

imie
15.4%
Year-on-Year change
2,284 points
General Index

1.6% Monthly variation
73.2% From minimum
-2.2% From peak

15.1%
YoY change
2,523 points
PROVINCIAL CAPITALS & MAIN CITIES

1.9% 82.7% -0.5%
monthly variation from minimum from peak

15.5%
YoY change
2,408 points
METROPOLITAN AREAS

1.3% 82.4% -1.6%
monthly variation from minimum from peak

16.7%
YoY change
2,455 points
MEDITERRANEAN COAST

1.6% 70.5% -8.9%
monthly variation from minimum from peak

20.3%
YoY change
2,435 points
BALEARIC & CANARY ISLANDS

1.0% 96.2% 24.2%
monthly variation from minimum from peak

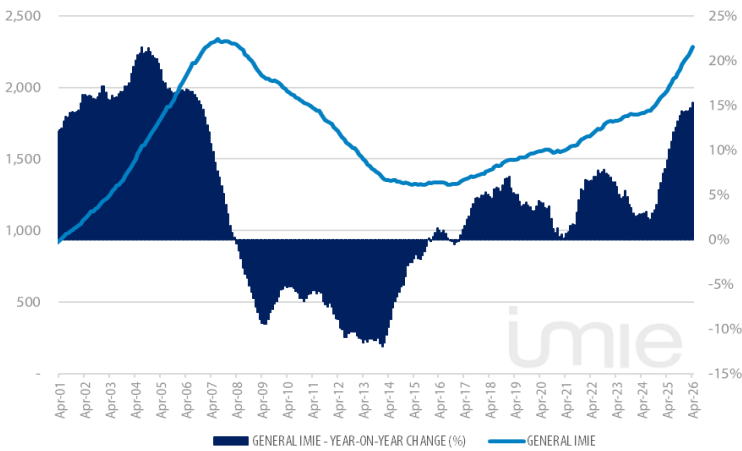
12.4%
YoY change
1,878 points
OTHER MUNICIPALITIES

1.7% 42.4% -16.6%
monthly variation from minimum from peak

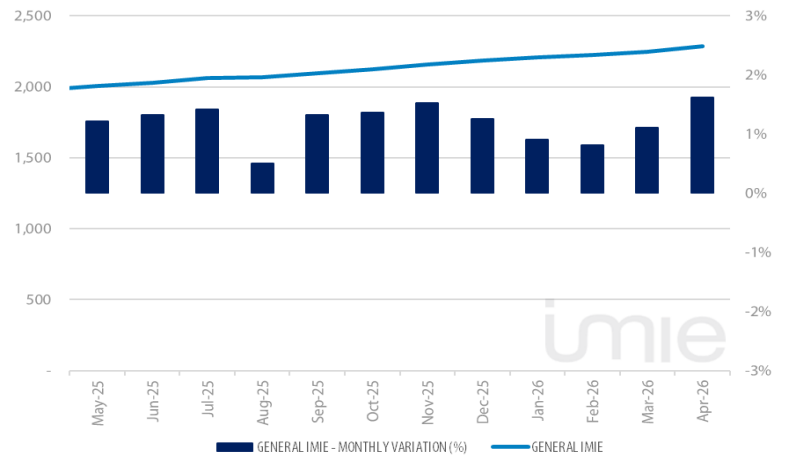
Tinsa IMIE General & Large Markets housing price index, based on valuations of finished homes (new and resale) by Tinsa, takes a monthly reading of year-on-year property values and their level compared to 2001 (base point of 1,000).

Historical evolution of the General Index

GENERAL INDEX AND YEAR-TO-YEAR CHANGE



MONTHLY VARIATION (LAST 12 MONTHS)

