FY Results 2017

23 March 2018

metrovacesa

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Agenda

Table of Contents

Today's Presenters

Jorge Perez de Leza CEO

Borja Tejada CFO

Pablo Ortiz IR

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1. Highlights

Villas de Miramadrid
(Paracuellos del Jarama)

Metrovacesa, a unique opportunity to play the Spanish residential real estate cycle (I)

Right time in the cycle to be long in land

Macro

+3.1% GDP growth

Job creation 611k (1) Unemployment reduced to 16.6%

Demand & Supply

Increasing transaction levels **+17.8%** (2)

Structural undersupply of new homes

Prices

Inflationary land and housing market dynamics **+5.7%** (3)

Largest liquid land bank in Spain with no need to acquire land providing **visible margins** over the medium /long term

€2.6Bn GAV (4) + **~37,500** (5) buildable units + **4,500 - 5,000** units delivery run rate (2021 target)

c. 8 years of land bank secured at run-rate (with no land sales) + Ability to sell land

~30% development margins (6)

Geographical capillarity in the right locations **helps de-risk business plan** implementation

Notes

(1) Source: Spanish Ministry of Labour, as of December 2017. Jobs created in the year

(2) Q3 2017 YoY home transactions growth by Autonomous Region weighted by Metrovacesa's residential GAV as of December 2017. Source: Ministry of Development and INE

(3) Q3 2017 YoY HPA growth by Autonomous Region weighted by Metrovacesa's residential GAV as of December 2017. Source Ministry of Development and INE

(4) Current total land bank appraised by CBRE and Savills as of December 31, 2017. All reported GAV figures in this presentation relate to CBRE and Savills valuation reports as of December 31, 2017

(5) Theoretical number of units to be developed that may eventually be adjusted depending on the design and size of the units, as a result of the market analysis on a case by case basis

(6) Residential gross development margins over the medium/long term

Metrovacesa, a unique opportunity to play the Spanish residential real estate cycle (II)

Further value creation potential through active management of our high quality land under permitting process

Non fully permitted

€0.6Bn
GAV
(24% of total GAV)

73%
located in Barcelona, Madrid, Malaga and Valencia

Fully permitted GAV
as % of total GAV

- Capture value by transforming land into fully-permitted
- Efficiently feed production plan
- Increase our profitability and total return

Quality commercial land as an additional source of profitability and total return

€0.7Bn
GAV
(27% of total GAV)

1.3 million sqm
buildable area

87%
in Madrid and Barcelona

- Opportunistic land sales
- Turnkey projects
- De-risked development through JVs

Well established company

100
Years of history

2.2 - 2.6k
units delivered per year pre-crisis

Processes and systems in place

Highly experienced team

Strong brand and market reputation

Notes
(1) 74% as of IPO Prospectus date (19 January 2018)
(2) Target as defined in IPO Prospectus

2017: the beginning of the new Metrovacesa

Business

2,141 active units [1]

48 active developments

€286k/unit ASP

Sales Backlog [2]

541 Sold units **€135m**

955 units under construction

21 developments under construction

110 units delivered [1]

€254k/unit ASP

Commercial business

Land sales 2017 revenues **€2.6m**

Turnkey projects office in Madrid **€30m**

Preliminary agreements: €30m

Financial

€2.63Bn GAV +2% [3]

€2.72Bn NAV (€17.9 p.s.) +1% [3]

€2.64Bn NNAV (€17.4 p.s.) +1% [3]

0% LTV

Notes
(1) Number of active units and number of deliveries as of the date of the IPO Prospectus (19 January 2018): 2,263 and 124 respectively
(2) Defined as bookings + contracts – deliveries in the period
(3) Compared to September 2017

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RIVA Residences (Málaga, Marbella)

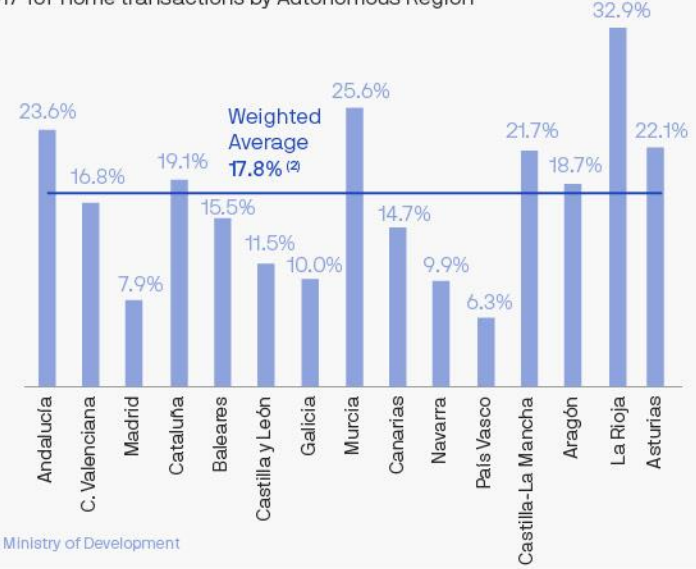
2. Business Update

Number of transactions and home prices increasing across all Metrovacesa regions

Home transactions growing strongly across regions...

