

Annual	Belgium HPI (Houses)	Belgium HPI (Apartments)	German HPI (Bulwein)	German HPI (Hypoport all dwellings)	German HPI (Hypoport new homes)	German HPI (Hypoport existing homes)	Ireland HPI (ESRI/Permanent TSB)	Ireland HPI (DoE - New Houses)	Ireland HPI (DoE - Existing Houses)	Greece HPI	Spain HPI
1970	-	-	-	-	-	-	-	-	-	-	-
1971	44.9	87.6	-	-	-	-	-	37.1	-	-	-
1972	47.0	86.9	-	-	-	-	-	37.4	-	-	-
1973	50.8	87.7	-	-	-	-	-	36.6	-	-	-
1974	50.6	86.0	-	-	-	-	-	37.8	35.8	-	-
1975	51.1	86.9	-	-	-	-	-	38.3	31.4	-	-
1976	57.6	88.4	92.2	-	-	-	-	38.0	32.5	-	-
1977	63.8	90.7	93.8	-	-	-	-	40.4	33.6	-	-
1978	68.5	90.4	97.2	-	-	-	-	48.1	38.0	-	-
1979	71.2	87.9	101.2	-	-	-	-	51.8	42.3	-	-
1980	67.0	82.4	103.7	-	-	-	-	52.2	40.2	-	-
1981	59.0	73.5	103.9	-	-	-	-	49.8	40.3	-	-
1982	52.7	65.8	102.0	-	-	-	-	46.6	37.1	-	-
1983	48.4	59.9	100.2	-	-	-	-	42.5	35.9	-	-
1984	45.9	58.1	97.0	-	-	-	-	40.1	34.7	-	-
1985	44.4	55.1	94.7	-	-	-	-	38.9	33.2	-	-
1986	46.2	57.6	94.9	-	-	-	-	38.9	33.0	-	-
1987	48.4	60.7	95.2	-	-	-	-	37.6	31.5	-	-
1988	51.4	66.5	97.3	-	-	-	-	40.1	33.6	-	-
1989	57.0	76.3	100.6	-	-	-	-	42.7	34.9	-	-
1990	60.4	80.9	106.6	-	-	-	-	46.6	38.6	-	-
1991	60.7	79.6	111.9	-	-	-	-	46.1	38.4	-	-
1992	64.1	80.0	114.2	-	-	-	-	46.3	38.0	-	-
1993	66.3	79.8	115.6	-	-	-	-	46.1	38.3	-	-
1994	69.1	80.5	115.0	-	-	-	-	46.8	39.1	64.3	-
1995	71.1	81.5	112.1	-	-	-	-	49.0	40.6	63.6	71.6
1996	73.8	80.1	106.8	-	-	-	-	53.9	46.0	64.6	70.2
1997	76.1	79.9	103.1	-	-	-	55.0	62.2	54.3	66.3	70.0
1998	80.5	84.8	100.9	-	-	-	65.9	74.5	69.5	72.4	75.4
1999	86.6	88.2	100.8	-	-	-	79.5	86.9	83.1	76.8	81.0
2000	90.4	92.1	101.1	-	-	-	90.7	93.7	91.8	82.3	86.7
2001	93.9	93.9	100.4	-	-	-	98.6	96.5	94.6	91.0	93.2
2002	100.0	100.0	100.0	-	-	-	100.0	100.0	100.0	100.0	100.0
2003	105.0	107.2	98.6	-	-	-	110.4	109.5	112.3	101.8	109.3
2004	113.4	120.4	96.6	-	-	-	120.6	119.0	122.3	101.2	122.3
2005	130.3	128.0	95.5	100.0	100.0	100.0	126.2	128.6	133.8	108.5	133.6
2006	142.4	138.5	94.4	98.9	96.3	102.3	137.7	137.0	144.8	117.9	142.3
2007	153.6	144.3	92.9	95.0	91.5	101.0	132.4	137.8	140.4	-	146.5

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FT EUROPEAN HOUSE PRICES - REAL INDICES

Annual	France HPI - Houses	France HPI - Houses & Apartments	Italy HPI (Second Hand Only)	Italy HPI (New & Second Hand)	Luxembourg HPI	Netherlands HPI	Austria HPI - National	Austria HPI - Vienna only	Portugal HPI	Finland - HPI	Eurozone HPI	UK HPI - Halifax
1970	-	-	-	-	-	-	-	-	-	-	-	-
1971	-	-	-	-	-	-	-	-	-	-	-	-
1972	-	-	-	-	-	-	-	-	-	-	-	-
1973	-	-	-	-	-	-	-	-	-	-	-	-
1974	-	-	-	-	-	-	-	-	-	-	-	-
1975	-	-	-	-	-	-	-	-	-	-	-	-
1976	-	-	-	-	-	-	-	-	-	-	-	-
1977	-	-	-	-	-	-	-	-	-	-	-	-
1978	-	-	-	-	-	-	-	-	-	-	-	-
1979	-	-	-	-	-	-	-	-	-	-	-	-
1980	-	-	-	-	-	-	-	-	-	-	-	-
1981	-	-	-	-	-	-	-	-	-	-	-	-
1982	-	-	-	-	-	-	-	-	-	-	-	-
1983	-	-	-	-	-	-	-	-	-	75.5	-	57.8
1984	-	-	-	-	-	-	-	-	-	78.9	-	59.0
1985	-	-	-	-	-	42.0	-	-	-	77.7	-	60.4
1986	-	-	-	-	-	43.8	-	62.4	-	78.6	-	65.4
1987	-	-	-	-	-	45.7	-	66.6	-	84.3	-	72.0
1988	-	-	70.4	70.5	-	47.4	-	73.9	85.0	108.9	-	86.8
1989	-	-	87.0	87.6	-	49.8	-	84.2	89.0	124.8	-	95.2
