

General Index
June



-35.7% from peak
4.7% Accumulated 2018



Capitals & large cities

10.2%
1,577 points



Metropolitan areas

3.1%
1,324 points



Mediterranean coast

7.4%
1,460 points



Balearic & Canary Islands

1.8%
1,436 points



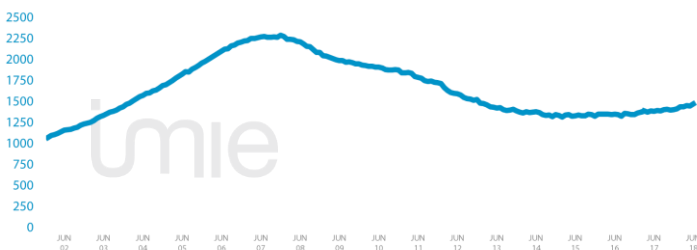
Other municipalities

3.6%
1,384 points

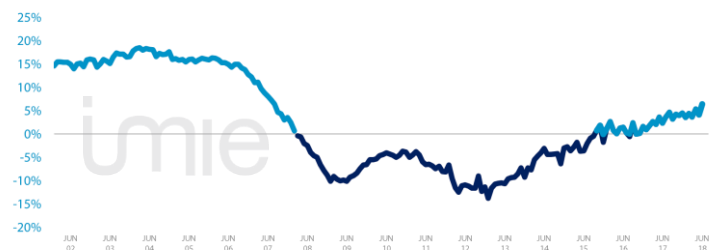
Tinsa IMIE General & Large Markets house price Index. based on valuations of finished homes (new and resale) by Tinsa. takes a monthly reading of year-on-year property values and their level compared to 2001 (base point of 1.000).

Changes in the General Index and its relative variations year-on-year

GENERAL INDEX



RELATIVE VARIATIONS YEAR-ON-YEAR



Market Snapshot. YoY change (except net online available properties. Euribor interest rate and doubtful loan rate)



Property sales

30.4%
APR



Building licences

44.8%
APR



Net online available prop.
(quarterly change)

-7.76%
2T 2018



Mortgages

35.7%
APR



General IMIE

6.4%
JUN



Inflation

2.3%
JUN



Euribor
(rate)

