

AMCM News:

Mortgage loans statistics – August 2023

According to statistics released today (12 October) by the Monetary Authority of Macao, new approvals of residential mortgage loans (RMLs) and commercial real estate loans (CRELs) both increased month-on-month in August 2023. With regard to the outstanding balances, both RMLs and CRELs witnessed declines on a monthly basis.

New lending approved

In August 2023, new RMLs approved by Macao banks rose by 20.7% month-on-month to MOP1.45 billion. Of which, new RMLs to residents, representing 98.6% of the total, grew by 19.9% to MOP1.43 billion; the non-resident component increased to MOP20.11 million. The monthly average of new RMLs approved between June and August 2023 was MOP1.44 billion, down 21.5% from the previous period (May to July 2023).

New CRELs increased by 51.0% month-on-month to MOP3.50 billion. Within this total, new CRELs to residents, which occupied 99.4% of the total, rose by 55.0% to MOP3.47 billion; new CRELs to non-residents fell to MOP21.75 million. The monthly average of new CRELs approved between June and August 2023 was MOP2.53 billion, down 3.4% from the previous period (May to July 2023).

Outstanding balances

As at end-August 2023, the outstanding value of RMLs decreased by 0.2% month-on-month or 2.8% year-on-year to MOP232.4 billion, attributable to the repayment of loans with large denomination. Of which, the resident component made up 95.4% of the total. When compared with the previous month, outstanding RMLs to residents and non-residents fell by 0.1% and 2.1% respectively.

The outstanding value of CRELs was MOP160.5 billion, which dropped by 0.2% from the preceding month but rose by 1.1% from a year ago. Of which, the resident component made up 93.5% of the total. When compared with the previous month, outstanding CRELs to residents and non-residents fell by 0.1% and 1.8% respectively.

Delinquency ratios

At the end of August 2023, the delinquency ratio for RMLs stood at 0.7%, unchanged from a month ago but up 0.3 percentage points over a year earlier. The ratio for CRELs was 2.0%, up 0.2 percentage points from a month ago or 1.3 percentage points from end-August 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 October 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		Varição relativamente ao mês anterior	Varição homóloga
	7	8	Month-on-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)		(%)	(%)
1. 新批核的住宅按揭貸款 (期內數字) Novos Empréstimos Hipotecários para Habitação (EHHs) aprovados (Dados do período) New Residential Mortgage Loans (RMLs) approved (Period figures)	1,198,033	1,445,642	20.7	-13.2
居民 / Residentes / Residents	1,189,154	1,425,534	19.9	-12.7
非居民 / Não Residentes / Non-residents	8,879	20,108	126.5	-39.4
當中，抵押品為在建樓宇 (樓花按揭) Entre estes, as hipotecas (colaterais) garantiam empréstimos para aquisição de fracções autónomas de prédios em construção Of which, collateralised by uncompleted units (equitable mortgage)	58,615	51,119	-12.8	34.3
居民 / Residentes / Residents	58,615	51,119	-12.8	79.1
非居民 / Não Residentes / Non-residents	-	-
2. 未償還住宅按揭貸款總額 (期末數字) Saldo bruto dos EHHs (Fim do período) Gross outstanding of RMLs (End-of-period figures)	232,964,501	232,410,488	-0.2	-2.8
居民 / Residentes / Residents	222,100,761	221,776,140	-0.1	-2.4
非居民 / Não Residentes / Non-residents	10,863,740	10,634,348	-2.1	-11.9
3. 新批核的商用物業貸款 (期內數字) Novos Empréstimos Comerciais para Actividades Imobiliárias (ECAIs) aprovados (Dados do período) New Commercial Real Estate Loans (CRELs) approved (Period figures)	2,314,737	3,496,105	51.0	70.9
居民 / Residentes / Residents	2,241,636	3,474,354	55.0	70.8
非居民 / Não Residentes / Non-residents	73,101	21,751	-70.2	76.2
4. 未償還商用物業貸款總額 (期末數字) Saldo bruto dos ECAIs (Fim do período) Gross outstanding of CRELs (End-of-period figures)	160,912,481	160,549,310	-0.2	1.1
居民 / Residentes / Residents	150,223,577	150,057,482	-0.1	1.1
非居民 / Não Residentes / Non-residents	10,688,904	10,491,828	-1.8	1.3
5. 貸款拖欠比率 (%) Rácio das dívidas não pagas Delinquency ratios	1.2	1.3	0.1[^]	0.7[^]
住宅按揭貸款 / EHHs / RMLs	0.7	0.7	0 [#] [^]	0.3 [^]
商用物業貸款 / ECAIs / CRELs	1.9	2.0	0.2 [^]	1.3 [^]

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[#] 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