Q3 2017 YoY home transactions by Autonomous Region (1)

%

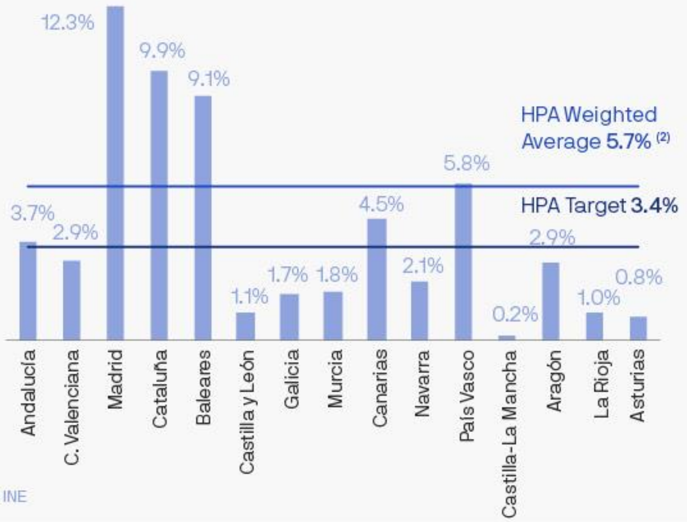


Source: Ministry of Development

... creating momentum for acceleration of price growth

Q3 2017 YoY HPA growth by Autonomous Region (€/sqm)(1)

%



Source: INE

Markets beyond Madrid and Barcelona c. two years behind in the recovery, offering greater upside

Notes

(1) Ordered by residential GAV exposure of Metrovacesa

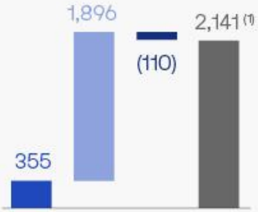
(2) Weighted by Metrovacesa's residential GAV

Residential launches and active units: ramp-up successfully under way

Active units

units

- Active units Dec. 2016
- Launches 2017
- Deliveries 2017
- Active units Dec. 2017



Active units by status

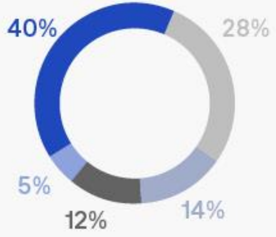
units
● of developments

- Under project Design
- In commercialization
- Under construction
- Total

2017 Launches – Geographical split(3)

Total
1,896 units
37 developments

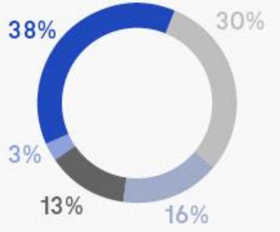
- Costa del Sol
- Center-North
- Andalusia
- Catalonia
- Levante



2017 Active units – Geographical split(3)

Total
2,141 units
48 developments

- Costa del Sol
- Center-North
- Andalusia
- Catalonia
- Levante



Key considerations

- Residential portfolio ramping-up rapidly
- Total of 1,896 units launched during 2017, mostly concentrated in the second half of the year
- > 100% of 2018 and 2019 deliveries already launched
- Gaining speed with total active units reaching 2,141 as of December 2017 with ASP of €286k/unit (2)
- 48 active developments, of which 21 under construction

Notes
(1) Number of active units reported as of the date of the IPO Prospectus stood at 2,263
(2) 2017 ASP higher than initial target ASP at run-rate
(3) North-Center: Madrid, Navarre, Galicia, Basque Country, Canary Islands, Castille and Leon. Levante: Valencian Community, Murcia and Balearic Islands

Residential developments under project design phase

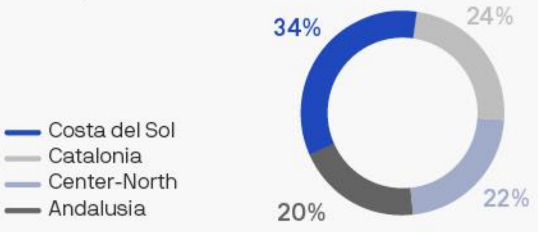
Developments under project design as of December 31, 2017

Project	Province	Region	# Units	Target Comm. Launch Date	Target Delivery Date
Residencial Novolerez	Pontevedra	Center-North	96	Q1 2018	2020
Edificio Irati	Navarra	Center-North	50	Q1 2018	2020
Residencial La Gaiteira	La Coruña	Center-North	56	Q2 2018	2020
Edificio Dr. Barraquer 8	Barcelona	Catalonia	10	Q1 2018	2019
Edificio Lluis Mestres 4	Barcelona	Catalonia	38	Q1 2018	2020
Edificio Llull 495	Barcelona	Catalonia	33	Q1 2018	2020
Edificio Navas de Tolosa	Barcelona	Catalonia	16	Q1 2018	2020
Momentum	Barcelona	Catalonia	78	Q1 2018	2019
Metropol Park Nebridi	Barcelona	Catalonia	42	Q1 2018	2020
La Galera I	Málaga	Costa del Sol	66	Q1 2018	2019
Sunrise Heights P51	Málaga	Costa del Sol	46	Q1 2018	2020
The Level Casares	Málaga	Costa del Sol	43	Q2 2018	2020
Oceana Views	Málaga	Costa del Sol	78	Q2 2018	2020
Aqualina	Málaga	Costa del Sol	58	Q2 2018	2020
Residencial Citrea	Málaga	Costa del Sol	25	Q2 2018	2020
Residencial Atlantia	Málaga	Andalusia	45	Q1 2018	2020
Residencial Oasis	Cádiz	Andalusia	32	Q1 2018	2019
Complejo Pier 1	Cádiz	Andalusia	67	Q1 2018	2020
Mirador de la Albaida	Córdoba	Andalusia	40	Q2 2018	2020
Total			**919**		

