REAL ESTATE IN MADRID
Madrid Region Main Macroeconomic Indicators 2017

- GDP: 3%
- Inflation: 2.1%
- Unemployment: 13.4%
- Deficit: 0.5%
- Debt: 15.1%
- Risk Premium: Baa1

Residential:

- Distribution of land availability per area:
  - M-30: 38%
  - Other places: 13%
  - Vadebebas: 15%
  - Arroyofresno: 17%
  - El Cañaveral: 17%

- Average Soil Sale Price in €/m²:
  - '15: 30%
  - '16: 30%
  - '17: 30% (yoy)

- Investment Volume in €M:
  - '15: 2000
  - '16: 2000
  - '17: 2000

- Yields:
  - '15: 38%
  - '16: 38%
  - '17: 38%

Important demand around the M-30. Investment is constantly growing with soil prices following the same trend. Yields are expected to remain attractive.

Source: Suelo Madrid, Iberian Property, JLL
OFFICE

Business confidence and employment are steadily growing, sustaining the demand. Construction is expected to remain stable and prime rent to rise in every district.

RETAIL

Madrid is the second most important tourist and commercial area of Spain. Estimated growth in retail expenditure is 2.2% in 2018.

Source: Iberian Property, JLL
**LOGISTICS**

- **Availability (in % of total available m²)**
  - '15: 7%, '16: 7%, '17: 7% (yoy: 25%)

- **Take up in m²**
  - '15: 0, '16: 600000, '17: 400000

- **Investment Volume in €M**
  - '15: 25%, '16: 25%, '17: 25% (yoy: 25%)

- **Yields**
  - '15: 5%, '16: 5%, '17: 5% (yoy: 25%)

- **Capital Value Growth Forecast**
  - 2018-2021: 2.6%

**HOTEL**

- **N° Rooms on offer**
  - In 2018 & 2020

- **Tourists in M (foreign + national)**
  - '15: 8, '16: 9, '17: 10

- **Investment Volume in €M**
  - '15: 7%, '16: 8.7%, '17: 7% (yoy: 8.7%)

- **REVPAR €**
  - '16: 640, '17: 620

**Source:** CBRE Group, Iberian Property, JLL