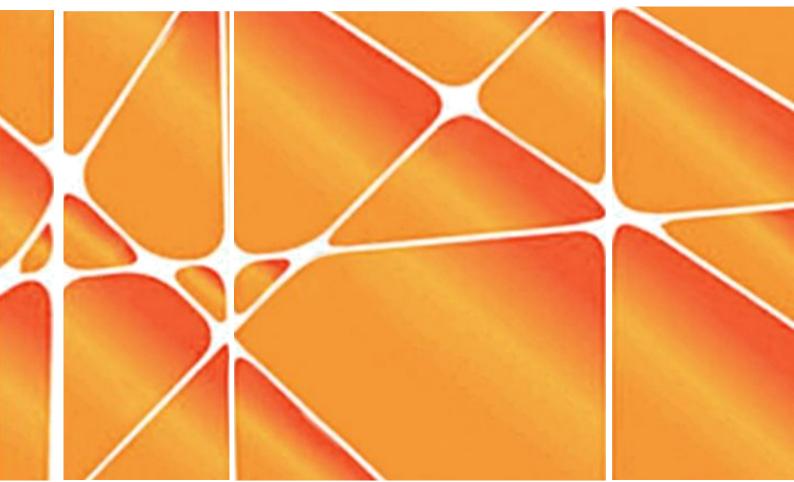


RENTA CORPORACIÓN

INTERIM FINANCIAL REPORT FIRST QUARTER 2018





INTERIM FINANCIAL REPORT FIRST QUARTER 2018

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EXECUTIVE SUMMARY

MAIN GROUP FIGURES

Profit and loss account (€M)	1Q2018	1Q2017	% Var.
Revenue (1)	13.4	6.0	126%
Operating Margin	5.2	4.2	24%
EBITDA	3.6	2.7	31%
Net Profit and Loss	3.5	3.2	10%

Balance sheet (€M)	1Q2018	Dec-17	Dif.
Total Assets	107.5	92.7	14.8
Current Assets	63.1	49.9	13.2
Equity	49.1	45.6	3.5
Net Financial Debt (2)	26.6	15.7	10.9

- Total revenue grew 126% to EUR 13.4 million, with the sale of a building on Calle Diputación and the sale of homes in the Collblanc building, both in Barcelona, and the sale in Madrid of homes in Alcalde Sainz de Baranda and Divino Vallés, standing out in the quarter.
- The **business portfolio**, understood as investment rights and inventories for sale, amounted to EUR 173.6 million, 11% more than in December 2017. In addition, the Group manages assets for sale in alliance with real estate funds, with an estimated investment of around EUR 35 million.
- The share price closed the quarter at €3.70, 26% higher than the €2.93 per share at the end of 2017.
- Socimi Vivenio, managed by Renta Corporación, has invested all the committed initial capital, which amounted to EUR 130 million, allowing an investment of EUR 200 million in more than 1,000 homes in Madrid. The Board of Directors of Socimi has agreed a new capital commitment of EUR 253 million, which will allow additional investments of around EUR 450 million in residential assets located mainly in Madrid and Barcelona.

Notes: (1) Includes Net Turnover + Other operating income (2) Does not include the participating debt of EUR 15.3 million.



2.1 Profit and loss account

(€M)	1Q2018	1Q2017	%Var.
Transactional business income	12.0	5.8	
Income from real estate business	1.4	0.2	
REVENUES	13.4	6.0	126%
Transactional business margin	4.3	4.5	
Real estate business margin	0.9	-0.4	
OPERATING MARGIN	5.2	4.2	24%
Structural and personnel costs personnel	-1.6	-1.5	
EBITDA	3.6	2.7	31%
Amortizations, provisions and others	-0.1	0.0	
EBIT	3.5	2.7	28%
Net financial profit and loss	-0.2	-0.1	
PROFIT AND LOSS BEFORE TAXES	3.3	2.6	28%
Corporate tax	0.2	0.6	
NET PROFIT AND LOSS	3.5	3.2	10%

Renta Corporación has two different lines of business:

Transactional business

It is based on the search for value creation in all its transactions. The "added-value" is generated through the transformation of properties, which usually involves changes and/or redistribution of use, physical improvements to the properties and their repositioning in the market, through the improvement of profitability.

Within the transactional business there are 2 lines of business generation:

- "Real estate sales": Purchase, refurbishment and sale to a final third party, recording all these transactions in the Group's balance sheet.
- "Management of real estate projects": Acquisition of the right to purchase a property and development of the transformation project for its subsequent sale to a third party, thus in this case the transaction is not included in the Group's balance sheet.