Developments under project design as of Dec. 31, 2017

# of units: 919

developments: 19



Key considerations

- Total of 919 units in project design
- 50% concentrated in Andalusia and Costa del Sol, taking advantage of favorable market conditions
- 20% to be delivered in 2019, 80% in 2020

Residential sales and commercialization evolution. 512 units sold in 2017

512 units sold, 541 units of sales backlog

44% of units under commercialization already sold

- Strong sales evolution mainly in H2 (80% of total)
- Total sales backlog stood at 541 units (€135m)
- High visibility for 2018 with 63% of target deliveries sold

- 1,222 under commercialization as of December 2017 [1]
- 44% of units under commercialization already sold

Sales Overview as of December 2017

Target delivery date	2018	2019
Target deliveries (units) (TD)	520	700
Sold units[1]	329	208
% Sold of TD	63%	30%

Notes: (1) Backlog of sold units to be delivered in 2018 and 2019 sum up to 537. There are 4 remaining units corresponding to 2020 deliveries to complete the 541 units of sales backlog as of December 2017

Main projects in commercialization and construction

Project	Status	Region	# Units	Expected Delivery Date	% Sales	% Construction Completion
 Mundo Aguilon Feel Priv.	Under construction/ Delivery	Costa del Sol	**205**	2018-2019	**18%** (1)	98%
 Rosales Residencial	Under construction	Madrid	**132**	2018	**99%**	63%
 Edificio Gregorio Marañón	Under construction	Andalusia	**114**	2018-2019	**26%** (1)	98%
 Le Mirage I & II	Under construction	Costa del Sol	**72**	2019	**99%**	14%
 Le Mirage III (Develop. 1 of 2)	Under construction	Costa del Sol	**66**	2019	**89%**	1%
 Villas de Miramadrid	Under construction	Madrid	**46**	2019	**98%**	5%
 Lago de Arrosadía	Under construction	Pamplona	**41**	2018	**95%**	64%

Notes
(1) WIP Projects acquired with a high degree of construction completion: "Mundo Aguilón" at 98% and "Gregorio Marañón" at 60%. Sales progress of 18% and 26% achieved by Metrovacesa in a 2 month period.

Land management: 16 urban milestones - 2 plots transformed into fully permitted

Land plot	Region	Urban status	Key milestones	
"Crec.Resid.Norte" Albacerrado	Tarifa, Cádiz	Non urban	Q4	Provisional approval of the General Plan Modification
Alcorcón	Alcorcón, Madrid	Non urban	Q4-Q1 2018	Public contract for the Drafting of the General Plan awarded
Ciudad del Bienestar	Aldeamayor, Valladolid	Classified	Q2	Sign off on the Initial Approval of the General Plan
22@Balius	Barcelona	Organized	Q2	Initial approval of rezoning project
Churra 3	Murcia	Organized	Q2	Certificate of incorporation of the Owners Association
Ramón Turró	Barcelona	Organized	Q2	Certificate of incorporation of the Owners Association
22@Loinsa	Barcelona	Organized	Q3	Submission of rezoning Project
Torre del Rio	Málaga	Organized	Q4	Final certificate of urbanization works
3 UE.16 "Alamillos Este"	Algeciras, Cádiz	Organized	Q4	Approval of environmental evaluation/ Submission of Detailed Plan for initial approval
22@Almogavers	Barcelona	Organized → Fully permitted	Q4	Final certificate of urbanization works and rezoning project
Heineken	Sevilla	Organized → Fully permitted	Q4	Final certificate of rezoning project
Sector 25-El Pollo	Burgos	Fully permitted	Q2	Urbanization works tender
Edificio Normon	Madrid	Fully permitted	Q3	Initial approval of Special Plan
Sectores "R-8 y R-9" Bétera	Valencia	Fully permitted	Q3	Start of execution of urbanization works
SUS-DBP-02 "Palmas Altas" El Cuarto	Sevilla	Fully permitted	Q4	Signing of pre-agreement to start urbanization works
El Brillante (Córdoba)	Córdoba	Fully permitted	Q4	Final certificate of urbanization works

Commercial business: creating shareholder value

Turnkey project - Josefa Valcárcel (Madrid)

Land Sales Detail

Land	Location	Main use	GLA (sqm)	Sale price (€m)	Gross Margin (%)	
					Over Book Value[1]	Over Dec. 2017 GAV
Vilamarina Hotel	Barcelona	Hotel	3,593	2.1	54%	0%[2]
ARPO	Madrid	Retail	1,003	0.5	46%	38%[2]
Total actual land sales			**4,596**	**2.6**	**53%**	**7%**
Preliminary agreements signed			**100,854**	**29.8**	**20%**	**7%**
Total			105,450	32.4	22%	7%

Notes
(1) Initial book value as of the date of the respective spin-offs (February and October 2016) or non-monetary capital increase (July 2017)
(2) It refers to last GAV before the sale of the asset

Land sales

2017 revenue: €2.6m
Preliminary agreements: €30m

1 turnkey project sold for €30m (16% margin)

c.9k sqm office project in Josefa Valcarcel (Madrid) pre-sold to Axiare Patrimonio to be delivered in Q4 2018

Assets sold at / or above GAV

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3. Financial Overview and Valuation

