

## 24. Non-current assets held for sale

This balance is analysed as follows:

	(Thousands of euros)					
	2020			2019		
	Gross value	Impairment	Net value	Gross value	Impairment	Net value
Real estate						
Assets arising from recovered loans (note 48)	804,474	(140,227)	664,247	1,015,937	(182,646)	833,291
Assets for own use (closed branches)	3,512	(502)	3,010	3,584	(597)	2,987
Equipment and other	6,839	(4,887)	1,952	9,769	(6,329)	3,440
Subsidiaries acquired exclusively with the purpose of short-term sale	84,998	(20,097)	64,901	86,826	(21,511)	65,315
Other assets	20,053	–	20,053	24,033	–	24,033
	<b>919,876</b>	<b>(165,713)</b>	<b>754,163</b>	<b>1,140,149</b>	<b>(211,083)</b>	<b>929,066</b>

The assets included in this balance are accounted for in accordance with the accounting policy described in note 1 G).

The balance Real estate - Assets arising from recovered loans includes, essentially, real estate resulted from recovered loans or judicial being accounted for at the time the Bank assumes control of the asset, which is usually associated with the transfer of their legal ownership. Additional information on these assets is presented in note 48.

These assets are available for sale in a period less than one year and the Bank has a strategy for its sale, according to the characteristic of each asset. However, taking into account the actual market conditions, it was not possible in all instances to conclude the sales in the expected time. The sale strategy is based in an active search of buyers, with the Bank having a website where advertises these properties and through partnerships with the mediation of companies having more ability for the product that each time the Bank has for sale. Prices are periodically reviewed and adjusted for continuous adaptation to the market.

In 2019, the Bank established a contract for the sale of a real estate assets portfolio in the total amount of Euros 122,029,000, which generated in that year a gain of Euros 2,000,000. Under the same contract in 2020, additional real estate assets were sold in the total amount of Euros 5,549,000, which generated a loss of Euros 747,000.

The Bank requests, regularly, to the European Central Bank, the extension of the period of holding these properties.

The referred balance includes real estate for which the Bank has already established contracts for the sale in the amount of Euros 27,200,000 (31 December 2019: Euros 33,846,000), which impairment associated is Euros 10,088,000 (31 December 2019: Euros 10,006,000), which was calculated taking into account the value of the respective contracts.

The changes occurred in impairment for non-current assets held for sale are analysed as follows:

	(Thousands of euros)	
	2020	2019
Balance on 31 December	211,083	231,080
Transfer resulting from the merger of BII on BCP	–	24,413
Impairment for the year (note 12)	52,992	75,510
Loans charged-off	(96,946)	(120,233)
Exchange rate differences	(1,416)	313
Balance at the end of the year	<b>165,713</b>	<b>211,083</b>