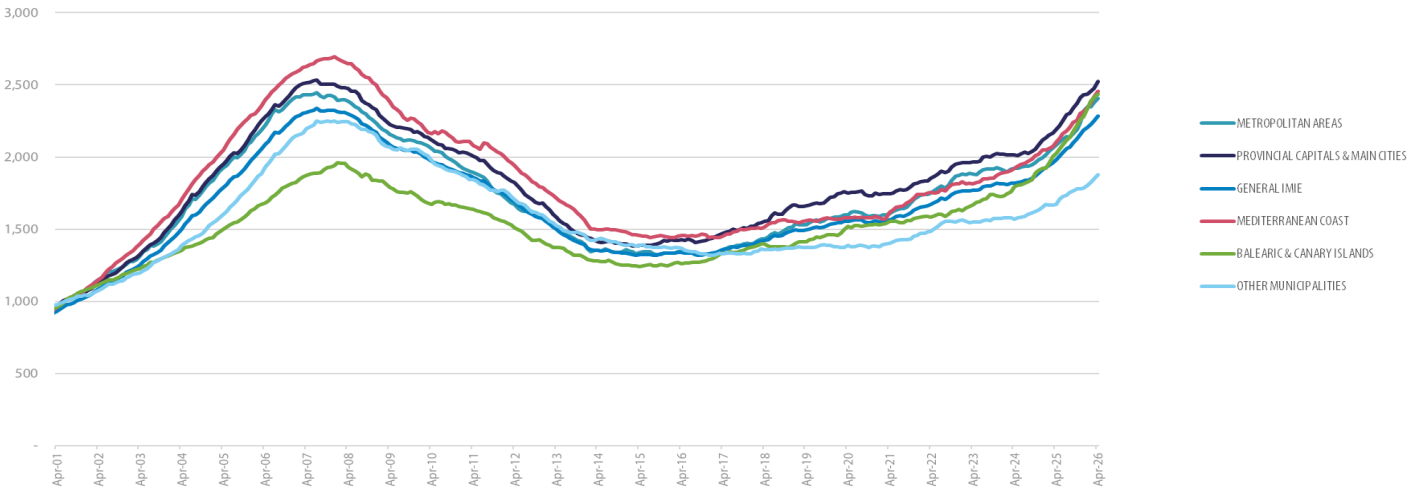


Market Snapshot

YoY change (except net online available properties, Euribor interest rate & doubtful loan rate)

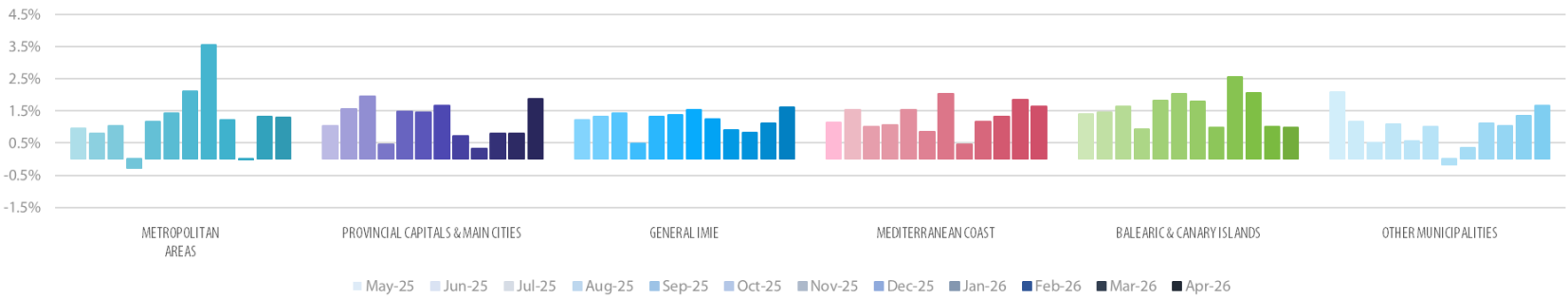
PROPERTY SALES	BUILDING LICENSES	NET ONLINE AVAILABLE PROP. (QUARTERLY CHANGE)	MORTGAGES	GENERAL INDEX IMIE	IPC	EURIBOR (rate)	DOUBTFUL LOAN RATE	CONTRIBUTORS TO SOCIAL SECURITY	UNEMPLOYMENT RATE
-0.5%	-0.9%	-2.69%	16.3%	15.4%	3.2%	2.747	1.8%	2.4%	-6.2%
FEB	FEB	Q1 2026	FEB	APRIL	APRIL	APRIL	Q4 2025	APRIL	APRIL