1990	-	-	100.8	102.0	-	49.6	-	101.8	90.5	110.7	-	86.7
1991	-	-	106.9	108.0	-	49.3	-	117.7	97.8	90.9	-	80.9
1992	-	-	109.1	109.6	-	51.8	-	130.8	100.3	72.8	-	73.3
1993	-	-	105.3	105.8	-	55.8	-	126.6	95.3	65.3	-	70.3
1994	-	-	97.9	98.4	-	58.8	-	123.7	92.4	68.8	-	69.0
1995	-	-	93.8	94.3	71.9	60.1	-	119.8	90.0	65.6	-	65.6
1996	73.8	77.6	87.7	88.3	73.9	64.8	-	118.0	88.7	69.4	84.5	66.8
1997	75.5	76.7	81.6	81.8	75.5	69.0	-	117.5	89.9	81.2	85.0	68.9
1998	77.7	77.7	81.3	81.6	77.5	73.3	-	110.6	91.5	88.1	86.1	70.2
1999	83.7	82.8	84.2	84.3	81.6	84.7	-	107.9	97.4	94.7	89.1	74.3
2000	89.5	88.6	88.5	89.0	84.9	95.3	101.2	105.7	101.9	97.3	92.4	79.2
2001	94.9	94.1	93.4	93.6	92.1	98.2	102.0	99.7	103.0	94.1	95.5	84.1
2002	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2003	108.0	109.4	107.3	107.2	109.2	99.6	99.0	98.6	97.9	105.1	104.9	115.8
2004	120.6	123.4	115.8	115.7	121.8	101.9	94.4	96.9	96.3	112.4	110.4	133.5
2005	135.4	139.8	122.5	122.4	132.7	104.5	96.7	100.6	96.3	118.6	116.5	136.7
2006	148.6	154.2	127.9	127.6	-	108.1	98.3	106.7	95.3	126.5	121.5	143.7
2007	155.8	161.9	132.3	132.0	-	110.4	99.8	110.3	94.3	130.9	124.3	150.6

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FT EUROPEAN HOUSE PRICES - REAL INDICES

Annual	UK HPI - Nationwide	England & Wales HPI - FT	England & Wales HPI - Land Registry	Scotland HPI	Northern Ireland HPI	Cyprus HPI	Denmark HPI	Tallin HPI	Budapest HPI	Warsaw HPI	Sweden HPI	Iceland HPI	Norway HPI	Switzerland HPI
1970	-	-	-	-	-	-	-	-	-	-	-	-	-	95.1
1971	-	-	-	-	-	-	-	-	-	-	-	-	-	102.1
1972	-	-	-	-	-	-	-	-	-	-	-	-	-	115.5
1973	-	-	-	-	-	-	-	-	-	-	-	-	-	125.2
1974	-	-	-	-	-	-	-	-	-	-	-	-	-	114.4
1975	-	-	-	-	-	-	-	-	-	-	88.5	-	-	98.9
1976	-	-	-	-	-	-	-	-	-	-	92.5	-	-	93.2
1977	-	-	-	-	-	-	-	-	-	-	96.4	-	-	92.6
1978	-	-	-	-	-	-	-	-	-	-	98.7	-	-	95.7
1979	-	-	-	-	-	-	-	-	-	-	101.4	-	-	100.0
1980	-	53.1	-	78.1	78.6	-	-	-	-	-	91.2	-	-	105.6
1981	-	49.5	-	74.6	66.2	-	-	-	-	-	80.6	-	-	109.2
1982	-	47.0	-	72.6	60.8	-	-	-	-	-	75.0	-	-	108.5
1983	-	49.9	-	76.8	60.8	-	-	-	-	-	68.8	-	-	109.8
1984	-	52.6	-	81.1	62.2	-	-	-	-	-	66.2	-	-	112.7
1985	-	54.5	-	83.0	62.7	-	-	-	-	-	64.0	-	-	114.2
1986	-	58.7	-	83.2	62.4	-	-	-	-	-	64.8	-	-	120.2
1987	-	65.3	-	82.3	60.1	-	-	-	-	-	70.3	-	-	126.5
1988	-	76.7	-	80.0	56.0	-	-	-	-	-	78.7	-	-	142.7
1989	-	84.8	-	91.9	53.5	-	-	-	-	-	86.9	-	-	156.0
1990	-	74.9	-	87.0	49.8	-	-	-	-	-	88.3	-	-	147.7
1991	66.7	68.0	-	86.1	49.9	-	-	-	-	-	86.3	-	-	137.1
1992	61.9	62.3	-	86.6	50.7	-	61.7	-	-	-	76.6	-	51.5	126.0
1993	60.4	60.2	-	87.4	54.9	-	60.4	-	-	-	65.0	-	54.5	115.7
1994	59.7	59.7	-	87.0	57.5	-	66.5	-	-	-	66.5	-	59.1	114.6
1995	57.1	57.3	-	82.4	58.4	-	70.0	-	-	-	65.2	-	62.0	108.2
1996	57.9	57.6	-	81.9	63.6	-	76.0	-	-	-	65.3	-	67.7	101.7
1997	62.3	61.2	-	82.9	69.5	-	82.8	60.7	59.2	-	69.5	-	73.1	97.7
1998	66.3	64.7	-	85.7	73.9	-	88.6	67.0	57.7	-	76.3	-	76.4	96.8
1999	71.3	70.3	-	87.5	80.3	-	92.3	64.5	57.7	-	82.9	-	88.5	95.9
2000	78.2	79.4	-	88.9	87.7	-	95.6	63.0	87.2	-	91.1	-	94.3	95.3
2001	84.9	86.5	85.9	90.0	93.1	-	98.8	80.0	100.2	99.9	96.1	100.3	98.5	96.2