-0.181%
JUN



Doubtful
loan rate

4.59%
1T 2018



Contributors
to Social Security

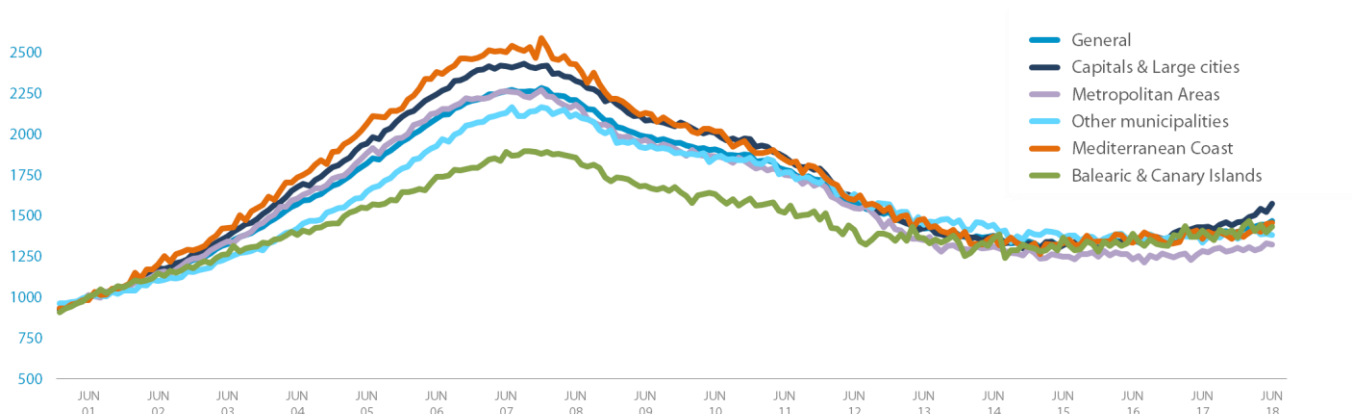
3.11%
JUN



Unemployment
rate

-5.97%
JUN

Comparative changes in sub-indexes



Year-on-year changes in last 12 months

| | JUL17 | AUG17 | SEP17 | OCT17 | NOV17 | DEC17 | JAN17 | FEB17 | MAR18 | APR18 | MAY18 | JUN18 |
|---------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| General Index | 3.7% | 4.7% | 3.2% | 4.3% | 4.0% | 4.5% | 3.6% | 4.5% | 3.6% | 5.4% | 4.2% | 6.4% |
| Capitals & large cities | 6.4% | 6.8% | 5.8% | 6.4% | 5.9% | 7.5% | 5.1% | 5.9% | 6.8% | 8.7% | 6.8% | 10.2% |
| Metropolitan areas | 2.0% | 6.7% | 3.8% | 3.2% | 1.3% | 3.7% | 3.2% | 3.9% | 1.5% | 5.7% | 5.4% | 3.1% |
| Mediterranean Coast | 3.3% | -0.8% | 1.4% | 0.9% | 1.1% | 5.7% | 3.0% | 4.4% | 0.4% | 0.3% | 3.0% | 7.4% |
| Balearic & Canary Islands | 2.6% | 2.8% | 4.2% | 5.1% | 6.8% | 3.8% | 4.1% | 6.8% | -2.3% | 5.6% | 2.0% | 1.8% |
| Other municipalities | 0.8% | 2.6% | -1.3% | 2.3% | 2.6% | -0.4% | 0.9% | 1.1% | 3.3% | 1.1% | 0.1% | 3.6% |

Index and year-on-year changes 2007 - 2018

| | | JUN-07 | JUN-08 | JUN-09 | JUN-10 | JUN-11 | JUN-12 | JUN-13 | JUN-14 | JUN-15 | JUN-16 | JUN-17 | JUN-18 |
|---------------------------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| General Index | Points | 2,266 | 2,210 | 1,987 | 1,908 | 1,782 | 1,589 | 1,421 | 1,378 | 1,329 | 1,348 | 1,380 | 1,468 |
| | Year-on-year | 8.1% | -2.5% | -10.1% | -4.0% | -6.6% | -10.8% | -10.6% | -3.0% | -3.6% | 1.5% | 2.3% | 6.4% |
| Capitals & Large cities | Points | 2,264 | 2,181 | 1,966 | 2,009 | 1,863 | 1,611 | 1,425 | 1,356 | 1,320 | 1,368 | 1,431 | 1,577 |
| | Year-on-year | 6.1% | -3.7% | -9.9% | -3.7% | -7.3% | -13.5% | -11.5% | -4.8% | -2.6% | 3.6% | 4.6% | 10.2% |
| Metropolitan areas | Points | 2,417 | 2,330 | 2,086 | 1,867 | 1,753 | 1,549 | 1,352 | 1,312 | 1,248 | 1,233 | 1,284 | 1,324 |
| | Year-on-year | 7.7% | -3.6% | -10.5% | -5.0% | -6.1% | -11.6% | -12.7% | -3.0% | -4.9% | -1.3% | 4.2% | 3.1% |
| Mediterranean coast | Points | 2,505 | 2,429 | 2,131 | 2,020 | 1,845 | 1,599 | 1,480 | 1,374 | 1,331 | 1,334 | 1,359 | 1,460 |
| | Year-on-year | 5.1% | -3.0% | -12.3% | -5.2% | -8.7% | -13.3% | -7.5% | -7.1% | -3.2% | 0.3% | 1.9% | 7.4% |
| Balearic & Canary Islands | Points | 1,895 | 1,857 | 1,683 | 1,632 | 1,519 | 1,416 | 1,363 | 1,364 | 1,366 | 1,390 | 1,411 | 1,436 |
| | Year-on-year | 8.9% | -2.0% | -9.3% | -3.0% | -7.0% | -6.8% | -3.7% | 0.1% | 0.1% | 1.8% | 1.5% | 1.8% |
| Other municipalities | Points | 2,132 | 2,122 | 1,915 | 1,858 | 1,766 | 1,636 | 1,448 | 1,446 | 1,367 | 1,371 | 1,336 | 1,384 |
| | Year-on-year | 10.6% | -0.5% | -9.8% | -3.0% | -5.0% | -7.3% | -11.5% | -0.1% | -5.5% | 0.3% | -2.6% | 3.6% |

