adoptada/magnitude less than half of the unit employed

.. 不適用/não aplicável/not applicable