

EQUITY - SPAIN
 Sector: Real Estate

 Closing price: EUR 16.40 (9 Apr 2026)
 Report date: 10 Apr 2026 (17:15h)

Estimates downgrade
 Independent Equity Research

Inmobiliaria del Sur (ISUR), is a property company with headquarters in Seville and a presence in Andalusia and Madrid, whose business model combines a development activity (residential and tertiary) with a property management business, that has a portfolio of rental assets (mainly offices), both activities having a significant weighting in terms of GAV. The board directly and indirectly controls c. 71,5% of capital.

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Downwards earnings adjustment: more housing deliveries, but back-end loaded in 2028-2030.

Market Data

Market Cap (Mn EUR and USD)	306.2	358.2
EV (Mn EUR and USD) ⁽¹⁾	513.9	601.3
Shares Outstanding (Mn)	18.7	
-12m (Max/Med/Mín EUR)	18.80 / 13.92 / 10.40	
Daily Avg volume (-12m Mn EUR)	0.04	
Rotation ⁽²⁾	3.6	
Refinitiv / Bloomberg	ISUR.MC / ISUR.SM	
Close fiscal year	31-Dec	

Shareholders Structure (%)

Board of Directors	71.5
Treasury stock	2.0
Free Float	26.5

Financials (Mn EUR)

	2025	2026e	2027e	2028e
Adj. nº shares (Mn)	18.3	18.7	18.7	18.7
Total Revenues	238.6	147.9	171.0	310.4
Rec. EBITDA	49.0	28.1	33.1	57.7
% growth	48.4	-42.7	17.7	74.4
% Rec. EBITDA/Rev.	20.6	19.0	19.3	18.6
% Inc. EBITDA sector ⁽³⁾	9.3	9.3	4.3	5.5
Net Profit	43.1	14.9	18.0	36.9
EPS (EUR)	2.35	0.80	0.97	1.98
% growth	105.9	-66.1	21.3	104.4
Ord. EPS (EUR)	1.75	0.80	0.97	1.98
% growth	98.8	-54.3	21.3	104.4
Rec. Free Cash Flow ⁽⁴⁾	120.7	-13.9	-22.7	41.1
Pay-out (%)	32.0	48.0	48.0	48.0
DPS (EUR)	0.75	0.38	0.46	0.95
Net financial debt	157.4	185.1	214.9	182.5
ND/Rec. EBITDA (x)	3.2	6.6	6.5	3.2
ROE (%)	20.0	5.4	6.4	12.2
ROCE (%) ⁽⁴⁾	12.3	4.7	5.2	8.7

Ratios & Multiples (x)⁽⁵⁾

	2025	2026e	2027e	2028e
P/E	7.0	20.6	17.0	8.3
Ord. P/E	9.4	20.6	17.0	8.3
P/BV	1.1	1.1	1.1	1.0
Dividend Yield (%)	4.6	2.3	2.8	5.8
EV/Sales	2.15	3.48	3.00	1.66
EV/Rec. EBITDA	10.5	18.3	15.5	8.9
EV/EBIT	8.2	18.5	15.7	9.0
FCF Yield (%) ⁽⁴⁾	38.9	n.a.	n.a.	13.3

(1) Please refer to Appendix 3.

(2) Rotation is the % of the capitalisation traded - 12m.

(3) Sector: Stoxx Europe 600 Real State.

(4) Please see Appendix 2 for the theoretical tax rate (ROCE) and rec. FCF calculation.

(5) Multiples and ratios calculated over prices at the date of this report.

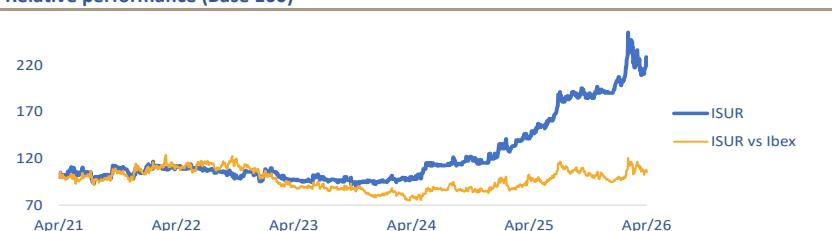
THE NEW 2026-2030 STRATEGIC PLAN FEATURES AMBITIOUS GROWTH TARGETS (+21.5% EBITDA AND +71.8% NET INCOME VS. THE PREVIOUS PLAN).