Weightings & Methodology

| | | | | | | |
|-------------------------|--------------------|---------------------|--------------------------|----------------------|-------------------|---------------------------------|
| 41.2% | 17.6% | 9.1% | 9.9% | 22.2% | Type: | Chain-linked Laspeyres Index |
| Capitals & large cities | Metropolitan areas | Mediterranean Coast | Balearic & Canary Island | Other municipalities | Base: | 2001 = 1.000 |
| | | | | | Frequency: | Monthly |
| | | | | | Type: | Homes on the open market |
| | | | | | Country: | Spain |
| | | | | | Source: | Tinsa from in-house valuations. |

| Main Property & Economic indicators

Property indicators

Sales

Property transactions (new and resale).



| | APR 2018 | PREVIOUS MONTH |
|----------------------|----------|----------------|
| Year-on-year change | 30.4% | -2.2% |
| Total | 42,014 | 39,579 |
| Year-to-date change* | 16.1% | 12.1% |

Source: Spanish Institute of Statistics (INE).
(*) From January compared to the same period last year.

Building licences

Building licences issued by the Technical Architects' Association.



| | APR 2018 | PREVIOUS MONTH |
|----------------------|----------|----------------|
| Year-on-year change | 44.8% | 17.8% |
| Total | 7,106 | 8,461 |
| Year-to-date change* | 22.9% | 17.5% |

Source: Spanish Ministry of Development.
(*) From January compared to the same period last year.

Available properties on online portals

Net available property advertised on main portals.



| | 2Q 2018 | PREVIOUS QTR |
|--------------------------|---------|--------------|
| Total | 722,035 | 782,782 |
| Time on market* (months) | 8.0 | 8.3 |

Source: In-house and main online portals.
(*) Average time on market in months.

Mortgages

Number of mortgage loans approved.



| | ABR 2018 | PREVIOUS MONTH |
|----------------------|----------|----------------|
| Year-on-year change | 35.7% | -4.9% |
| Número absoluto | 28,724 | 26,350 |
| Year-to-date change* | 12.3% | 6.0% |

Source: Spanish Institute of Statistics (INE).
(*) From January compared to the same period last year.

General IMIE

Changes in average price per m² for Tinsa-valued properties.



| | JUN 2018 | PREVIOUS MONTH |
|----------------------|----------|----------------|
| Year-on-year change | 6.4% | 4.2% |
| Year-to-date change* | 4.7% | 3.2% |

Source: Tinsa.
(*) Year-to-date change (January to month of report).

Economic indicators

Inflation

Consumer Price Index.



| | JUN 2018 | PREVIOUS MONTH |
|-------------|----------|----------------|
| Annual rate | 2.3% | 2.1% |

Source: Spanish Institute of Statistics (INE).

Euribor

Average interest rate offered by banks and used as reference for mortgage loans.



| | JUN 2018 | PREVIOUS MONTH |
|--------------|----------|----------------|
| Monthly rate | -0.181 | -0.188 |

Source: Bank of Spain.

Doubtful loan rate*

Mortgage loans considered to be at risk of default.



| | 1Q 2018 | PREVIOUS QTR |
|----------------|---------|--------------|
| Quarterly rate | 4.59% | 4.75% |

Source: Spanish Mortgage Association (AHE).
* Household debt for property purchase.

Contributors to social security

Number registered as employed on the last day of the month.



| | JUN 2018 | PREVIOUS MONTH |
|---------------------|------------|----------------|
| Year-on-year change | 3.11% | 3.11% |
| Total | 19,006,990 | 18,915,668 |

Source: Ministry of Employment.

Unemployment rate

Number of registered unemployed.



| | JUN 2018 | PREVIOUS MONTH |
|---------------------|-----------|----------------|
| Year-on-year change | -5.97% | -6.04% |
| Total | 3,162,162 | 3,252,130 |

Source: Ministry of Employment.