

| | 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% | 107.559 | May.19 | 10,8% |
| Approved houses budgets (Mill. €, Min. Fomento, Aparejadores) | acc. 12 months | 51.707 | Apr.07 | 3.008 | Feb.14 | -94,2% | 10.195 | May.19 | 19,6% |
| Finishing houses certificates (Min. Fomento, Aparejadores) | acc. 12 months | 656.733 | Feb.08 | 38.867 | Feb.17 | -94,1% | 69.137 | May.19 | 19,8% |
| Stock of new houses to sell (Min. Fomento) | yearly | 649.780 | 2009 | 459.876 | 2018 | -29,2% | 459.876 | 2018 | -3,6% |
| Construction employment (Mill. of workers, Min. Empleo) | yearly | 2,65 | Jun.07 | 0,94 | Jan.14 | -64,5% | 1,28 | Jul.19 | 4,8% |
| DEMAND : | | | | | | | | | |
| House purchase transmissions (INE, Registradores, serie starts in 2007) | acc. 12 months | 775.300 | Dec.07 | 293.351 | Feb.14 | -62,2% | 516.377 | Jun.19 | 4,4% |
| * New houses | acc. 12 months | 326.382 | Dec.07 | 73.926 | Mar.16 | -77,3% | 95.448 | Jun.19 | 8,7% |
| * Second-hand houses | acc. 12 months | 448.918 | Dec.07 | 162.423 | Feb.14 | -63,8% | 420.929 | Jun.19 | 3,4% |
| House purchase transactions (Min. Fomento, Notarios, serie starts in 2004) | acc. 12 months | 955.186 | 06.Q4 | 300.568 | 13.Q4 | -68,5% | 585.872 | 19.Q1 | 7,9% |
| * New houses | acc. 12 months | 421.622 | 07.Q4 | 47.114 | 16.Q4 | -88,8% | 57.325 | 19.Q1 | 13,3% |
| * Second-hand houses | acc. 12 months | 575.190 | 06.Q1 | 198.119 | 09.Q2 | -65,6% | 528.547 | 19.Q1 | 7,4% |
| Value of house purchase transactions non-subsidised (Mill. €, Notarios) | acc. 12 months | 160.166 | 07.Q1 | 38.076 | 13.Q4 | -76,2% | 83.779 | 19.Q1 | 13,5% |
| Nº of mortgages for house purchase (INE) | acc. 12 months | 1.354.309 | Aug.06 | 180.554 | May.14 | -86,7% | 363.004 | Jun.19 | 10,2% |
| PRICES : | | | | | | | | | |
| Appraised value (€/m ² , Min. Fomento) | quaterly | 2.101,4 | 08.Q1 | 1.455,8 | 14.Q3 | -30,7% | 1.636,6 | 19.Q1 | 4,4% |
| Housing price index (INE, 2015=100) | quaterly | 151,72 | 07.Q3 | 95,21 | 14.Q1 | -37,2% | 124,18 | 19.Q2 | 5,3% |
| Re-sold houses price index (Col. Registradores, 2005=100) | quaterly | 131,26 | 07.Q3 | 84,84 | 14.Q4 | -35,4% | 116,99 | 19.Q2 | 8,3% |
| <i>Other approximations to housing value:</i> | | | | | | | | | |
| * Average amount of new mortgages (INE) | monthly | 152.482 | Aug.07 | 94.533 | Apr.13 | -38,0% | 119.964 | Jun.19 | -3,7% |