2002	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2003	116.1	113.6	115.2	111.5	108.1	-	101.1	111.4	120.9	99.6	104.6	109.4	101.5	102.3
2004	132.0	125.3	128.6	132.7	120.9	100.0	108.7	138.2	127.3	101.4	114.2	117.2	111.7	103.9
2005	134.9	129.5	132.9	142.5	132.6	100.8	125.6	173.8	147.4	122.4	124.7	144.8	118.6	103.8
2006	139.1	133.3	135.5	156.0	167.7	103.0	149.9	252.6	137.3	155.1	137.0	158.6	135.3	105.3
2007	145.7	140.1	141.1	169.0	230.0	113.4	153.8	260.9	128.1	219.4	148.3	165.1	144.1	106.7

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Quarterly	Belgium HPI (Houses)	Belgium HPI (Apartments)	German HPI (Bulweim)	German HPI (Hypoport all dwellings)	German HPI (Hypoport new homes)	German HPI (Hypoport existing homes)	Ireland HPI (ESRI/Permanent TSB)	Ireland HPI (DoE - New Houses)	Ireland HPI (DoE - Existing Houses)	Greece HPI	Spain HPI
1980Q1	-	-	-	-	-	-	-	-	-	-	-
1980Q2	-	-	-	-	-	-	-	-	-	-	-
1980Q3	-	-	-	-	-	-	-	-	-	-	-
1980Q4	-	-	-	-	-	-	-	-	-	-	-
1981Q1	-	-	-	-	-	-	-	-	-	-	-
1981Q2	-	-	-	-	-	-	-	-	-	-	-
1981Q3	-	-	-	-	-	-	-	-	-	-	-
1981Q4	-	-	-	-	-	-	-	-	-	-	-
1982Q1	-	-	-	-	-	-	-	-	-	-	-
1982Q2	-	-	-	-	-	-	-	-	-	-	-
1982Q3	-	-	-	-	-	-	-	-	-	-	-
1982Q4	-	-	-	-	-	-	-	-	-	-	-
1983Q1	-	-	-	-	-	-	-	-	-	-	-
1983Q2	-	-	-	-	-	-	-	-	-	-	-
1983Q3	-	-	-	-	-	-	-	-	-	-	-
1983Q4	-	-	-	-	-	-	-	-	-	-	-
1984Q1	-	-	-	-	-	-	-	-	-	-	-
1984Q2	-	-	-	-	-	-	-	-	-	-	-
1984Q3	-	-	-	-	-	-	-	-	-	-	-
1984Q4	-	-	-	-	-	-	-	-	-	-	-
1985Q1	-	-	-	-	-	-	-	-	-	-	-
1985Q2	-	-	-	-	-	-	-	-	-	-	-
1985Q3	-	-	-	-	-	-	-	-	-	-	-
1985Q4	-	-	-	-	-	-	-	-	-	-	-
1986Q1	-	-	-	-	-	-	-	-	-	-	-
1986Q2	-	-	-	-	-	-	-	-	-	-	-
1986Q3	-	-	-	-	-	-	-	-	-	-	-
1986Q4	-	-	-	-	-	-	-	-	-	-	-
1987Q1	-	-	-	-	-	-	-	-	-	-	-
1987Q2	-	-	-	-	-	-	-	-	-	-	-
1987Q3	-	-	-	-	-	-	-	-	-	-	-
1987Q4	-	-	-	-	-	-	-	-	-	-	-
1988Q1	51.4	64.5	-	-	-	-	-	-	-	-	-
1988Q2	52.9	67.6	-	-	-	-	-	-	-	-	-
1988Q3	56.1	70.3	-	-	-	-	-	-	-	-	-
1988Q4	55.1	74.1	-	-	-	-	-	-	-	-	-
1989Q1	56.1	75.2	-	-	-	-	-	-	-	-	-
1989Q2	58.2	76.5	-	-	-	-	-	-	-	-	-
1989Q3	61.8	79.7	-	-	-	-	-	-	-	-	-
1989Q4	62.1	84.8	-	-	-	-	-	-	-	-	-
1990Q1	62.8	83.2	-	-	-	-	-	-	-	-	-
1990Q2	61.6	84.1	-	-	-	-	-	-	-	-	-
1990Q3	64.1	85.8	-	-	-	-	-	-	-	-	-
1990Q4	63.6	84.7	-	-	-	-	-	-	-	-	-
1991Q1	61.5	83.5	-	-	-	-	-	-	-	-	-
1991Q2	61.8	79.9	-	-	-	-	-	-	-	-	-
1991Q3	64.3	84.7	-	-	-	-	-	-	-	-	-
1991Q4	64.6	84.6	-	-	-	-	-	-	-	-	-
1992Q1	64.5	84.1	-	-	-	-	-	-	-	-	-
1992Q2	66.2	84.7	-	-	-	-	-	-	-	-	-
1992Q3	68.7	83.0	-	-	-	-	-	-	-	-	-
1992Q4	67.0	83.6	-	-	-	-	-	-	-	-	-
1993Q1	65.6	83.3	-	-	-	-	-	-	-	-	-
1993Q2	68.3	84.0	-	-	-	-	-	-	-	-	-
1993Q3	70.4	80.8	-	-	-	-	-	-	-	-	-
1993Q4	70.8	87.0	-	-	-	-	-	-	-	-	-

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1980Q1	-	-	-	-	-	-	-	-	-	-	-	-
1980Q2	-	-	-	-	-	-	-	-	-	-	-	-
1980Q3	-	-	-	-	-	-	-	-	-	-	-	-
1980Q4	-	-	-	-	-	-	-	-	-	-	-	-
1981Q1	-	-	-	-	-	-	-	-	-	-	-	-
1981Q2	-	-	-	-	-	-	-	-	-	-	-	-
1981Q3	-	-	-	-	-	-	-	-	-	-	-	-
1981Q4	-	-	-	-	-	-	-	-	-	-	-	-
1982Q1	-	-	-	-	-	-	-	-	-	-	-	-
1982Q2	-	-	-	-	-	-	-	-	-	-	-	-
1982Q3	-	-	-	-	-	-	-	-	-	-	-	-
1982Q4	-	-	-	-	-	-	-	-	-	-	-	-
1983Q1	-	-	-	-	-	-	-	-	-	76.5	-	-