Real estate business

Renta Corporación and the Dutch company APG created **Socimi Vivenio** in April 2017, of which Renta Corporación is the exclusive manager. Its activity is focused on real estate assets mainly in Madrid and Barcelona, although incursions into other Spanish provincial capitals are not ruled out.

In addition, the Group manages residential properties that they own and that are leased out.



2.1 Profit and loss account (continued)

Renta Corporación closed the first quarter of 2018 with revenues of EUR 13.4 million, EUR 7.4 million higher than the first quarter of the 2017 financial year, with an increase in both types of business.

In terms of Operating Margin, Renta Corporación generated a Margin of EUR 5.2 million, a 24% increase on the first quarter of 2017, when it obtained a margin of EUR 4.2 million, of which EUR 0.9 million from the new real estate business line is noteworthy.

The structural costs behave almost identically as they did in 2017.

For its part, EBITDA reached EUR 3.6 million, higher than that generated in the same period in 2017.

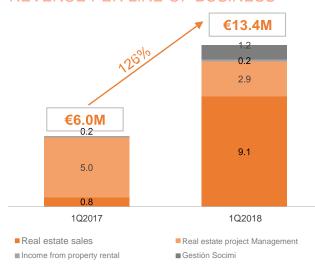
Finally, the Net Profit of Renta Corporación was EUR 3.5 million, 10% higher than the Profit obtained in the same period of the previous financial year.

2.1.1 Revenues

Renta Corporación's revenue in the first quarter of the 2018 financial year amounted to EUR 13.4 million. By business line, they itemised as follows:

Revenue per line of business (€M)	1Q2018	1Q2017	Var.
Real estate sales	9.1	0.8	8.3
Real estate project management	2.9	5.0	-2.1
Total Income Transactional Business	12.0	5.8	6.2
Gestión Socimi	1.2	0.0	1.2
Income from property rentals	0.2	0.2	0.0
Total Real Estate Income	1.4	0.2	1.2
REVENUE	13.4	6.0	7.4

REVENUE PER LINE OF BUSINESS



Income from **Real estate sales** increased by EUR 8.3 million compared to the first quarter of the 2017 financial year. 100% of income derived from "Real estate sales" corresponds to real estate assets, the most important of which are the operations in Diputación and Collblanc, in Barcelona, and Alcalde Sainz de Baranda and Divino Vallés, in Madrid.

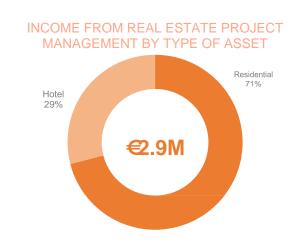
On the other hand, income from **Real estate property management** amounted to EUR 2.9 million, the result of the closing of two operations in Madrid: a residential building located in Luchana and the second phase of the sale of the building in Plaza Isabel II, thus completing the sale of the building, following the sale of the first phase in 2017.

Finally, the Gestión Socimi business line shall be noted, which did not begin its activity until April 2017, and which acquired 3 residential properties in the first quarter of 2018 for a total amount of EUR 80 million in Aravaca and Vallecas de Madrid in the first quarter of the 2018 financial year. Revenues from this line of business amounted to EUR 1.2 million.

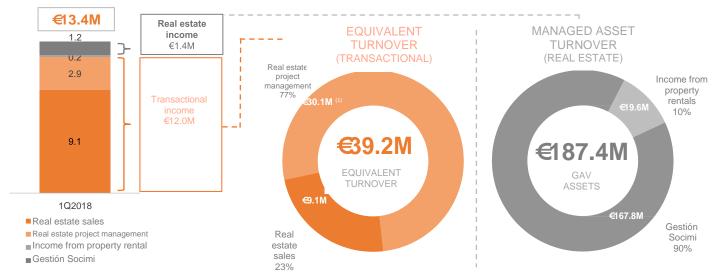


2.1.1 Income (continued)





EQUIVALENT TURNOVER 1Q2018



(1) The equivalent turnover in the Real Estate Project Management business line is equivalent to the cost of exercising the transferred purchase options.

2.1.2 Operating margin

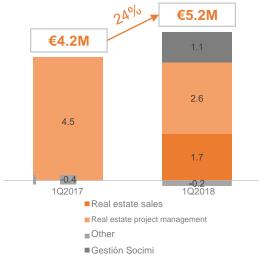
Net operating margin for the first quarter of 2018 was **EUR 5.2 million**, an increase of 24% from EUR 4.2 million in the same period of 2017.

