

AMCM News:

## **Mortgage loans statistics – February 2023**

According to statistics released today by the Monetary Authority of Macao, new approvals of residential mortgage loans (RMLs) fell whereas those of commercial real estate loans (CRELs) rose month-on-month in February 2023. With regard to the outstanding balances, RMLs dropped whereas CRELs witnessed an increase on a monthly basis.

### **New lending approved**

In February 2023, new RMLs approved by Macao banks fell by 15.5% month-on-month to MOP1.22 billion. Of which, new RMLs to residents, representing 96.3% of the total, decreased by 15.2% to MOP1.18 billion; the non-resident component also dropped by 21.6% to MOP45.79 million. The monthly average of new RMLs approved between December 2022 and February 2023 was MOP1.90 billion, down 2.8% from the previous period (November 2022 to January 2023).

New CRELs increased by 59.6% month-on-month to MOP1.56 billion. Within this total, new CRELs to residents, which occupied 98.3% of the total, rose by 56.9% to MOP1.53 billion; new CRELs to non-residents also grew to MOP26.37 million. The monthly average of new CRELs approved between December 2022 and February 2023 was MOP1.37 billion, up 4.1% when compared with the previous period (November 2022 to January 2023).

### **Outstanding balances**

As at end-February 2023, the outstanding value of RMLs fell by 0.5% month-on-month or 2.5% year-on-year to MOP236.7 billion, attributable to the repayment of loans with large denomination. Of which, the resident component made up 95.0% of the total. When compared with the previous month, outstanding RMLs to residents dropped by 0.5% whereas those to non-residents edged up 0.1%.

The outstanding value of CRELs was MOP161.7 billion, which rose by 0.1% from the previous month or 0.2% from a year ago. Of which, the resident component accounted for 93.5% of the total. When compared with a month earlier, outstanding CRELs to residents increased by 0.2% whereas those to non-residents fell by 0.4%.

### **Delinquency ratios**

At the end of February 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-February 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.

12 April 2023

Detailed figures on Mortgage Loans Statistics are available on:

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

	2023		與上月比較	與上年度同期比較
	月份 / Mês / Month		Variação relativamente ao mês anterior	Variação homóloga
	1	2	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>1,444,715</b>	<b>1,221,192</b>	<b>-15.5</b>	<b>-41.1</b>
居民 / Residentes / Residents	1,386,288	1,175,402	-15.2	-42.7
非居民 / Não Residentes / Non-residents	58,427	45,790	-21.6	132.3
<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>9,488</b>	<b>3,505</b>	<b>-63.1</b>	<b>-99.4</b>
居民 / Residentes / Residents	9,488	3,505	-63.1	-99.4
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>237,818,103</b>	<b>236,744,437</b>	<b>-0.5</b>	<b>-2.5</b>
居民 / Residentes / Residents	225,920,232	224,839,588	-0.5	-2.4
非居民 / Não Residentes / Non-residents	11,897,871	11,904,849	0.1	-4.0
<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>976,439</b>	<b>1,558,798</b>	<b>59.6</b>	<b>-84.4</b>
居民 / Residentes / Residents	976,439	1,532,430	56.9	-84.7
非居民 / Não Residentes / Non-residents	-	26,368	..	..
<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>161,540,177</b>	<b>161,736,195</b>	<b>0.1</b>	<b>0.2</b>
居民 / Residentes / Residents	150,992,537	151,226,486	0.2	0 <sup>#</sup>
非居民 / Não Residentes / Non-residents	10,547,640	10,509,709	-0.4	2.3
<b>5. 貸款拖欠比率 (%)</b> <b>Rácio das Dívidas Não Pagas</b> <b>Delinquency ratios</b>	<b>0.7</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 / Sinais 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