1983Q2	-	-	-	-	-	-	-	-	-	76.1	-	-
1983Q3	-	-	-	-	-	-	-	-	-	77.7	-	-
1983Q4	-	-	-	-	-	-	-	-	-	79.9	-	-
1984Q1	-	-	-	-	-	-	-	-	-	81.8	-	-
1984Q2	-	-	-	-	-	-	-	-	-	80.5	-	-
1984Q3	-	-	-	-	-	-	-	-	-	81.1	-	-
1984Q4	-	-	-	-	-	-	-	-	-	80.7	-	-
1985Q1	-	-	-	-	-	42.1	-	-	-	80.8	-	65.2
1985Q2	-	-	-	-	-	43.5	-	-	-	79.7	-	64.2
1985Q3	-	-	-	-	-	42.7	-	-	-	78.9	-	64.6
1985Q4	-	-	-	-	-	42.2	-	-	-	79.4	-	66.5
1986Q1	-	-	-	-	-	42.9	-	-	-	81.1	-	67.9
1986Q2	-	-	-	-	-	44.9	-	-	-	79.9	-	69.3
1986Q3	-	-	-	-	-	45.6	-	62.7	-	80.2	-	71.4
1986Q4	-	-	-	-	-	44.5	-	60.3	-	81.5	-	73.0
1987Q1	-	-	-	-	-	45.6	-	64.6	-	82.3	-	74.9
1987Q2	-	-	-	-	-	47.4	-	69.7	-	84.3	-	76.2
1987Q3	-	-	-	-	-	47.0	-	61.5	-	86.9	-	78.3
1987Q4	-	-	-	-	-	46.2	-	67.8	-	92.2	-	80.8
1988Q1	-	-	-	-	-	46.2	-	65.1	-	102.3	-	85.0
1988Q2	-	-	-	-	-	49.1	-	69.9	-	106.0	-	89.4
1988Q3	-	-	-	-	-	49.1	-	80.6	-	114.0	-	97.3
1988Q4	-	-	-	-	-	48.5	-	76.2	-	124.3	-	101.8
1989Q1	-	-	-	-	-	48.8	-	76.4	-	131.5	-	104.4
1989Q2	-	-	-	-	-	51.4	-	80.0	-	130.5	-	104.2
1989Q3	-	-	-	-	-	51.3	-	86.9	-	128.0	-	102.5
1989Q4	-	-	-	-	-	50.9	-	89.2	-	122.7	-	99.3
1990Q1	-	-	-	-	-	50.1	-	89.3	-	117.4	-	98.3
1990Q2	-	-	-	-	-	52.4	-	98.3	-	116.0	-	93.6
1990Q3	-	-	-	-	-	50.2	-	106.7	-	113.4	-	91.7
1990Q4	-	-	-	-	-	49.2	-	108.0	-	108.1	-	90.6
1991Q1	-	-	-	-	-	48.5	-	109.3	-	98.7	-	90.1
1991Q2	-	-	-	-	-	50.8	-	115.2	-	96.3	-	87.7
1991Q3	-	-	-	-	-	50.4	-	117.9	-	91.9	-	86.4
1991Q4	-	-	-	-	-	50.1	-	122.4	-	86.2	-	84.8
1992Q1	-	-	-	-	-	50.8	-	127.9	-	82.4	-	82.7
1992Q2	-	-	-	-	-	53.1	-	133.0	-	77.5	-	79.3
1992Q3	-	-	-	-	-	53.2	-	127.1	-	71.7	-	78.1
1992Q4	-	-	-	-	-	53.5	-	128.9	-	67.4	-	75.7
1993Q1	-	-	-	-	-	54.1	-	123.2	-	65.8	-	75.9
1993Q2	-	-	-	-	-	56.8	-	126.4	-	66.0	-	75.7
1993Q3	-	-	-	-	-	57.0	-	123.8	-	67.0	-	75.5
1993Q4	-	-	-	-	-	58.1	-	126.9	-	69.4	-	75.8

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Quarterly	UK HPI - Nationwide	England & Wales HPI - FT	England & Wales HPI - Land Registry	Scotland HPI	Northern Ireland HPI	Cyprus HPI	Denmark HPI	Tallin HPI	Budapest HPI	Warsaw HPI	Sweden HPI	Iceland HPI	Norway HPI	Switzerland HPI
1980Q1	-	58.3	-	85.2	89.8	-	-	-	-	-	-	-	-	107.2
1980Q2	-	56.7	-	82.9	84.9	-	-	-	-	-	-	-	-	105.4
1980Q3	-	56.6	-	82.0	81.7	-	-	-	-	-	-	-	-	107.3
1980Q4	-	56.1	-	81.5	77.9	-	-	-	-	-	-	-	-	105.2
1981Q1	-	55.3	-	80.7	75.2	-	-	-	-	-	-	-	-	108.5
1981Q2	-	53.4	-	79.7	71.0	-	-	-	-	-	-	-	-	111.4
1981Q3	-	52.6	-	79.1	68.6	-	-	-	-	-	-	-	-	109.5
1981Q4	-	51.0	-	77.3	66.6	-	-	-	-	-	-	-	-	110.3
1982Q1	-	50.1	-	77.2	66.8	-	-	-	-	-	-	-	-	113.1
1982Q2	-	49.6	-	77.3	64.6	-	-	-	-	-	-	-	-	108.9
1982Q3	-	50.1	-	76.3	63.1	-	-	-	-	-	-	-	-	107.2
1982Q4	-	51.2	-	77.3	63.6	-	-	-	-	-	-	-	-	107.9
1983Q1	-	52.4	-	79.5	64.2	-	-	-	-	-	-	-	-	108.9
1983Q2	-	52.9	-	81.3	64.2	-	-	-	-	-	-	-	-	109.1
1983Q3	-	53.9	-	82.2	64.2	-	-	-	-	-	-	-	-	111.9
1983Q4	-	54.5	-	82.9	64.5	-	-	-	-	-	-	-	-	111.9
1984Q1	-	55.1	-	84.1	65.6	-	-	-	-	-	-	-	-	113.0
1984Q2	-	55.8	-	85.9	65.4	-	-	-	-	-	-	-	-	113.9
1984Q3	-	56.6	-	85.8	66.0	-	-	-	-	-	-	-	-	114.1
1984Q4	-	57.8	-	88.3	66.7	-	-	-	-	-	-	-	-	112.4