P&L and Loss Account: 110 units successfully delivered

Summary P&L

	(€m)	Sept. 2017	Dec. 2017
	Revenues	19	28
	Cost of sales	(15)	(21)
A	**Gross margin**	4	**7**
	% Gross margin	21%	**25%**
	Wages & Salaries	(4)	(6)
B	External services	(4)	(9)
	Changes in investment property	(1)	1
	EBITDA	(5)	(7)
	D&A	-	-
C	Change in trade provisions	(68)	(66)
	EBIT	(74)	(73)
	Financial expenses	(4)	(5)
	EBT	(77)	(78)
D	Income tax	43	39
	Net income	(34)	(39)
	Adjustment One-off Expenses (1)	1	4
	Net Income adjusted	(33)	(35)

Notes
(1) Amounts included under External Services
(2) Non- recurrent incomes from office refurbishments for third parties
(3) SPA: Sale & Purchase Agreement

Key considerations

A

- 110 units successfully delivered
- Gross margin in line with guidance for 2017
  - 20.2% residential development
  - 46.2% land sales
  - 49.0% services rendered by commercial department [2]
- Most units launched in 2015 with lower margin than targeted for upcoming years

B

- External services: Mainly commercialisation expenses accrued at signature of SPAs [3] and one-off expenses: IPO costs (€2m) and expenses linked with non-monetary capital increase (€2m)

C

- Impairment losses of inventories booked in Sept. 2017 as explained in IPO Prospectus
- Portfolio marked to market ahead of IPO

D

- Positive income tax due to capitalization of TLCF (Tax Loss Carry Forward)

Balance Sheet

Summary Balance Sheet

	(€m)	Sept. 2017 (PF) [1]	Dec. 2017
A	Investment property [2]	374	371
B	Other non- current assets	178	177
	Total non- current assets	552	**548**
A	Inventory	1,885	1,906
	Cash	45	50
C	Public administration	159	11
	Other current assets	29	32
	Total current assets	2,118	**1,999**
	Total Asset	2,670	**2,547**
	Provisions [3]	20	17
D	Bank debt	5	-
	Other non-current liabilities	10	12
	Total non- current liabilities	35	**29**
	Provisions [3]	12	14
D	Bank debt	172	47
	Other current liabilities	49	60
	Total current liabilities	233	**121**
E	Equity	2,402	2,397
	Total Equity + Liabilities	2,670	**2,547**

Notes
(1) PF: Proforma financial statements as described in the IPO prospectus
(2) Booked at fair market value (IAS)
(3) Provisions for completion of construction and other provisions (litigation, guarantees, etc)
(4) According to an analysis performed by the company with the external auditor (IAS)
(5) Bridge financing granted by shareholders in July 2017 as described in IPO prospectus

Key considerations

A

- Book value (inventory + investment property): €2.4Bn vs. current GAV of €2.63Bn
  - Investment property: land plots that are not expected to be sold or developed within next 5 years [4]
  - GAV/Book value ratio: 1.15x

B

- Other non current assets: tax credits of €99m and short term loans of €78m with affiliated companies

C

- Public Administration: received recoverable VAT (Dec. 2017) from tax authorities

D

- Bank debt: recoverable VAT used for the partial repayment, in the amount of €150m of the bridge financing [5]

E

- Strong starting capital structure

Cash Flow Statement: bridge financing repaid

Summary Cash Flow Statement

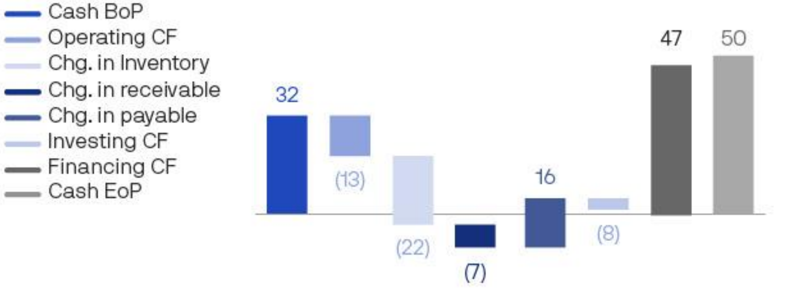
	(€m)	Sept. 2017	Dec. 2017
	EBT	(77)	(78)
	Changes in trade provisions	68	66
	Changes in investment properties	1	(1)
	Financial cost / (income)	5	-
	Operating cash flow	(3)	(13)
	Changes in working capital	(168)	(13)
	Inventories	(9)	(22)
A	Trades and other receivable	(164)	(7)
	Trades and other payable	5	16
	Other operating cash flows	(2)	-
	Net cash flow from operating activities	(174)	(26)
	Net cash flow from investing activities	-	(3)
A	Net cash flow from financing activities	175	47
	Net cash increase / (decrease)	1	18
	Cash BoP	32	32
	Cash EoP	33	50

Key considerations

A

- Received recoverable VAT from tax authorities in connection with non-monetary capital increase
- Operating and VAT bridge financing granted by shareholders in July 2017. Partially repaid in December 2017

Cash Flow Bridge



Fully-funded business plan and no leverage as a starting point

Net debt position

(€m)	Sept. 2017	Dec. 2017
Adjusted gross debt [1]	17	37
Corporate Financing		
Non Current	5	-
Current	10	30
Developer Loans		
Non Current	-	-
Current	2	7
Other Debt		
Current	-	-
Available cash	23	38 [2]
Net Debt	(6)	(1)

€642m available financing [3]

Key considerations

- No leverage, although fully-funded business plan
- Net debt according to IPO guidance
- Target LTV<25%
- Strong cash position plus undrawn corporate debt