The plan is coherent, though execution intensive. The primary objective is more efficient capital allocation (co-investment in projects and the sale of commercial projects under development). The plan estimates NAV growth of +32.5% and EUR 74 Mn in total dividend payments (average DPS of EUR 0.75, with a 45–50% payout ratio and a dividend yield >4%).

THE BULK OF GROWTH SHIFTS TO 2028–2030... Essentially, cumulative deliveries for 2026–2030 will be higher (3,120 units vs. 2,215 previously, per our estimates), but the execution timeline is back-loaded. The strategic plan's growth profile is unevenly distributed, with approximately 75% of EBITDA and Net Income concentrated in the 2028–2030 period. This concentration implies a high dependency on long-term execution. ISUR made a significant deleveraging effort, reducing LTV from 40.6% in 2023 to 27% in 2025; this, combined with a high volume of residential deliveries (670 units in 2025), reduced the work-in-progress (WIP) pipeline at year-end 2025. This explains the sharp decline in residential deliveries for 2026 and 2027, which we now estimate at 280 and 290 units, respectively (down from previous estimates of 415 and 500).

...AND WE ARE LOWERING OUR 2026E–2027E EBITDA ESTIMATES. We have revised our recurring EBITDA estimates downward by -31.5% for 2026e and -38.2% for 2027e due to the back-loaded nature of the strategic plan. This revision is driven by lower revenue (due to the drop in deliveries) in 2026–2027, followed by a significant "leap" in 2028 (+30% vs. 2025).

INSUR TRADES AT A 28% DISCOUNT TO NAV (EUR 22.8/SHARE), WHILE BUSINESS MOMENTUM REMAINS VERY STRONG. Commercial performance in 2025 supports ISUR's current momentum. The realization of deliveries in the coming quarters remains the primary catalyst for the business. Despite the stock's excellent 12-month performance (+57.7%; +40.5% vs. the sector), the momentum in the homebuilding business and the discount to NAV (-28%) suggest that this outperformance could continue. This same combination of factors has fueled the rally over the past year. ISUR remains a member of the Lighthouse model portfolio.

Relative performance (Base 100)


Stock performance (%)	-1m	-3m	-12m	YTD	-3Y	-5Y
Absolute	-0.6	10.1	57.7	13.1	127.8	122.7
vs Ibex 35	-7.1	7.3	2.8	8.1	17.2	5.4
vs Ibex Small Cap Index	-4.2	12.4	25.2	12.3	73.9	85.6
vs Eurostoxx 50	-4.2	12.0	23.6	11.1	66.5	50.3
vs Sector benchmark ⁽³⁾	0.9	12.5	40.5	12.4	100.6	201.9

(*) Unless otherwise indicated, all the information contained in this report is based on: The Company, Refinitiv and Lighthouse.

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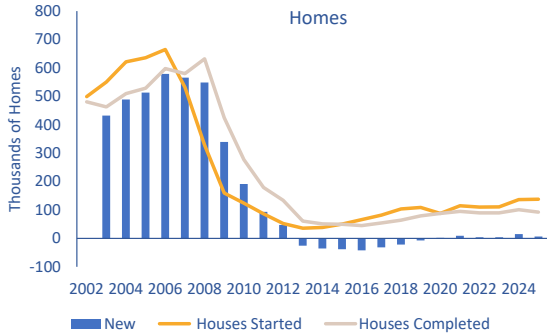
This report has been prepared on the basis of information available to the public. The report includes a financial analysis of the company covered. The report does not propose any personalised investment recommendation. Investors should consider the contents of this report as just another element in their investment decision-making process. The final two pages of this report contain very important legal information regarding its contents.