1985Q1	-	57.9	-	89.0	67.7	-	-	-	-	-	-	-	-	115.7
1985Q2	-	57.3	-	87.7	65.0	-	-	-	-	-	-	-	-	113.4
1985Q3	-	58.2	-	87.7	66.8	-	-	-	-	-	-	-	-	115.5
1985Q4	-	59.8	-	88.0	66.5	-	-	-	-	-	-	-	-	115.3
1986Q1	-	60.4	-	87.1	65.3	-	-	-	-	-	65.3	-	-	120.7
1986Q2	-	61.7	-	88.5	66.7	-	-	-	-	-	66.1	-	-	118.6
1986Q3	-	63.8	-	89.1	67.3	-	-	-	-	-	67.6	-	-	121.8
1986Q4	-	65.7	-	88.4	65.4	-	-	-	-	-	68.6	-	-	122.7
1987Q1	-	66.7	-	88.5	63.0	-	-	-	-	-	70.4	-	-	123.8
1987Q2	-	68.7	-	87.8	66.2	-	-	-	-	-	71.9	-	-	126.9
1987Q3	-	71.1	-	88.0	64.8	-	-	-	-	-	72.8	-	-	129.1
1987Q4	-	72.9	-	85.3	61.0	-	-	-	-	-	74.5	-	-	129.2
1988Q1	-	74.4	-	82.8	60.9	-	-	-	-	-	77.3	-	-	135.7
1988Q2	-	78.1	-	83.4	60.4	-	-	-	-	-	79.2	-	-	139.8
1988Q3	-	85.7	-	85.8	57.9	-	-	-	-	-	83.0	-	-	144.2
1988Q4	-	89.7	-	87.2	58.4	-	-	-	-	-	83.8	-	-	154.8
1989Q1	-	91.0	-	89.8	57.2	-	-	-	-	-	87.4	-	-	154.4
1989Q2	-	91.5	-	95.7	57.9	-	-	-	-	-	89.8	-	-	157.1
1989Q3	-	91.9	-	101.6	56.2	-	-	-	-	-	92.5	-	-	158.0
1989Q4	-	89.1	-	102.4	55.7	-	-	-	-	-	91.4	-	-	158.3
1990Q1	-	86.5	-	93.8	56.9	-	-	-	-	-	92.3	-	-	154.4
1990Q2	-	80.8	-	92.5	53.1	-	-	-	-	-	92.1	-	-	149.8
1990Q3	-	78.2	-	93.5	49.4	-	-	-	-	-	92.1	-	-	147.7
1990Q4	-	75.6	-	89.5	52.1	-	-	-	-	-	89.1	-	-	142.7
1991Q1	74.2	74.8	-	90.5	53.3	-	-	-	-	-	91.2	-	-	138.8
1991Q2	73.0	73.0	-	91.3	52.4	-	-	-	-	-	89.3	-	-	138.2
1991Q3	72.2	72.5	-	91.8	53.9	-	-	-	-	-	89.5	-	-	139.9
1991Q4	71.6	71.2	-	91.6	52.0	-	-	-	-	-	87.5	-	-	135.1
1992Q1	69.7	69.9	-	91.4	52.1	-	63.8	-	-	-	83.5	-	52.3	130.9
1992Q2	67.8	67.0	-	94.0	53.0	-	63.1	-	-	-	81.4	-	52.2	129.8
1992Q3	67.3	66.1	-	91.8	54.7	-	61.9	-	-	-	78.8	-	52.2	124.5
1992Q4	65.3	64.1	-	90.4	55.0	-	60.2	-	-	-	72.9	-	50.5	122.4
1993Q1	66.2	64.8	-	94.5	57.0	-	59.4	-	-	-	67.6	-	48.2	119.4
1993Q2	66.0	64.5	-	92.9	58.9	-	58.6	-	-	-	67.3	-	50.4	118.7
1993Q3	65.8	64.5	-	92.2	59.1	-	61.2	-	-	-	66.9	-	52.2	113.9
1993Q4	65.5	64.2	-	91.4	57.8	-	64.4	-	-	-	67.1	-	53.6	113.9

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Quarterly	Belgium HPI (Houses)	Belgium HPI (Apartments)	German HPI (Bulweim)	German HPI (Hypoport all dwellings)	German HPI (Hypoport new homes)	German HPI (Hypoport existing homes)	Ireland HPI (ESRI/Permanent TSB)	Ireland HPI (DoE - New Houses)	Ireland HPI (DoE - Existing Houses)	Greece HPI	Spain HPI
1994Q1	69.6	85.0	-	-	-	-	-	-	-	-	-
1994Q2	70.7	83.1	-	-	-	-	-	-	-	-	-
1994Q3	74.0	84.2	-	-	-	-	-	-	-	-	-
1994Q4	72.4	85.9	-	-	-	-	-	-	-	-	-
1995Q1	71.1	86.1	-	-	-	-	-	-	-	-	74.3
1995Q2	72.2	84.8	-	-	-	-	-	-	-	-	73.1
1995Q3	75.7	85.2	-	-	-	-	-	-	-	-	73.0
1995Q4	75.6	87.1	-	-	-	-	-	-	-	-	74.1
1996Q1	73.6	82.9	-	-	-	-	-	-	-	-	72.4
1996Q2	75.7	83.1	-	-	-	-	50.3	-	-	-	70.9
1996Q3	78.5	85.7	-	-	-	-	51.6	-	-	-	72.3
1996Q4	78.0	85.4	-	-	-	-	52.1	-	-	-	72.7
1997Q1	75.9	78.7	-	-	-	-	54.1	-	-	-	71.7
1997Q2	77.4	83.9	-	-	-	-	56.4	-	-	-	72.1
1997Q3	80.7	84.0	-	-	-	-	58.1	-	-	-	71.8
1997Q4	80.7	87.9	-	-	-	-	59.7	-	-	-	72.0
1998Q1	80.0	87.3	-	-	-	-	61.8	-	-	-	74.5
1998Q2	80.9	86.4	-	-	-	-	65.2	-	-	-	77.7
1998Q3	86.9	89.7	-	-	-	-	71.5	-	-	-	78.3
1998Q4	84.8	91.3	-	-	-	-	75.1	-	-	-	78.9
1999Q1	85.0	90.1	-	-	-	-	78.3	-	-	-	80.9