Margin per business line (€M)	1Q2018	1Q2017	Var.
Real estate sales margin	1.7	0.0	1.7
Real estate project management margin	2.6	4.5	-1.9
Total Transactional Margin	4.3	4.5	-0.2
Socimi management margin	1.1	0.0	1.1
Rental and other expenditures margin	-0.2	-0.4	0.2
Total Real Estate Business Margin	0.9	-0.4	1.3
OPERATING MARGIN	5.2	4.2	1.0

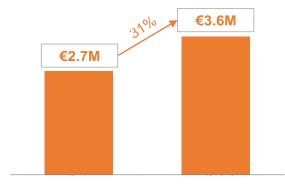


2.1.2 Operating margin (continued)

MARGIN PER LINE OF BUSINESS



2.1.3 EBITDA



"Real estate sales" margin

The margin of the "Real estate sales" business line, understood as sales less direct costs, amounted to EUR 1.7 million.

"Real estate project management" margin

The margin of the "Real estate project management" business line amounts to EUR 2.6 million.

"Socimi management" margin

The margin of the "Socimi management" business line, created in April of the 2017 financial year, amounted to EUR 1.1 million, mainly due to the origination of the investment portfolio.

Income margin from property rentals and other variable expenses

In addition, in order to calculate the total margin of the operations, the income from rentals (EUR 0.2 million), and the other variable costs of sale (EUR -0.4 million), corresponding to the indirect costs associated with the properties (marketing, management, etc.) must be considered.

Renta Corporación generated EBITDA at the end of the first quarter of 2018 of EUR 3.6 million. This represents an increase of EUR 0.9 million compared to the EBITDA for the same period in the 2017 financial year.

2.1.4 Profit and loss before taxes

During the first quarter of 2018, Renta Corporación generated depreciation and provisions of EUR -0.1 million. In addition, the Group's net financial profit or loss shows expenses of EUR -0.2 million, which represents a variation of EUR -0.1 million compared to the same period in 2017.

2.1.5 Net profit and loss

The Group recorded income for corporation tax of EUR +0.2 million, which corresponds to the net effect of the following impacts:

- · Corporation tax arising from the Group's ongoing activities amounting to EUR -0.8 million.
- Corporation tax arising from timing differences and reversal of the portfolio provision of EUR -0.1 million.
- Recognition of a tax asset of EUR +1.1 million for negative tax values to be offset against future profits.

As a result, Renta Corporación closed the first quarter of 2018 with a net profit of **EUR 3.5 million**, surpassing the EUR 3.2 million obtained in the first quarter of the 2017 financial year.



2.2 Balance sheet

2.2.1 Assets

Assets (€M)	Mar-18	Dec-17	Var.
Fixed assets	0.1	0.1	0.0
Other non-current assets	44.3	42.7	1.6
Non-current assets	44.4	42.8	1.6
Inventories	52.5	41.5	11.0
Debtors	6.2	4.6	1.6
Cash + Fin. Investments	4.4	3.8	0.6
Current assets	63.1	49.9	13.2
Total assets	107.5	92.7	14.8

Non-current assets

The long-term assets of Renta Corporación amount to EUR 44.4 million. Compared to the 2017 financial year, this category has increased by EUR 1.6 million mainly due to the increase in Renta Corporación's stake in the share capital of Vivenio Socimi, which amounted to EUR 1M and to the net variation in the tax credit resulting from the calculation of the first quarter corporation tax of EUR +0.6 million.

The detail of the balances of long-term assets is as follows:

	Mar-18	Dec-17	Var.
Fixed assets	0.1	0.1	0.0
Real estate investments	19.6	19.6	0.0
Shares in vehicles	3.6	2.6	1.0
Deferred tax assets	21.1	20.5	0.6
Total non-current assets	44.4	42.8	1.6

The long-term assets of Renta Corporación consist mainly of:

- a) Assets classified as investment property, i.e. 4 residential buildings located in Barcelona and fully occupied.
- b) **Deferred tax assets** relate mainly to negative taxable values to be offset in the coming years, less EUR 93 million of negative taxable value.

The movement in the period corresponds to the recognition of a tax asset of EUR +1.1 million for negative taxable values to be offset against future profits, offset by the application of EUR -0.5 million for the compensation of the first quarter tax.