- Project financing
  - More than €300m committed, pending to be signed
  - €74m signed and €7m drawn
  - Diversified bank risk (financing with most relevant credit entities)

- Corporate financing signed on Dec. 2017
  - **Amount:** €275m fully available from Jan. 2018
  - **Term:** 5 years (60% balloon at maturity)
  - **Purpose:** Urbanization, Opex, Capex, taxes and development costs

- Bridge financing 100% repaid in Jan. 2018
  - Repayment VAT tranche Dec. 2017 (€150m)
  - €30m drawn from operating tranche repaid in Jan. 2018

Notes

(1) Adjusted gross debt = Gross debt according to balance sheet (€47m of which €10m corresponds to VAT financing) minus recoverable VAT (€10m) guaranteed by tax authorities

(2) In addition, there are €12m of restricted cash (advanced payments from clients), to be used for construction costs

(3) Available corporate financing (€275m) + project financing committed (€300m) + undrawn project financing (€67m)

GAV evolution: c.2% growth vs. September 2017 valuation

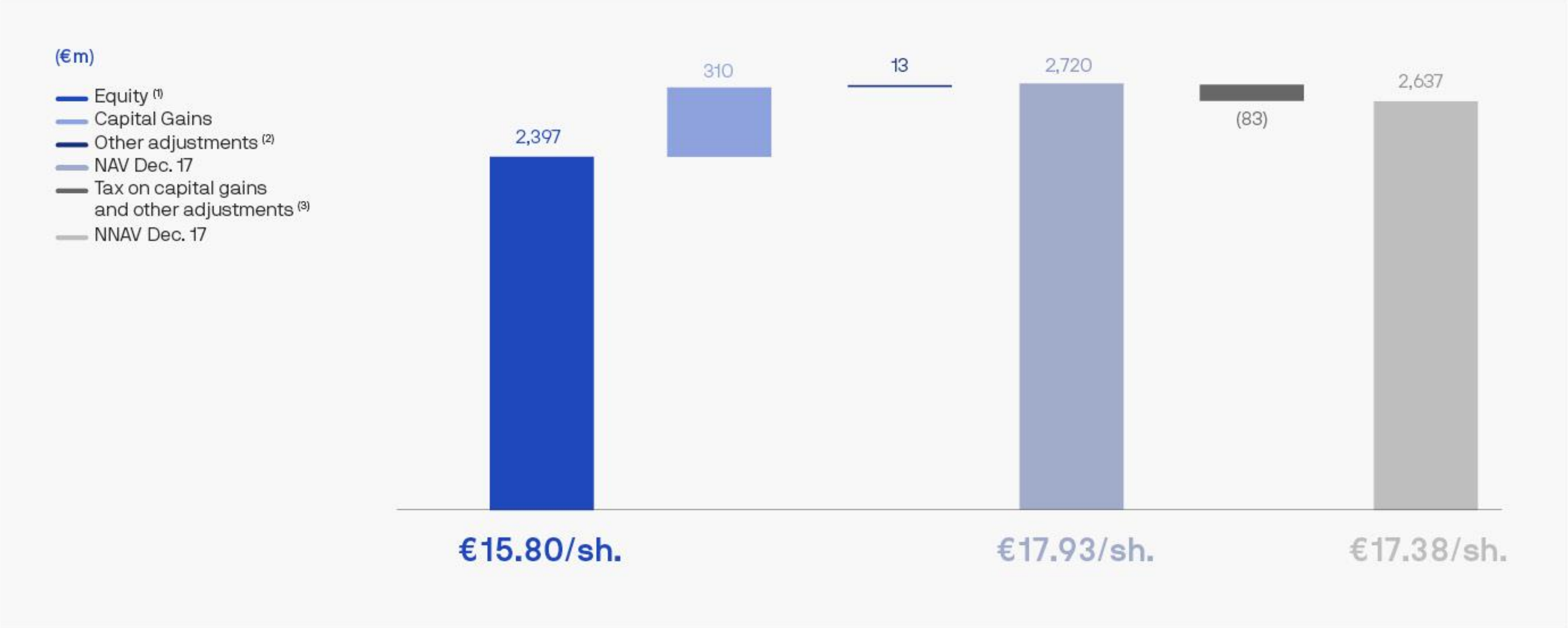
GAV evolution as of December 2017 [1]

	Fully Permitted			Under Permitting Process			Total
(€ m)	Residential	Commercial	Total	Residential	Commercial	Total	
Starting GAV (September 2017)	1,340	577	1,917	554	108	661	2,578
Deliveries / land disposals	(8)	0	(8)	0	0	0	(8)
Change of urban status [2]	12	20	32	(12)	(20)	(32)	0
Adjusted Starting GAV (September 2017)	1,344	597	1,941	541	88	629	2,570
Capex [3]	11	6	17	0	0	0	17
Revaluation (Lfl)	27	5	33	6	0	6	39
% Var. vs Adjusted Starting GAV	2.0%	0.9%	1.7%	1.1%	0.4%	1.0%	1.5%
Ending GAV (December 2017)	1,383	608	1,991	547	88	635	2,626

GAV of €2,626m as of December 2017, representing a c.2% growth vs. IPO valuation as of September 2017

Notes
(1) Valuation performed by Savills and CBRE as of December 31, 2017 following RICS Valuation Global Standards ("Red Book") on the basis of "Market Value"
(2) Includes reclassification (at same value) of assets that change from "under permitting" to "fully permitted"
(3) Includes WIP