1999Q2	87.6	91.3	-	-	-	-	80.5	-	-	-	83.0
1999Q3	93.3	93.9	-	-	-	-	84.0	-	-	-	83.3
1999Q4	91.6	94.2	-	-	-	-	86.9	-	-	-	85.4
2000Q1	90.0	96.7	-	-	-	-	89.6	-	-	-	86.7
2000Q2	90.5	97.4	-	-	-	-	92.3	-	-	-	88.8
2000Q3	96.5	95.0	-	-	-	-	95.9	-	-	-	89.6
2000Q4	96.3	97.1	-	-	-	-	98.4	-	-	-	91.0
2001Q1	96.3	97.4	-	-	-	-	102.0	-	-	-	93.2
2001Q2	95.6	98.0	-	-	-	-	102.3	-	-	-	95.0
2001Q3	100.0	98.2	-	-	-	-	103.6	-	-	-	95.9
2001Q4	97.0	100.9	-	-	-	-	101.4	-	-	-	98.5
2002Q1	100.0	100.0	-	-	-	-	100.0	-	-	-	100.0
2002Q2	101.3	105.6	-	-	-	-	102.7	-	-	-	101.2
2002Q3	105.5	104.1	-	-	-	-	104.5	-	-	-	104.3
2002Q4	104.9	108.1	-	-	-	-	107.5	-	-	-	105.1
2003Q1	103.5	109.1	-	-	-	-	109.6	-	-	-	108.0
2003Q2	105.2	110.6	-	-	-	-	112.7	-	-	-	110.2
2003Q3	109.3	114.3	-	-	-	-	116.4	-	-	-	114.5
2003Q4	112.5	115.4	-	-	-	-	119.7	-	-	-	115.9
2004Q1	112.0	121.6	-	-	-	-	122.2	-	-	-	119.9
2004Q2	113.6	123.1	-	-	-	-	123.9	-	-	-	124.8
2004Q3	120.1	128.6	-	-	-	-	126.5	-	-	-	126.6
2004Q4	121.1	132.1	-	-	-	-	127.7	-	-	-	130.8
2005Q1	128.9	133.7	-	100.0	100.0	100.0	129.0	-	-	-	134.1
2005Q2	131.7	139.1	-	99.3	97.3	99.9	128.9	-	-	-	136.4
2005Q3	137.1	139.8	-	101.9	99.2	102.7	131.0	-	-	-	138.3
2005Q4	140.2	142.7	-	101.3	98.0	101.5	134.7	-	-	-	139.5
2006Q1	142.6	148.5	-	99.8	96.0	103.8	138.8	-	-	-	144.2
2006Q2	145.0	149.2	-	99.9	94.8	104.9	141.9	-	-	-	145.1
2006Q3	149.3	149.4	-	99.5	94.6	103.0	144.9	-	-	-	146.7
2006Q4	152.2	153.4	-	98.8	94.5	101.5	145.8	-	-	-	148.3
2007Q1	154.3	154.7	-	98.7	95.0	103.7	144.3	-	-	-	150.9
2007Q2	156.7	159.6	-	97.3	92.6	103.9	139.0	-	-	-	150.0
2007Q3	163.6	159.9	-	94.3	88.3	100.6	135.8	-	-	-	150.9
2007Q4	160.4	159.4	-	92.0	85.1	99.8	130.8	-	-	-	149.6
2008Q1	-	-	-	92.2	86.0	101.4	126.0	-	-	-	150.4

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Quarterly	France HPI - Houses	France HPI - Houses & Apartments	Italy HPI (Second Hand Only)	Italy HPI (New & Second Hand)	Luxembourg HPI	Netherlands HPI	Austria HPI - National	Austria HPI - Vienna only	Portugal HPI	Finland - HPI	Eurozone HPI	UK HPI - Halifax
1994Q1	-	-	-	-	-	59.2	-	125.6	-	71.1	-	75.8
1994Q2	-	-	-	-	-	60.6	-	122.8	-	71.8	-	74.2
1994Q3	-	-	-	-	-	59.9	-	121.4	-	70.3	-	74.0
1994Q4	-	-	-	-	-	59.2	-	119.2	-	69.3	-	73.3
1995Q1	-	-	-	-	-	58.9	-	119.7	-	69.0	-	72.5
1995Q2	-	-	-	-	-	60.5	-	117.2	-	67.9	-	70.5
1995Q3	-	-	-	-	-	61.5	-	122.2	-	66.4	-	69.7
1995Q4	-	-	-	-	-	62.5	-	114.5	-	66.2	-	70.1
1996Q1	74.1	79.8	-	-	-	63.2	-	120.2	-	67.3	-	70.7
1996Q2	76.0	80.5	-	-	-	65.8	-	120.4	-	69.8	-	71.4
1996Q3	79.2	82.6	-	-	-	66.3	-	113.6	-	72.3	-	72.1
1996Q4	79.0	81.9	-	-	-	67.6	-	112.4	-	75.6	-	73.5
1997Q1	74.1	77.8	-	-	-	67.4	-	116.6	-	81.2	-	73.8
1997Q2	78.7	80.6	-	-	-	71.2	-	114.3	-	82.9	-	74.1
1997Q3	81.9	81.9	-	-	-	70.7	-	119.0	-	83.8	-	74.3
1997Q4	80.6	80.9	-	-	-	70.4	-	114.5	-	85.5	-	74.6
1998Q1	77.6	78.7	-	-	-	71.0	-	112.1	-	87.8	-	75.2
1998Q2	80.8	80.8	-	-	-	74.2	-	107.8	-	89.5	-	75.1
1998Q3	83.7	83.2	-	-	-	75.4	-	110.8	-	91.5	-	75.8
1998Q4	82.7	82.7	-	-	-	77.5	-	106.4	-	92.7	-	76.2
1999Q1	83.6	83.4	-	-	-	79.5	-	107.4	-	93.7	-	76.9
1999Q2	86.2	85.3	-	-	-	84.7	-	107.0	-	95.4	-	78.2