Estimates downgrade
Table. Revision of estimates

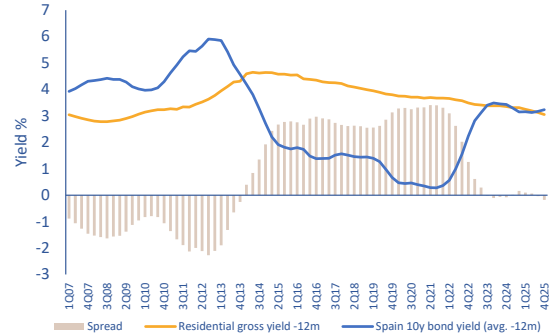
EUR Mn	2026e (New)	2026e	Review (%)	2027e (New)	2027e	Review (%)	2028e (New)
Total Revenues	147.9	234.6	-37.0%	171.0	276.6	-38.2%	310.4
Recurrent EBITDA	28.1	41.0	-31.5%	33.1	53.5	-38.2%	57.7
<i>Recurrent EBITDA growth</i>	<i>-42.7%</i>	<i>-30.0%</i>	<i>-12.7 p.p.</i>	<i>17.7%</i>	<i>30.3%</i>	<i>-12.6 p.p.</i>	<i>74.4%</i>
<i>Rec. EBITDA/Revenues</i>	<i>19.0%</i>	<i>17.5%</i>	<i>1.5 p.p.</i>	<i>19.3%</i>	<i>19.3%</i>	<i>0.0 p.p.</i>	<i>18.6%</i>
EBIT	27.8	38.2	-27.3%	32.7	50.6	-35.3%	57.4
Net Profit	14.9	23.0	-35.3%	18.0	32.5	-44.5%	36.9
Recurrent Free Cash Flow	-13.9	1.9	n.d	-22.7	21.8	n.d	41.1
<i>ND / EBITDA</i>	<i>6.6 x</i>	<i>5.0 x</i>	<i>1.6 x</i>	<i>6.5 x</i>	<i>3.6 x</i>	<i>2.9 x</i>	<i>3.2 x</i>

The company in 8 charts

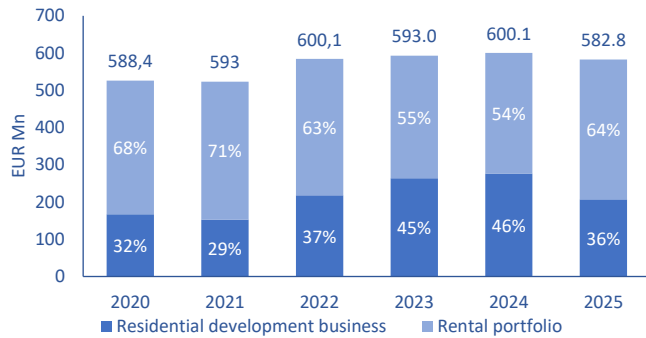
Supply-demand imbalance: a long-term growth driver for the Spanish residential sector



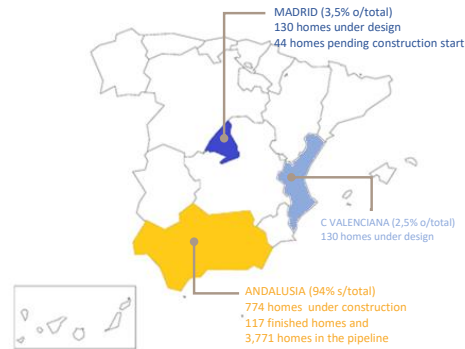
Although the macro and interest rates will weigh heavy in the short term for the property sector



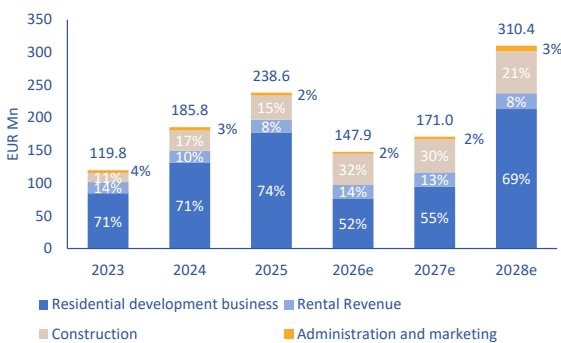
ISUR: A unique property company, combining development and management businesses (both with significant weighting in GAV)



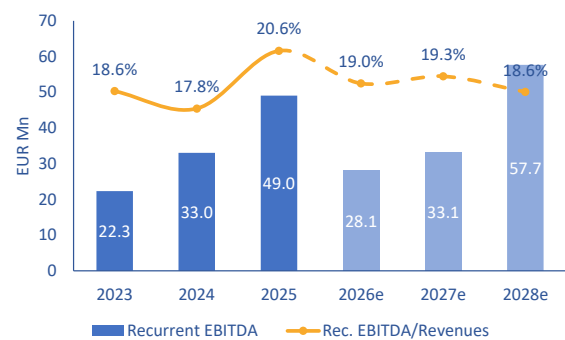
With a land bank for building +5,000 homes (33% in marketing), maintaining unique exposure in Andalusia