2.2.1 Assets (continued)

Current assets

	Mar-18	Dec-17	Var.
Inventories	52.5	41.5	11.0
Debtors	6.2	4.6	1.6
Cash / Fin. Investments	4.4	3.8	0.6
Total current assets	63.1	49.9	13.2

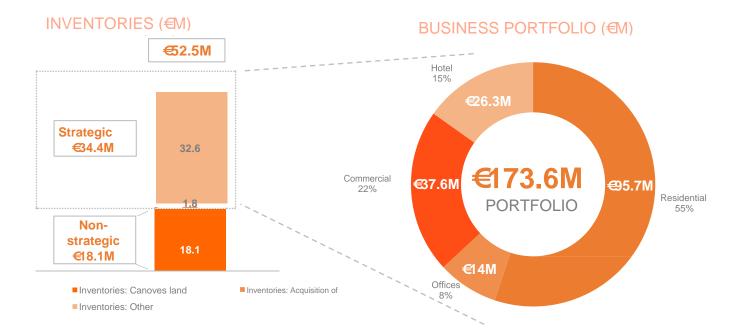
Current assets for the first quarter of 2018 amount to EUR 63.1 million, an increase of EUR 13.2 million compared to the 2017 financial year. This variation is mainly explained by the investment that Renta Corporación has made in the purchase of new assets. The detail of the categories comprising the asset and its historical evolution are as follows:

Holdings and business portfolio

Renta Corporación recorded inventories at the end of the first quarter of 2018 of EUR 52.5 million. This represents an increase of EUR 11 million over the 2017 financial year, mainly due to the acquisitions made in the quarter. Orense, Luchana, and Mayor Sainz de Baranda, all in Madrid and for residential use.

Renta Corporación has registered the residential land of Canoves in its inventories for EUR 18.1 million. This asset is a guarantee by creditors under the 2014 agreement, which provides for its accord and satisfaction in the 2022 financial year. Since this asset is not strategic for the Group, the analysis of the inventories portfolio, which is presented below, will focus on the assets making up the remaining EUR 34.4 million.

The value of the closing inventories includes gross premiums of call options of EUR 1.8 million giving rise to a future asset purchase entitlement of EUR 141 million. Therefore, the value of the business portfolio amounts to EUR 173.6 million, which are distributed as follows according to type of asset:





2.2.1 Assets (continued)

Inventories and business portfolio (continued)

BUSINESS PORTFOLIO VARIATIONS (€M)

The detail of the changes in the business portfolio from the close of financial year 2017 to the close of March 2018 is as follows:



Debtors

	Mar-18	Dec-17	Var.
Clients and other receivables	2.8	1.1	1.7
Accounts receivable with the			
tax authorities	2.3	2.4	-0.1
Other debtors	1.1	1.1	0.0
Total debtors	6.2	4.6	1.6

At the end of the first quarter of 2018, the balance of debtors and accounts receivables amounted to EUR 6.2 million. This balance is broken down into three categories:

- Trade and other receivables Variations of 1.7 million have occurred due to the increase in activity and the cut-off of the sales transactions for which collection is materialised in the second quarter.
- Accounts receivable with the tax authorities: Debit balance in favour of Renta Corporación with the tax authorities. This
 amount decreases by EUR 0.1 million compared to December 2017, mainly due to the VAT settlements of the quarter.
- Other receivables: This category has not undergone significant changes with respect to the 2017 financial year. This category includes provisions for taxes, notaries public, attorneys and certain advance payments to creditors.

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2.2 Balance sheet

2.2.2 Liabilities

NA + Liabilities (€M)	Mar-18	Dec-17	Var.
Equity	49.1	45.6	3.5
Long-term financial debt (1)	21.5	21.5	0.0
Other non-current liabilities	6.1	6.1	0.0
Non-current liabilities	27.6	27.6	0.0
Short-term financial debt (1)	24.8	13.3	11.5
Other non-current liabilities	6.0	6.2	-0.2
Current liabilities	30.8	19.5	11.3
Total	107.5	92.7	14.8
(1) Total Financial debt	46.3	34.8	11.5

Other long-term debts

At the end of the first quarter of the 2018 financial year, Renta Corporación had recorded other long-term liabilities amounting to EUR 6.1 million. These reflect the debt with all pre-insolvency creditors, amounting to EUR 5.1 million, payable over the next four years. The debt is restated at the effective market interest rate, which has been and will be reversed over the years in which the debt is repaid. The remaining one million corresponds to deferred tax liabilities.

Other short-term debts

Other short-term liabilities total EUR 6.0 million, a decrease of EUR 0.2 million compared to 2017 year-end.

	Mar-18	Dec17	Var.
Short-term creditors	3.3	3.2	0.1
Pre-sales deposits and advances	0.7	0.7	0.0
Other short-term debts	2.0	2.3	-0.3
Total Other short-term debts	6.0	6.2	-0.2

Short-term creditors consist of creditors involved in the purchase, transformation and sale of the company's operations.

Other short-term liabilities amounted to EUR 2.0 million, a decrease of EUR -0.3 million with respect to the 2017 financial year due to changes in the debt with the tax authorities, outstanding remuneration and short-term guarantees.