Equity to NNAV bridge



Notes

(1) As reported in the audited consolidated financial statements

(2) Mainly deferred tax (€5m) and NOL's off- balance (€7m)

(3) Includes (€77m) of tax on capital gains off balance and deferred tax (€5m)

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4. Targets & Closing remarks

Villas Bahía de las Rocas
(Manilva, Málaga)

Reconfirming 2018 Targets

Residential	Commercial	Land Management	Leverage
3,500 - 4,000[1] units launched (equivalent to 388-444k sqm)	**36,000 sqm launched**	**Land Sales > €30m**	**LTV < 25%**
520 units to be delivered		**Gradually reach 83% of fully permitted GAV** (in 12-18 months since IPO)	

Notes
(1) Estimated number of units may vary in time depending on the type of project and maximum buildability

2018 and 2019 target deliveries on track

2018 and 2019 delivery targets status [1]

# of units	2018	2019	Total
Target deliveries (TD)	**520**	**700**	**1,220**
Launched	536	735	1,271
% of TD	103%	105%	104%
Sold units	362	230	592
% of TD	70%	33%	49%
Under construction (UC)	536	503	1,039
% of TD	103%	72%	85%
With building permit (BP) [2]	n.a.	197	197
% of TD		28%	16%
Under construction + building permit	536	700	1,236
% of TD	103%	100%	101%

Launches UC or with BP Regional Breakdown

	Proj.	UC or with BP 2018	UC or with BP 2019	Total	Avg. time for obtaining BP (months)
Center-North	9	237	167	404	6
Catalonia	1	0	78	78	n.a. [2]
Levante	6	66	30	96	5
Andalusia	4	115	42	43	3
Costa del Sol	8	118	383	615	5 [2]
Total	**28**	**536**	**700**	**1.236**	**5**

Key considerations

- 2018 and 2019 deliveries well on track
- Launched units in excess (+4%) of target deliveries
- Good sales progress, with 70% and 33% of 2018 and 2019 target deliveries sold respectively

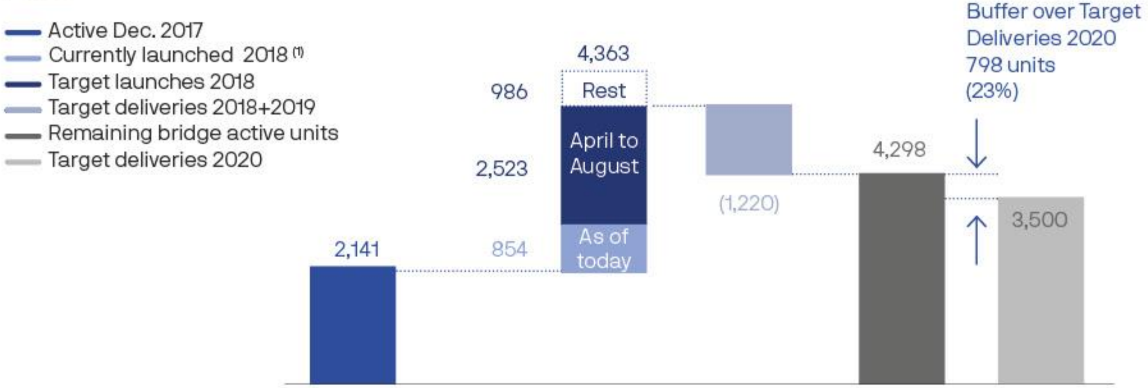
- Building permit and construction risk under control
  - All of 2018 deliveries under construction
  - 72% of 2019 target deliveries are under construction. The rest with building permit in place and construction planned to start for on-time delivery
  - Current average time for obtaining a building permit stands at 5 months [3]

Notes
(1) Launched and sold units as of 23 March 2018
(2) Include 2 WIP Projects acquired with a 25%-30% of construction completion and building permits to be extended by April 2018
(3) May vary in time depending on the geographical mix of the developments

High visibility on 2020 target deliveries

August 2018 target active units vs. 2020 target deliveries bridge

units



"Buffer" units sensitivity

Months until end of 2020	Remaining bridge active units	Buffer over 3.500 deliveries	
30	4,033	533	15%
29	4,298	798	23%
28	4,298	798	23%
27	4,417	917	26%

Key considerations

- Our timetable for a residential project indicates that from initial launch (1) to delivery a project takes between 25 to 34 months
- Current average is 28-29 months, which means units to be delivered in 2020 have to be launched before August 31, 2018
- We are targeting to launch 4,363 units in 2018
  - 854 units already launched (2)
  - 2,523 identified and in preparation to be launched until August
  - 986 more until the end of the year
- This results in 4,298 target active units by the end of August 2018 representing a 798 units buffer (23%)

Notes

(1) Prior to the "initial launch decision", there is a 2 month preparation phase, bringing the total cycle to between 27 and 36 months, as defined in IPO Prospectus

(2) Launched units as of March 23, 2018

Construction costs increase offset by HPA

- Market has witnessed construction cost inflation in the latter part of 2017, mainly due to labour shortages. We anticipate this inflation to continue in 2018 until labour capacity is adjusted
- Several offsetting factors in the case of MVC:
  - MVC'S Business plan prepared at the end of 2017 considers base construction costs that already capture most cost increases of the year
  - Construction cost increase has been well offset by HPA in launched projects
  - Our internal technical teams have vast experience in tendering processes and are involved in project design from the beginning
  - Continuous project monitoring to ensure costs are kept under control

Business Plan 2018 – 2022 Target (annualized)		Projects launched till today (1) (4 month period)	
HPA	Construction Costs inflation	HPA	Construction Costs inflation
+3.4%	< +2.0%	+4.2%	+1.1%

Construction costs observed so far are being well absorbed by HPA performance
We reaffirm on Business Plan assumptions

Notes
(1) Average of a sample of 31 projects launched since 2017, comparing BP assumptions with real data. Data correspond to a 4 month period, not annualized.