1999Q3	90.6	89.2	-	-	-	88.8	-	107.0	-	99.0	-	81.3
1999Q4	89.1	88.7	-	-	-	91.4	-	105.1	-	100.7	-	83.8
2000Q1	90.0	89.5	-	-	-	92.0	103.9	106.4	-	101.6	-	86.2
2000Q2	92.4	91.8	-	-	-	96.4	101.1	104.8	-	101.3	-	84.5
2000Q3	96.6	95.3	-	-	-	98.3	98.4	104.6	-	100.0	-	85.4
2000Q4	94.8	94.2	-	-	-	99.0	97.2	102.2	-	96.8	-	85.3
2001Q1	95.5	95.3	-	-	-	97.4	104.4	101.5	-	96.9	-	86.7
2001Q2	98.3	97.4	-	-	-	99.9	96.8	100.3	-	96.2	-	89.1
2001Q3	101.9	100.6	-	-	-	100.6	103.6	97.7	-	96.8	-	92.0
2001Q4	100.8	100.3	-	-	-	100.2	99.2	94.5	-	96.2	-	94.7
2002Q1	100.0	100.0	-	-	-	100.0	100.0	100.0	-	100.0	-	100.0
2002Q2	101.6	102.1	-	-	-	102.3	97.2	98.0	-	102.8	-	103.7
2002Q3	108.6	107.9	-	-	-	102.0	101.7	98.7	-	103.9	-	109.7
2002Q4	107.6	108.1	-	-	-	101.3	96.8	98.7	-	103.8	-	117.4
2003Q1	106.7	108.2	-	-	-	98.8	98.8	99.3	-	104.8	-	119.6
2003Q2	110.8	112.5	-	-	-	100.6	97.5	98.8	-	106.8	-	122.1
2003Q3	116.8	117.8	-	-	-	101.6	96.0	97.1	-	109.5	-	126.4
2003Q4	117.1	119.0	-	-	-	102.6	99.9	95.1	-	110.5	-	131.0
2004Q1	118.4	121.3	-	-	-	103.0	88.5	96.1	-	113.3	-	138.2
2004Q2	123.7	126.5	-	-	-	103.3	94.3	96.3	-	116.1	-	144.1
2004Q3	130.3	133.0	-	-	-	103.4	94.1	95.4	-	116.0	-	146.9
2004Q4	131.3	135.2	-	-	-	103.6	96.8	95.2	-	116.1	-	146.1
2005Q1	133.2	138.0	-	-	-	103.0	95.7	96.3	-	117.4	-	147.2
2005Q2	138.6	143.4	-	-	-	106.2	95.6	99.0	-	120.5	-	145.2
2005Q3	146.3	150.8	-	-	-	107.0	94.5	101.2	-	123.0	-	147.0
2005Q4	147.3	152.6	-	-	-	107.4	96.8	101.1	-	126.1	-	149.9
2006Q1	149.6	155.7	-	-	-	107.2	97.3	103.6	-	128.0	-	152.4
2006Q2	153.0	158.9	-	-	-	109.5	97.2	103.9	-	129.1	-	154.1
2006Q3	159.0	164.7	-	-	-	111.0	97.0	107.2	-	130.6	-	154.4
2006Q4	159.2	165.6	-	-	-	111.2	97.7	107.0	-	131.8	-	158.2
2007Q1	160.0	166.4	-	-	-	110.0	98.1	108.8	-	133.7	-	161.8
2007Q2	161.5	167.8	-	-	-	110.5	98.9	109.9	-	133.9	-	163.2
2007Q3	165.7	171.9	-	-	-	112.8	99.9	109.4	-	135.1	-	164.3
2007Q4	163.5	171.1	-	-	-	112.3	98.0	108.0	-	135.0	-	160.0
2008Q1	-	-	-	-	-	110.4	96.2	111.0	-	133.1	-	158.1

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Quarterly	UK HPI - Nationwide	England & Wales HPI - FT	England & Wales HPI - Land Registry	Scotland HPI	Northern Ireland HPI	Cyprus HPI	Denmark HPI	Tallin HPI	Budapest HPI	Warsaw HPI	Sweden HPI	Iceland HPI	Norway HPI	Switzerland HPI
1994Q1	66.6	64.8	-	91.5	61.1	-	67.9	-	-	-	68.0	-	55.3	115.9
1994Q2	64.1	63.5	-	92.4	58.9	-	67.3	-	-	-	69.3	-	56.5	116.4
1994Q3	64.5	63.7	-	95.9	63.0	-	66.1	-	-	-	69.7	-	58.4	115.7
1994Q4	65.4	63.9	-	89.4	60.9	-	66.7	-	-	-	68.2	-	56.0	113.5
1995Q1	63.6	62.5	-	90.5	59.0	-	67.8	-	-	-	67.8	-	57.6	111.3
1995Q2	62.4	61.0	-	86.5	62.4	-	69.8	-	-	-	68.1	-	59.6	110.0
1995Q3	61.6	60.9	-	86.3	62.2	-	71.6	-	-	-	67.4	-	60.4	108.4
1995Q4	61.5	60.9	-	86.4	64.1	-	73.2	-	-	-	65.9	-	61.0	106.1
1996Q1	62.0	60.8	-	88.1	63.0	-	74.0	-	-	-	66.4	-	61.9	103.5
1996Q2	62.3	60.7	-	87.4	67.4	-	75.1	-	-	-	66.9	-	64.3	102.9
1996Q3	63.5	62.0	-	86.4	69.0	-	77.2	-	-	-	68.4	-	65.0	103.0
1996Q4	64.9	63.0	-	85.9	70.2	-	79.9	-	-	-	68.4	-	66.3	100.0
1997Q1	65.7	64.0	-	85.4	70.9	-	81.6	73.9	-	-	69.7	-	66.5	98.6
