

	Time frame	Max	Date	Min	Date	Var. from Max	Last data	Date	V/Y
ACTIVITY - SUPPLY :									
Housing approvals (Min. Fomento, Aparejadores)	acc. 12 months	885.181	Apr.07	31.870	Feb.14	-96,4%	99.230	Nov.18	24,7%
Approved houses budgets (Mill. €, Min. Fomento, Aparejadores)	acc. 12 months	51.707	Apr.07	3.008	Feb.14	-94,2%	9.530	Nov.18	24,3%
Finishing houses certificates (Min. Fomento, Aparejadores)	acc. 12 months	656.733	Feb.08	38.867	Feb.17	-94,1%	63.159	Nov.18	19,8%
Stock of new houses to sell (Min. Fomento)	yearly	649.780	2009	476.938	2017	-26,6%	476.938	2017	-3,0%
Construction employment (Mill. of workers, Min. Empleo)	yearly	2,65	Jun.07	0,94	Jan.14	-64,5%	1,22	Dec.18	6,5%
DEMAND :									
House purchase transmissions (INE, Registradores, serie starts in 2007)	acc. 12 months	775.300	Dec.07	293.351	Feb.14	-62,2%	513.825	Nov.18	10,6%
* New houses	acc. 12 months	326.382	Dec.07	73.926	Mar.16	-77,3%	92.142	Nov.18	11,5%
* Second-hand houses	acc. 12 months	448.918	Dec.07	162.423	Feb.14	-63,8%	421.683	Nov.18	10,4%
House purchase transactions (Min. Fomento, Notarios, serie starts in 2004)	acc. 12 months	955.186	06.Q4	300.568	13.Q4	-68,5%	572.849	18.Q3	11,4%
* New houses	acc. 12 months	421.622	07.Q4	47.114	16.Q4	-88,8%	53.061	18.Q3	8,3%
* Second-hand houses	acc. 12 months	575.190	06.Q1	198.119	09.Q2	-65,6%	519.788	18.Q3	11,7%
Value of house purchase transactions non-subsidised (Mill. €, Notarios)	acc. 12 months	160.166	07.Q1	38.076	13.Q4	-76,2%	81.317	18.Q3	15,0%
Nº of mortgages for house purchase (INE)	acc. 12 months	1.354.309	Aug.06	180.554	May.14	-86,7%	345.002	Nov.18	10,3%
PRICES :									
Appraised value (€/m ² , Min. Fomento)	quarterly	2.101,4	08.Q1	1.455,8	14.Q3	-30,7%	1.589,5	18.Q3	3,2%
Housing price index (INE, 2015=100)	quarterly	151,72	07.Q3	95,21	14.Q1	-37,2%	120,49	18.Q3	7,2%
Re-sold houses price index (Col. Registradores, 2005=100)	quarterly	131,26	07.Q3	84,97	14.Q4	-35,2%	107,44	18.Q3	6,7%
<i>Other approximations to housing value:</i>									
* Average amount of new mortgages (INE)	monthly	152.482	Aug.07	94.533	Apr.13	-38,0%	130.651	Nov.18	5,5%
* Average value of houses purchased non subsidised (Notarios)	quarterly	190.277	07.Q4	129.520	13.Q1	-31,9%	149.432	18.Q2	3,2%
CREDIT :									
Loans to households for house purchase (Outstanding stock, Mill. €, B. España)	monthly	680.760	Jul.10	522.614	Oct.18	-23,2%	520.611	Dec.18	-1,5%
New loans to household for house purchase (Mill. €, B. España)	acc. 12 months	172.504	Aug.06	21.854	Dic.13	-87,3%	44.381	Dec.18	14,2%
* New loans to household for house purchase (new business, Mill. €, B. España)	acc. 12 months	---	---	---	---	---	42.638	Dec.18	16,8%
Capital loaned in new mortgaged dwellings (INE, Mill. €)	acc. 12 months	192.214	May.07	18.200	May.14	-90,5%	42.460	Nov.18	16,0%
Doubtful loans to households for house purchase & renov. ratio (B. España)	quarterly	6,32%	14.Q1	0,30%	04.Q4	---	4,33%	18.Q3	---
Loans to real estate (Outstanding stock, Mill. €, B. España)	quarterly	324.664	09.Q2	97.022	18.Q3	-70,1%	97.022	18.Q3	-13,6%
BORROWING CONDITIONS :									
Interest rate (B. España):									
* In loans to housing outstanding stock (TEDR)	monthly	5,72%	Nov.08	1,19%	Mar.18	---	1,22%	Dec.18	---
* In new housing loans (TAE)	monthly	6,21%	Sep.08	2,05%	Dic.17	---	2,20%	Dec.18	---
* In new housing loans (TEDR)	monthly	6,07%	Oct.08	1,83%	Dic.17	---	1,96%	Dec.18	---
* In new housing loans (variable, TEDR)	monthly	6,04%	Oct.08	1,48%	Jun.18	---	1,67%	Dec.18	---
LTV average in new housing loans (B. España)	quarterly	64,6%	04.Q2	55,4%	09.Q3	---	65,9%	18.Q3	---
% of new loans with LTV >80% (B. España)	quarterly	18,0%	06.Q2	10,1%	09.Q1	---	15,5%	18.Q3	---
Average new mortgage term (months, B. España)	quarterly	339	07.Q3	254	13.Q2	---	280	18.Q2	---
AFFORDABILITY:									
Housing price / Gross disposable household income (years, B. España)	quarterly	9,0	07.Q2	6,3	15.Q1	---	7,3	18.Q2	---
Annual affordability (B. España)	quarterly	60,3%	08.Q3	30,0%	13.Q2	---	32,1%	18.Q2	---
POPULATION AND HOUSEHOLDS									
Yearly variation of population (Data to 01/01/18, INE)	yearly	884.279	2008	-215.691	2014	---	+126.437	2018	---
Household formation (EPA, INE)	yearly	432.400	2005	33.100	2015	---	95.300	18.Q3	---