Commercial business: 2018 targets

	Target 2018	Status	Additional information
Land Sales	> €30m	Preliminary agreements • Almogavers: €22m • Other: €8m Advanced negotiations (LOI) €14m	Sale of Almogavers expected to close during 2Q 2018. Agreed sale price above current GAV
Turnkey Deliveries	0	• Josefa Valcárcel: 9,081 sqm sold to Axiare (€30m) • Work in progress at 62%	Expected to be delivered in 4Q 2018 (initial target in 1Q 2019) Transaction closed above current GAV
Turnkey Projects JVs	Launch of >36,000 sqm	• In advanced discussions for different projects totaling c.36,000 sqm in Madrid and Barcelona	

Closing remarks

Strong real estate market fundamentals

FY2017 Results as communicated in IPO process

2018 Targets well on track

High visibility on 2018 - 2020 deliveries

HPA growth absorbing construction cost increase

Continuous effort in land management and commercial activities

Best execution platform in the Spanish market

5. Appendix

Le Mirage II
(Estepona, Málaga)

Appendix

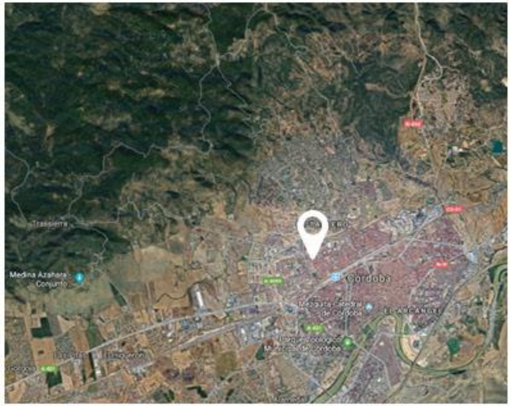
Table of Contents

Mirador Albaida (under project design)

Key metrics	
Location	Córdoba
Region	Andalusia
Units	40
Sqm for sale	4,760
Construction Company	Under tender process
Construction Completion	0%
Sales to date	0%
Target Gross Margin (%)	c.29%

Key highlights

- Mirador Albaida is located in the city of Córdoba, to its West, next to a large shopping mall
- 40 appartments (2, 3 and 4 bedrooms) with a total of 4 floors, plus a basement for private parking and storage rooms
- Common areas include gardens and pools



Residencial Nereidas (in commercialization)

Key metrics	
Location	Torremolinos (Málaga)
Region	Costa del Sol
Units	104
Sqm for sale	13,701
Construction Company	Under tender process
Construction Completion	0%
Sales to date	4%
Target Gross Margin (%)	c.32%

Key highlights

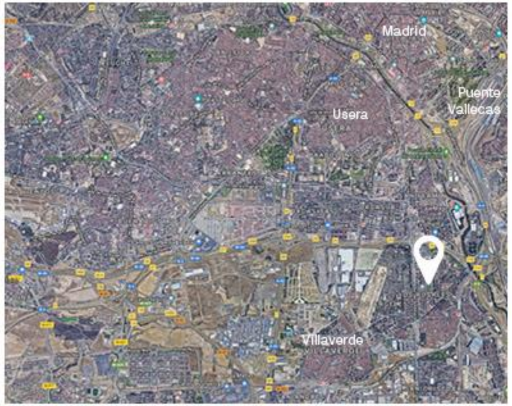
- Residencial Nereidas is located in the consolidated tourist city of Torremolinos (Malaga), in Costa del Sol
- The development benefits from privileged ocean views and excellent access to the main beaches in the area. Beachfront location
- Unique residential development consisting of 98 beachfront homes of 1-4 bedrooms built with state-of-the-art design, high quality architecture and high-end materials

Residencial Rosales (under construction)

Key metrics	
Location	Madrid
Region	Center-North
Units	132
Sqm for sale	15,509
Construction Company	Grupo Ortiz
Construction Completion	63%
Sales to date	100%
Target Gross Margin (%)	c.27%

Key highlights

- Residencial Rosales, within the Villaverde district of Madrid, is just a 10 minute drive from the city centre
- 132 apartments (2, 3 and 4 bedrooms) with a total of 7 floors, plus 2 basements and a penthouse
- The complex has green open spaces in its interior, as well as a swimming pool, a children´s play area and a car wash area

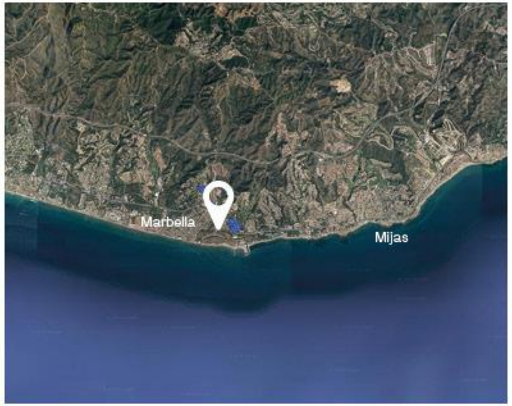


Terrazas II (delivered)