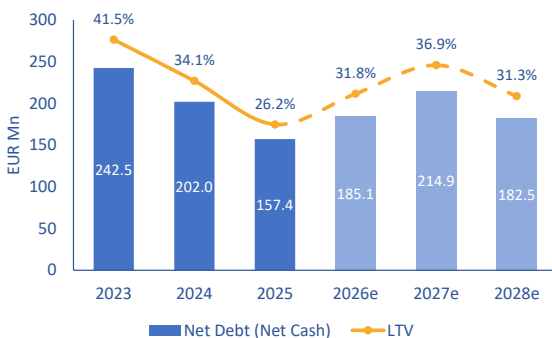
2028e should see a company with revenue of EUR 301Mn...



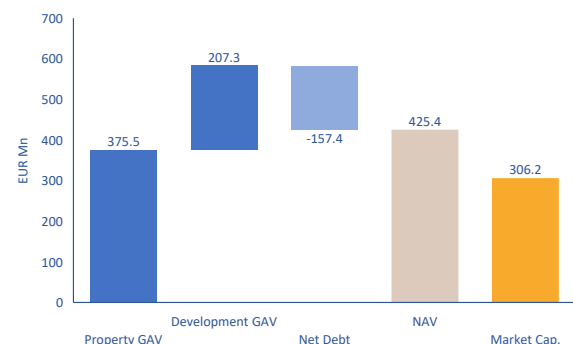
... and EBITDA 2026E of c. EUR 28Mn (+6% CAGR 25-28e)



Despite the rebound in investment, leverage will remain reasonable (LTV c. 32%)



Trading at a discount of 47% vs the NAV



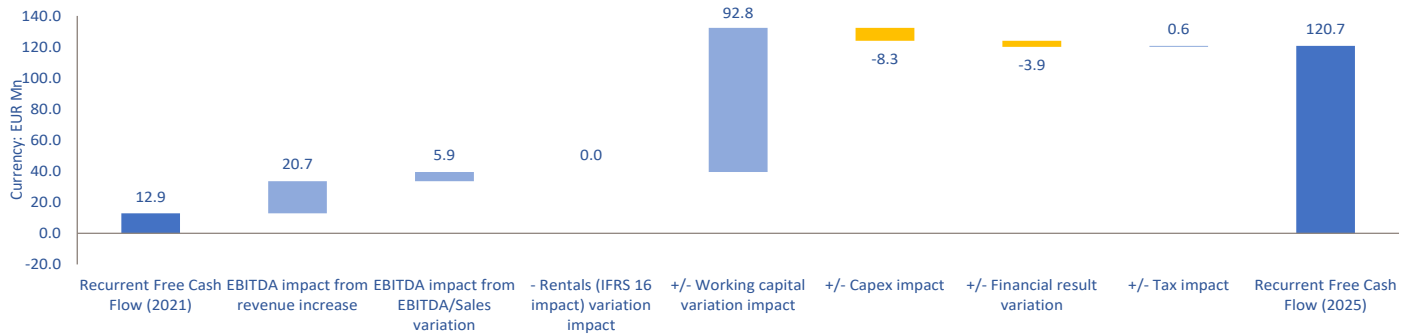
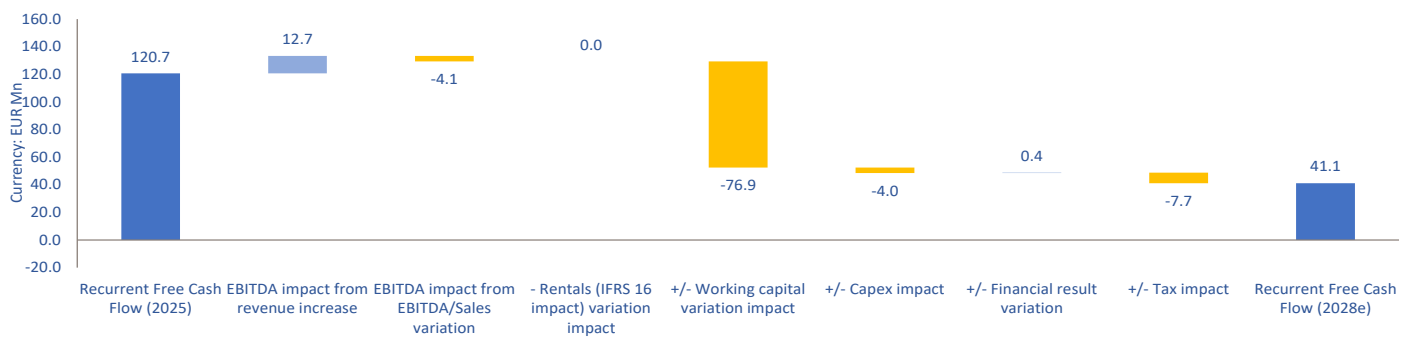
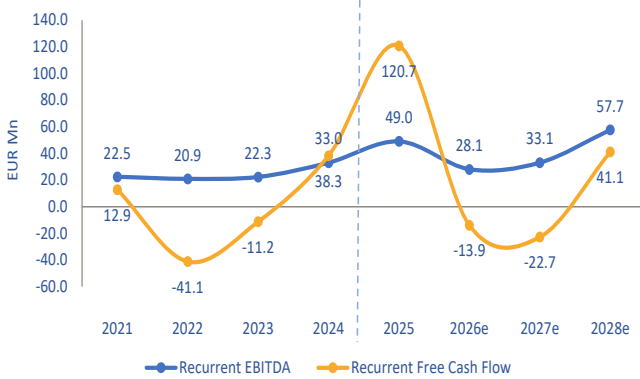
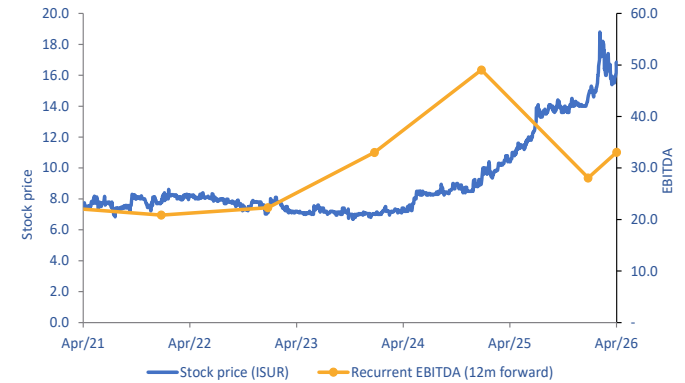
Appendix 1. Financial Projections