New mortgages for house purchase (acc. 12 months to november 2018)

	Number		Amount		Average amount	
	Nº	y/y	Mill. €	y/y	Euros	y/y
Andalucía	65.446	8,6%	6.796	14,3%	103.041	5,3%
Almería	5.406	11,4%	426	10,0%	78.849	-1,3%
Cádiz	8.634	2,7%	838	5,5%	97.074	2,8%
Córdoba	5.061	9,2%	468	21,1%	92.558	10,9%
Granada	7.175	6,4%	657	11,1%	91.534	4,5%
Huelva	3.921	13,5%	321	18,4%	81.762	4,3%
Jaén	3.515	6,3%	272	11,4%	77.246	4,8%
Málaga	18.438	9,7%	2.439	18,9%	132.291	8,4%
Sevilla	13.296	10,1%	1.375	12,7%	103.421	2,3%
Aragón	8.939	5,3%	863	2,6%	96.598	-2,5%
Huesca	1.358	-7,7%	112	-16,4%	82.770	-9,3%
Teruel	571	2,0%	44	-1,4%	76.313	-3,3%
Zaragoza	7.010	8,5%	708	6,7%	100.929	-1,7%
Asturias	6.185	6,4%	572	6,8%	92.533	0,3%
Baleares	10.329	1,5%	1.808	13,8%	175.030	12,0%
Canarias	14.598	12,6%	1.331	19,0%	91.143	5,7%
Las Palmas	7.370	6,4%	684	13,8%	92.854	7,0%
Tenerife	7.228	19,8%	646	25,1%	89.398	4,4%
Cantabria	3.778	6,2%	390	4,0%	103.242	-2,1%
C - León	12.607	4,0%	1.154	7,0%	91.501	2,8%
Ávila	641	11,7%	53	17,6%	82.688	5,3%
Burgos	2.286	-0,6%	219	5,1%	95.878	5,7%
León	1.999	0,3%	180	6,2%	89.972	5,9%
Palencia	743	5,4%	63	7,7%	84.680	2,2%
Salamanca	1.654	4,0%	155	-0,4%	93.433	-4,2%
Segovia	930	21,7%	88	23,0%	94.120	1,1%
Soria	352	-10,7%	28	-10,3%	80.165	0,4%
Valladolid	3.360	7,1%	320	11,3%	95.177	3,9%
Zamora	642	-3,3%	49	-7,1%	75.579	-3,9%
C - Mancha	12.542	16,1%	1.113	18,3%	88.707	1,9%
Albacete	2.122	-6,5%	186	-9,2%	87.487	-2,9%
Ciudad Real	1.948	8,5%	151	8,5%	77.585	-0,1%
Cuenca	865	4,2%	65	2,3%	75.658	-1,9%
Guadalajara	2.777	38,7%	292	53,1%	104.993	10,4%
Toledo	4.830	23,6%	419	22,3%	86.702	-1,0%
Cataluña	57.113	12,0%	8.217	15,2%	143.874	2,9%
Barcelona	43.314	12,7%	6.750	16,4%	155.847	3,3%
Gerona	5.893	4,7%	730	5,5%	123.912	0,8%
Lérida	2.026	9,2%	186	14,1%	91.648	4,5%
Tarragona	5.880	16,0%	551	15,6%	93.683	-0,4%
C. Valenciana	37.642	14,3%	3.402	21,6%	90.386	6,5%
Alicante	15.170	14,1%	1.411	22,8%	93.017	7,6%
Castellón	3.835	6,8%	285	3,8%	74.336	-2,8%
Valencia	18.637	16,1%	1.706	24,2%	91.547	7,1%
Extremadura	5.588	12,4%	449	24,2%	80.309	10,5%
Badajoz	3.557	4,5%	284	14,9%	79.872	9,9%
Cáceres	2.031	29,5%	165	44,4%	81.073	11,5%
Galicia	11.476	3,3%	1.117	5,3%	97.338	2,0%
La Coruña	5.346	6,2%	533	6,9%	99.721	0,7%
Lugo	980	-11,4%	69	-17,9%	70.500	-7,3%
Orense	963	5,4%	83	7,9%	86.353	2,4%
Pontevedra	4.187	3,2%	432	7,7%	103.103	4,4%
C. de Madrid	65.315	14,8%	11.359	22,5%	173.915	6,6%
Murcia	8.413	6,8%	694	14,1%	82.455	6,8%
Navarra	4.617	14,3%	504	18,2%	109.135	3,4%
País Vasco	17.250	1,7%	2.373	5,5%	137.566	3,7%
Álava	2.755	0,5%	307	3,3%	111.510	2,8%
Vizcaya	9.186	4,1%	1.265	7,2%	137.758	3,0%
Guipúzcoa	5.309	-1,6%	800	3,7%	150.756	5,4%
La Rioja	2.337	14,1%	215	28,1%	92.108	12,3%
Ceuta y Melilla	827	8,8%	104	7,9%	125.470	-0,8%
TOTAL SPAIN	345.002	10,3%	42.460	16,0%	123.073	5,2%

Source: INE, Registradores de la Propiedad and Bankia Estudios

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