Comparative changes in indexes



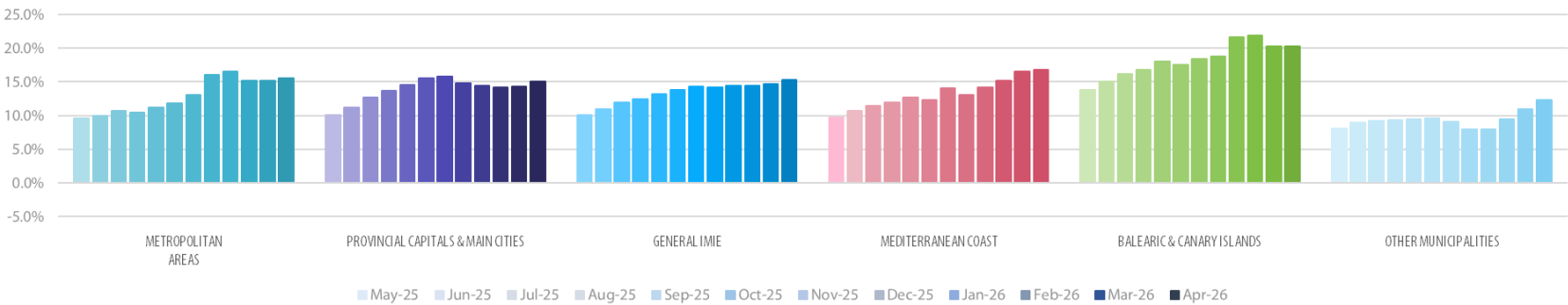
Monthly variation

LAST 12 MONTHS

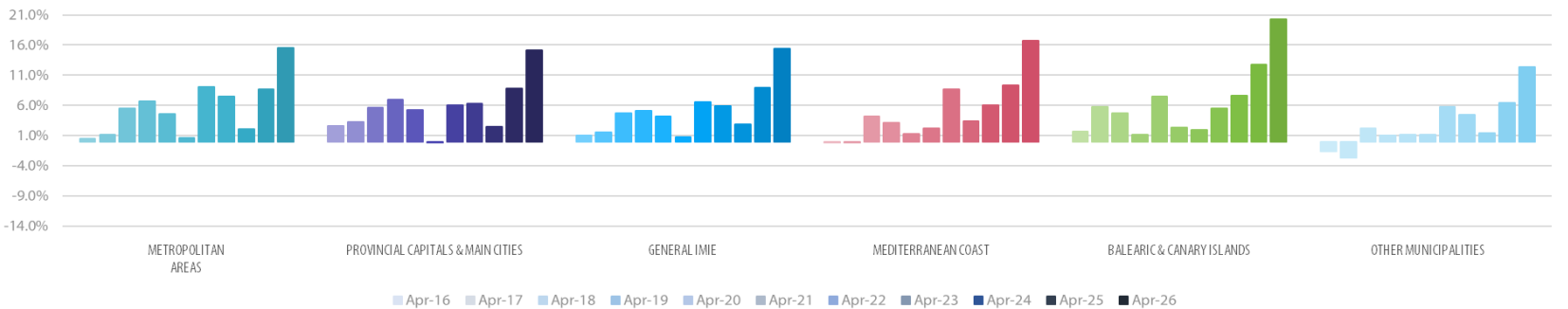


Year-on-Year change

LAST 12 MONTHS



LAST 10 YEARS



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Main Property & Economic indicators

Property indicators

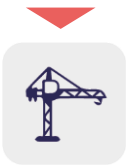


SALES

Property transactions (new and second hand included).

	FEB 2026	PREVIOUS MONTH
Year-on-year change	-0.5%	-5%
Total	59,689	57,489
Year-to-date change*	-2.8%	-5%

Source: In-house and main online portals
(*): From January compared to the same period last year.



BUILDING LICENCES

Building licences issued by the Technical Architects' Association

	FEB 2026	PREVIOUS MONTH
Year-on-year change	-0.9%	19.6%
Total	11,413	13,578
Year-to-date change*	9.3%	19.6%

Source: Spanish Ministry of Transport, Mobility & Urban Agenda.
(*): From January compared to the same period last year.



AVAILABLE PROPERTIES ON ONLINE PORTALS

Net available property advertised on main portals

	Q1 2026	PREVIOUS TRI.
Total	476,430	489,618
Year-on-year change	-7.53%	-14.46%

Source: In-house and main online portals.



MORTGAGES

Number of mortgage loans approved

	FEB 2026	PREVIOUS MONTH
Year-on-year change	16.3%	6.3%
Total	45,563	40,273
Year-to-date change*	10.1%	6.3%

Source: Spanish Institute of Statistics (INE).
(*): From January compared to the same period last year.



GENERAL IMIE

Changes in average Price per m² for Tinsa-valued properties

	APRIL 2026	PREVIOUS MONTH
Year-to-year change	15.4%	14.7%
From peak	-2.2%	-3.8%

Source: Tinsa.

Economic indicators



CPI

Consumer Price Index

	APRIL 2026	PREVIOUS MONTH
Annual rate	3.2%	3.4%

Source: Spanish Institute of Statistics (INE).



EURIBOR

Average interest rate offered by banks and used as reference for mortgage loans

	APRIL 2026	PREVIOUS MONTH
Monthly rate	2,747	2,565

Source: Bank of Spain



DOUBTFUL LOAN RATE*

Mortgage loans considered to be at risk of default

	DEC 2025	PREVIOUS QTR
Quarterly rate	1.8%	1.89%

Source: Spanish Mortgage Association (AHE)
*Household debt for property purchase.



CONTRIBUTORS TO SOCIAL SECURITY

Number registered as employed on the last day of the month

	APRIL 2026	PREVIOUS MONTH
Year-to-year change	2.4%	2.4%
Total	22,052,285	22,010,532

Source: Ministry of Employment.



UNEMPLOYMENT RATE

Number of registered unemployed

	APRIL 2026	PREVIOUS MONTH
Year-to-year change	-6.2%	-6.2%
Número absoluto	2,357,044	2,419,712

Source: Ministry of Employment