1997Q2	66.7	64.8	-	86.9	73.9	-	83.0	72.6	-	-	71.6	-	70.9	98.2
1997Q3	68.9	65.9	-	90.1	75.0	-	84.5	69.3	-	-	72.7	-	71.4	98.7
1997Q4	70.2	67.2	-	89.6	75.1	-	85.0	64.2	-	-	72.4	-	71.8	97.6
1998Q1	71.6	68.6	-	90.0	76.3	-	86.5	79.6	-	-	75.3	-	74.3	97.9
1998Q2	71.7	68.9	-	90.0	79.8	-	89.3	83.3	-	-	77.6	-	78.4	97.7
1998Q3	72.8	69.6	-	94.1	76.6	-	90.4	69.5	-	-	80.1	-	77.4	97.4
1998Q4	73.2	70.1	-	89.8	80.6	-	91.4	76.1	-	-	81.2	-	74.9	96.6
1999Q1	75.1	71.9	-	92.1	82.6	-	92.3	65.1	-	-	82.3	-	77.3	97.0
1999Q2	75.8	73.4	-	93.0	84.2	-	92.8	75.9	-	-	85.0	-	82.8	96.9
1999Q3	78.6	76.5	-	93.8	88.8	-	94.0	69.3	-	-	87.6	-	84.7	96.1
1999Q4	81.3	79.3	-	92.6	84.9	-	93.4	86.4	-	-	87.1	-	86.6	96.0
2000Q1	84.2	82.3	-	93.7	89.3	-	94.2	64.7	-	-	89.9	-	90.8	94.9
2000Q2	85.4	84.1	-	95.1	94.5	-	95.6	73.6	-	-	93.5	-	96.1	96.1
2000Q3	85.1	86.1	-	94.7	93.7	-	97.7	78.8	-	-	96.7	-	93.0	96.6
2000Q4	86.3	87.4	-	94.0	94.7	-	97.9	72.9	-	-	96.4	-	92.2	96.1
2001Q1	89.4	89.4	-	93.3	96.9	-	99.3	74.5	-	-	99.1	-	94.1	96.2
2001Q2	90.4	91.0	-	93.4	100.4	-	99.4	95.4	-	-	98.7	-	97.1	96.4
2001Q3	93.9	93.7	-	97.7	100.7	-	100.5	90.3	-	-	100.3	-	98.1	96.7
2001Q4	96.8	96.2	-	97.4	96.9	-	99.4	107.7	-	-	98.5	-	97.3	97.8
2002Q1	100.0	100.0	-	100.0	100.0	-	100.0	100.0	-	-	100.0	-	100.0	100.0
2002Q2	105.5	104.0	-	103.9	107.2	-	100.8	102.8	-	-	101.9	-	103.1	99.3
2002Q3	112.7	109.7	-	110.2	107.6	-	101.4	133.2	-	-	105.7	-	103.6	101.0
2002Q4	117.9	114.4	-	110.2	109.4	-	100.9	124.3	-	-	105.3	-	97.8	102.2
2003Q1	122.2	118.4	-	108.7	110.5	-	100.0	124.1	-	-	104.8	-	97.4	102.2
2003Q2	123.7	119.9	-	117.2	113.8	-	101.4	117.4	-	-	107.1	-	99.7	102.4
2003Q3	127.6	122.2	-	122.1	116.9	-	103.1	128.9	-	-	109.8	-	99.9	103.9
2003Q4	132.9	125.8	-	125.3	117.5	-	102.9	142.6	-	-	110.3	-	100.6	103.3
2004Q1	138.3	129.5	-	131.3	121.0	100.0	105.2	148.6	-	-	112.8	-	107.9	104.7
2004Q2	143.4	132.6	-	141.9	126.6	102.3	108.3	157.2	-	-	117.0	-	108.9	103.6
2004Q3	147.2	136.2	-	146.8	131.1	106.7	111.7	160.3	-	-	119.9	-	109.2	105.4
2004Q4	147.0	138.2	-	143.1	134.0	103.7	113.5	169.8	-	-	120.8	-	109.7	104.6
2005Q1	147.3	139.5	-	146.9	132.5	104.2	117.6	171.3	-	-	121.9	-	115.3	104.8
2005Q2	147.1	138.0	-	152.2	139.5	105.2	122.9	183.3	-	-	125.7	-	117.2	103.3
2005Q3	147.0	138.0	-	152.9	142.1	103.9	129.7	188.5	-	-	130.6	-	115.9	105.0
2005Q4	147.5	139.3	-	152.8	148.2	102.7	136.4	255.8	-	-	132.5	-	116.3	104.8
2006Q1	150.1	141.7	-	157.4	152.2	103.9	144.1	291.3	-	-	137.2	-	123.3	106.0
2006Q2	150.0	141.7	-	163.8	169.3	106.1	151.3	270.8	-	-	139.8	-	128.8	105.7
2006Q3	152.1	142.6	-	170.3	183.4	109.7	154.9	285.7	-	-	144.0	-	129.8	105.8
2006Q4	154.9	144.8	-	170.3	205.4	107.4	154.2	315.0	-	-	144.2	-	132.3	106.2
2007Q1	157.2	148.0	-	173.4	229.4	111.9	155.6	291.4	-	-	145.4	-	142.4	108.6
2007Q2	158.9	149.1	-	180.0	249.8	113.4	156.2	301.3	-	-	150.9	-	146.4	106.7
2007Q3	160.4	151.4	-	183.9	251.5	118.8	157.0	331.2	-	-	157.6	-	144.4	107.6
2007Q4	159.1	151.3	-	180.0	244.9	123.7	151.4	277.6	-	-	155.7	-	140.1	106.5
2008Q1	155.1	150.9	-	177.3	213.2	128.3	-	272.2	-	-	153.5	-	141.6	106.5

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