Key metrics	
Location	Marbella (Málaga)
Region	Costa del Sol
Units	16
Sqm for sale	2,880
Construction Company	Teginser
Construction Completion	100%
Sales to date	100%
Gross Margin (%)	c.23%

Key highlights

- Terrazas II is located in Marbella, the well-known Costa del Sol touristic spot
- 16 apartments (2 and 3 bedrooms) distributed in 2 blocks and 16 parking spaces



P&L by business segment

m€	Dec. 2017 Resi. Develop.	Com. Develop.	Land sales [1]	Other [2]	Total
Sales	23	-	1	4	28
Developments	23	-	-	-	23
Land	-	-	1	-	1
Other	-	-	-	4	4
Cost of sales	(19)	(0)	(0)	(2)	(21)
Gross margin	5	0	0	2	7
% Gross margin	20%	n.a.	46%	49%	25%
Employee benefits expense	(4)	(1)	-	(2)	(6)
Fixed asset amortisation/depreciation	-	-	-	-	-
External services	(2)	-	-	(7)	(9)
Other gains or losses	-	-	-	-	-
Recurring EBITDA	-	-	-	(8)	(9)
Change in trade provisions	(76)	11	-	(0)	(66)
Change in value of investment properties	(6)	7	-	-	1
Operating profit/(loss)	(82)	17	-	(8)	(73)
Financial income	-	-	-	0	0
Financial cost	-	-	-	(6)	(6)
Capitalised financial expenses	-	-	-	-	-
Financial income/(expense)	-	-	-	(5)	(5)
EBT	(82)	17	-	(13)	(78)

Notes
(1) Land Sales does not include revenues of Vilamarina. Booked directly in equity (non-monetary capital increase Metrovacesa Promoción y Arrendamiento, S.A.)
(2) Includes non-recurrent incomes, corporate expenses and one-off external services

110 units successfully delivered

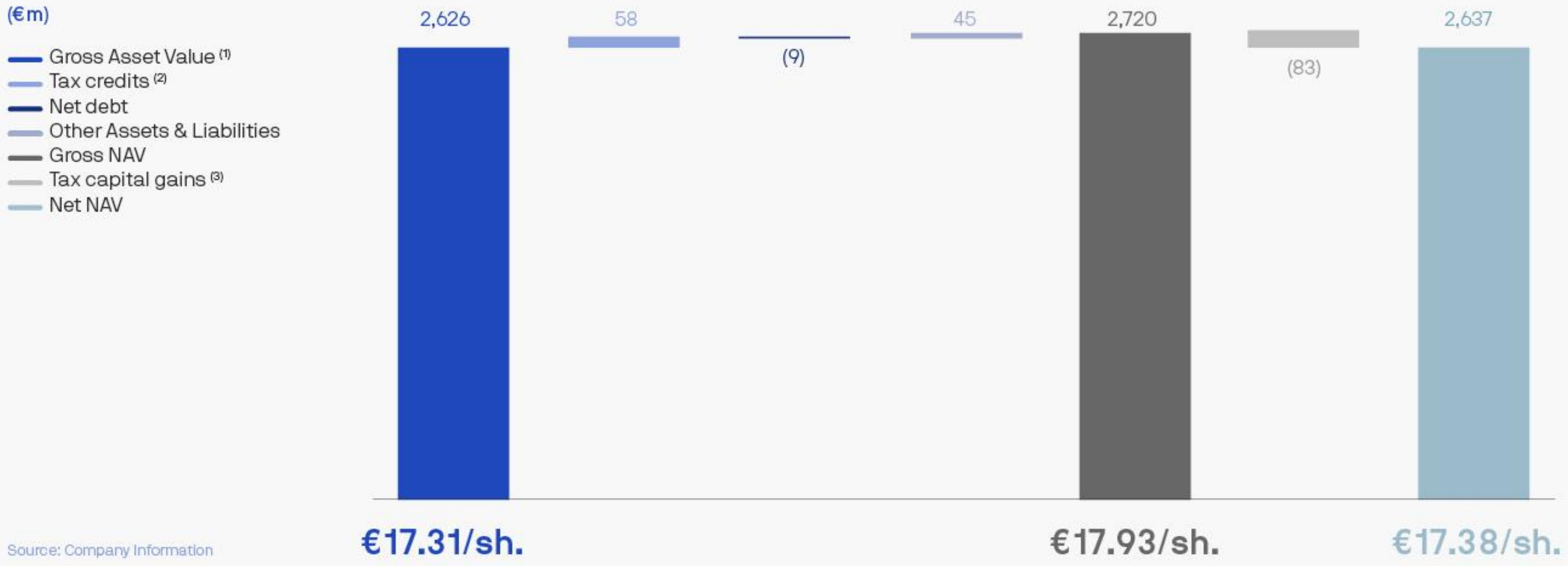
Gross Margin in line with guidance for 2017

Break-even EBITDA in Residential & Commercial Business

Impairment booked in Sept. 2017

Portfolio marked to market

GAV to NNAV bridge



Source: Company Information

Notes
(1) Gross asset value of Metrovacesa's portfolio as of December 31, 2017
(2) Tax Loss Carry Forwards to be set-off in the future
(3) 25% of the difference between GAV and book value

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Q&A

Residencial Nereidas
(Torremolinos, Málaga)