| * Average value of houses purchased non subsidised (Notarios) | quaterly | 190.277 | 07.Q4 | 129.520 | 13.Q1 | -31,9% | 153.412 | 19.Q1 | 5,7% |
| CREDIT : | | | | | | | | | |
| Loans to households for house purchase (Outstanding stock, Mill. €, B. España) | monthly | 680.760 | Jul.10 | 518.556 | Jun.19 | -23,8% | 518.780 | Jun.19 | -1,4% |
| New loans to household for house purchase (Mill. €, B. España) | acc. 12 months | 172.504 | Aug.06 | 21.854 | Dic.13 | -87,3% | 43.248 | Jun.19 | 4,1% |
| * New loans to household for house purchase (new business, Mill. €, BE) | acc. 12 months | --- | | --- | | | 41.794 | Jun.19 | 7,5% |
| Capital loaned in new mortgaged dwellings (INE, Mill. €) | acc. 12 months | 192.214 | May.07 | 18.200 | May.14 | -90,5% | 45.284 | Jun.19 | 13,9% |
| Doubtful loans to households for house purchase & renov. ratio (B. España) | quaterly | 6,32% | 14.Q1 | 0,30% | 04.Q4 | | 4,07% | 19.Q1 | |
| Loans to real estate (Outstanding stock, Mill. €, B. España) | quaterly | 324.664 | 09.Q2 | 87.988 | 18.Q3 | -72,9% | 87.409 | 19.Q1 | -13,7% |
| BORROWING CONDITIONS : | | | | | | | | | |
| Interest rate (B. España): | | | | | | | | | |
| * In loans to housing outstanding stock (TEDR) | monthly | 5,72% | Nov.08 | 1,19% | Mar.18 | | 1,27% | Jun.19 | |
| * In new housing loans (TAE) | monthly | 6,21% | Sep.08 | 2,05% | Dic.17 | | 2,26% | Jun.19 | |
| * In new housing loans (TEDR) | monthly | 6,07% | Oct.08 | 1,83% | Dic.17 | | 2,07% | Jun.19 | |
| * In new housing loans (variable, TEDR) | monthly | 6,04% | Oct.08 | 1,48% | Jun.18 | | 1,73% | Jun.19 | |
| LTV average in new housing loans (B. España) | quaterly | 64,6% | 04.Q2 | 55,4% | 09.Q3 | | 65,5% | 19.Q2 | |
| % of new loans with LTV >80% (B. España) | quaterly | 18,0% | 06.Q2 | 10,1% | 09.Q1 | | 13,7% | 19.Q2 | |
| Average new mortgage term (months, B. España) | quaterly | 339 | 07.Q3 | 254 | 13.Q2 | | 284 | 19.Q1 | |
| AFFORDABILITY: | | | | | | | | | |
| Housing price / Gross disposable household income (years, B. España) | quaterly | 9,0 | 07.Q2 | 6,3 | 15.Q1 | | 7,5 | 19.Q1 | |
| Annual affordability (B. España) | quaterly | 60,3% | 08.Q3 | 30,0% | 13.Q2 | | 33,5% | 19.Q1 | |
| POPULATION AND HOUSEHOLDS | | | | | | | | | |
| Yearly variation of population (Data to 01/01/18, INE) | yearly | 884.279 | 2008 | -215.691 | 2014 | | 276.185 | 2019 | |
| Household formation (EPA, INE) | yearly | 432.400 | 2005 | 33.100 | 2015 | | 114.900 | 19.Q2 | |