2.2.2 Liabilities (continued)

Financial debt

	Mar-18	Dec-17	Var.
Mortgage debt	24.3	14.9	9.4
Other debts	6.7	4.6	2.1
Participating debt	15.3	15.3	0.0
Financial debt	46.3	34.8	11.5
(-) Cash and Fin. Investments	-4.4	-3.8	-0.6
Net financial debt	41.9	31.0	10.9

Net financial debt amounted to EUR 41.9 million compared to EUR 31.0 million at the end of the previous financial year, an increase of EUR 10.9 million, mainly due to the increase in the financing of new operations.

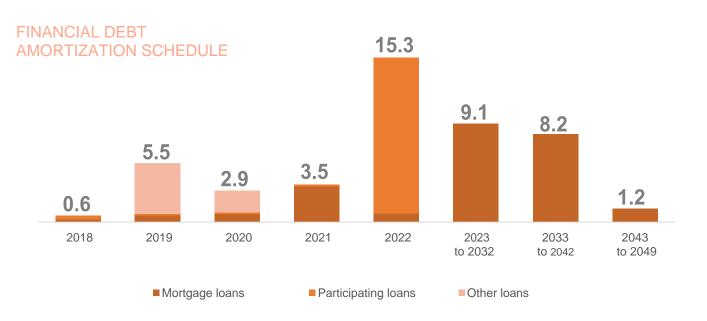
DEBT BY TYPE AND CLASSIFICATION MAR-18

	Long-term	Short-term	Total
Mortgage debt	6.6	17.7	24.3
Other debts	0.0	6.7	6.7
Participating debt	14.9	0.4	15.3
Financial debt	21.5	24.8	46.3



Financial debt maturities

The assets included under the category "Inventories" are classified as current assets since they are assets to be realised in the Group's normal operating cycle. Consequently, the debt associated with the assets included under this category is recorded in full under "Current debts", regardless of when they mature.





2.2.2 Liabilities (continued)

Financial debt (continued)

Mortgage debt

The company's financing instruments are mortgage loans for the purchase and rehabilitation of operations at an average LTC of 65%.

The **Debt on inventories** linked to the transactional business (the line "Real estate sales") stands at EUR 17.5 million, representing 72% of the total mortgage debt This debt is linked to the assets located at Carretera Collblanc, Calle Divino Vallés, Calle Unió, Calle Orense, Calle Alcalde Sainz de Baranda, Calle Palencia and Calle Luchana.

The **Debt on real estate investments** stands at EUR 6.8 million and is linked to the Camelias, Roig, Picalquers and Valencia assets currently in operation.

Other debts

In addition, the Group increased non-bank loans by EUR 2.1 million in order to finance a transaction. During the first quarter, interest of EUR 0.1 million was generated on these loans.

Participating debt

The Company's principal debt corresponds to a participating loan of EUR 18 million guaranteed by the constitution of a real estate mortgage on the land identified as Cánovas. The mortgage was registered by the Company in favour of the creditors who stated that they were adhering to Alternative B of the proposed payment of the Creditors' Agreement. Accord and satisfaction is provided for this asset in 2022.



OWN SHARES, STOCK MARKET INFORMATION AND SHAREHOLDER STRUCTURE

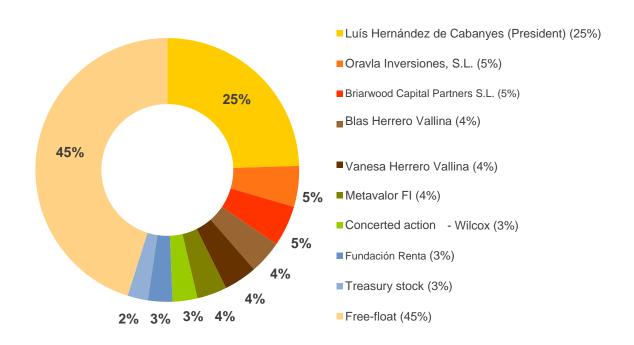
On 31 December 2017, the Company held almost 810,000 own shares. There were no changes in the own shares during the first quarter of 2018.

The share price closed the first quarter of the 2018 financial year with a value of €3.7 per share, 26% higher than the €2.93 per share at the close of 2017, reaching a maximum of €3.85 per share in February.

The market capitalisation at the end of the first quarter of 2018 was EUR 122 million, compared to EUR 96.2 million at the end of the financial year, with 5 million shares traded during the period with a value of EUR 16 million.



SHAREHOLDERS MAR-18





Renta Renta

Corporación

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