New mortgages for house purchase (acc. 12 months to June 2019)

| | Number | | Amount | | Average amount | |
|------------------------|----------------|--------------|---------------|--------------|----------------|--------------|
| | Nº | y/y | Mill. € | y/y | Euros | y/y |
| Andalucía | 68.814 | 9,2% | 7.359 | 14,7% | 106.935 | 5,1% |
| Almería | 6.105 | 24,0% | 531 | 42,4% | 86.933 | 14,8% |
| Cádiz | 9.369 | 5,5% | 915 | 9,7% | 97.682 | 4,0% |
| Córdoba | 5.279 | 11,2% | 491 | 11,0% | 93.029 | -0,2% |
| Granada | 7.168 | 4,8% | 663 | 9,2% | 92.544 | 4,1% |
| Huelva | 4.381 | 26,0% | 360 | 29,9% | 82.173 | 3,1% |
| Jaén | 3.436 | 3,5% | 268 | 6,6% | 77.886 | 3,0% |
| Málaga | 18.838 | 3,7% | 2.613 | 12,9% | 138.718 | 8,9% |
| Sevilla | 14.238 | 12,3% | 1.517 | 15,3% | 106.580 | 2,6% |
| Aragón | 9.082 | 0,4% | 903 | -0,1% | 99.437 | -0,5% |
| Huesca | 1.435 | 3,4% | 123 | 3,0% | 85.820 | -0,4% |
| Teruel | 654 | 10,5% | 62 | 38,7% | 95.477 | 25,5% |
| Zaragoza | 6.993 | -1,0% | 717 | -3,0% | 102.602 | -2,0% |
| Asturias | 6.635 | 13,8% | 628 | 16,0% | 94.702 | 1,9% |
| Baleares | 10.525 | -0,9% | 1.750 | -0,7% | 166.255 | 0,2% |
| Canarias | 13.326 | -5,1% | 1.292 | 2,4% | 96.970 | 7,9% |
| Las Palmas | 7.042 | 2,3% | 675 | 5,3% | 95.815 | 3,0% |
| Tenerife | 6.284 | -12,2% | 617 | -0,7% | 98.265 | 13,1% |
| Cantabria | 3.980 | 8,9% | 410 | 5,9% | 103.087 | -2,7% |
| C - León | 13.336 | 8,4% | 1.235 | 11,2% | 92.584 | 2,6% |
| Ávila | 685 | 8,7% | 55 | 7,4% | 80.745 | -1,2% |
| Burgos | 2.411 | 3,9% | 235 | 9,3% | 97.362 | 5,3% |
| León | 2.167 | 15,0% | 184 | 10,0% | 84.968 | -4,3% |
| Palencia | 759 | 7,1% | 68 | 16,5% | 90.141 | 8,8% |
| Salamanca | 1.792 | 11,9% | 169 | 7,1% | 94.323 | -4,3% |
| Segovia | 945 | 13,9% | 91 | 16,2% | 95.921 | 2,1% |
| Soria | 454 | 18,5% | 38 | 17,0% | 83.793 | -1,3% |
| Valladolid | 3.469 | 5,3% | 342 | 14,2% | 98.722 | 8,4% |
| Zamora | 654 | -0,2% | 52 | 4,4% | 79.393 | 4,5% |
| C - Mancha | 13.514 | 13,5% | 1.194 | 14,0% | 88.322 | 0,5% |
| Albacete | 2.335 | -0,5% | 215 | 1,5% | 92.271 | 2,0% |
| Ciudad Real | 2.269 | 25,5% | 175 | 26,3% | 77.018 | 0,6% |
| Cuenca | 883 | 4,7% | 67 | 3,8% | 75.940 | -0,9% |
| Guadalajara | 2.631 | 2,1% | 273 | 4,5% | 103.681 | 2,4% |
| Toledo | 5.396 | 24,6% | 464 | 25,1% | 85.903 | 0,4% |
| Cataluña | 60.481 | 12,4% | 8.895 | 15,5% | 147.078 | 2,7% |
| Barcelona | 45.816 | 12,1% | 7.331 | 15,9% | 160.019 | 3,4% |
| Gerona | 6.216 | 12,4% | 784 | 15,5% | 126.110 | 2,8% |
| Lérida | 2.205 | 20,9% | 195 | 17,4% | 88.238 | -2,9% |
| Tarragona | 6.244 | 12,4% | 586 | 10,7% | 93.777 | -1,4% |
| C. Valenciana | 39.758 | 13,5% | 3.725 | 21,1% | 93.693 | 6,7% |
| Alicante | 16.027 | 14,0% | 1.556 | 23,6% | 97.077 | 8,4% |
| Castellón | 4.389 | 18,1% | 336 | 18,2% | 76.653 | 0,1% |
| Valencia | 19.342 | 12,2% | 1.833 | 19,7% | 94.756 | 6,7% |
| Extremadura | 5.794 | 15,3% | 459 | 19,7% | 79.234 | 3,8% |
| Badajoz | 3.856 | 15,2% | 301 | 18,7% | 78.136 | 3,0% |
| Cáceres | 1.938 | 15,6% | 158 | 21,7% | 81.420 | 5,2% |
| Galicia | 11.415 | 0,7% | 1.137 | 4,3% | 99.562 | 3,6% |
| La Coruña | 5.272 | -0,5% | 537 | 2,4% | 101.836 | 2,9% |
| Lugo | 1.029 | 0,0% | 74 | -5,7% | 71.671 | -5,7% |
| Orense | 951 | 4,2% | 85 | 8,3% | 88.999 | 3,9% |
| Pontevedra | 4.163 | 1,6% | 441 | 7,8% | 105.989 | 6,1% |
| C. de Madrid | 71.691 | 17,2% | 12.124 | 17,0% | 169.108 | -0,2% |
| Murcia | 8.580 | 5,3% | 722 | 12,1% | 84.099 | 6,5% |
| Navarra | 4.654 | 8,3% | 521 | 14,2% | 111.871 | 5,4% |
| País Vasco | 10.228 | 6,1% | 2.620 | 12,0% | 143.720 | 5,6% |
| Álava | 2.733 | -3,4% | 340 | 7,9% | 124.540 | 11,6% |
| Vizcaya | 9.287 | 4,2% | 1.310 | 7,3% | 141.010 | 3,0% |
| Guipúzcoa | 6.208 | 14,1% | 970 | 20,7% | 156.219 | 5,7% |
| La Rioja | 2.443 | 11,8% | 220 | 21,4% | 89.915 | 8,6% |
| Ceuta y Melilla | 748 | -7,7% | 92 | -9,6% | 123.051 | -2,1% |
| TOTAL SPAIN | 363.004 | 10,2% | 45.284 | 13,9% | 124.748 | 3,3% |

Source: INE, Registradores de la Propiedad and Bankia Estudios

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