Balance Sheet (EUR Mn)	2021	2022	2023	2024	2025	2026e	2027e	2028e		
Intangible assets	-	-	-	-	-	-	-	-		
Fixed assets	216.9	216.2	206.6	195.6	371.2	379.0	388.1	404.8		
Other Non Current Assets	-	-	-	-	-	-	-	-		
Financial Investments	0.5	0.3	-	-	-	-	-	-		
Goodwill & Other Intangibles	-	-	-	-	-	-	-	-		
Current assets	185.2	250.1	285.2	288.2	228.0	233.5	269.3	273.4		
Total assets	402.6	466.6	491.8	483.8	599.2	612.5	657.4	678.3		
Equity	128.3	137.3	145.7	155.1	275.3	276.4	287.3	315.5		
Minority Interests	3.2	3.1	3.2	3.2	3.7	3.7	3.7	3.7		
Provisions & Other L/T Liabilities	-	-	-	-	-	-	-	-		
Other Non Current Liabilities	-	-	-	-	1.6	1.6	1.6	1.6		
Net financial debt	198.0	239.9	242.5	202.0	157.4	185.1	214.9	182.5		
Current Liabilities	73.1	86.3	100.4	123.5	161.2	145.7	149.9	175.0		
Equity & Total Liabilities	402.6	466.6	491.8	483.8	599.2	612.5	657.4	678.3		
CAGR										
P&L (EUR Mn)	2021	2022	2023	2024	2025	2026e	2027e	2028e	21-25	25-28e
Total Revenues	125.2	117.8	119.8	185.8	238.6	147.9	171.0	310.4	17.5%	9.2%
<i>Total Revenues growth</i>	-5.7%	-5.9%	1.7%	55.1%	28.4%	-38.0%	15.7%	81.5%		
COGS	(63.8)	(64.3)	(66.1)	(103.8)	(133.7)	(59.0)	(72.7)	(164.3)		
Gross Margin	61.3	53.5	53.7	82.0	104.9	88.9	98.4	146.1	14.4%	11.7%
<i>Gross Margin/Revenues</i>	49.0%	45.4%	44.8%	44.1%	44.0%	60.1%	57.5%	47.1%		
Personnel Expenses	(9.1)	(11.1)	(12.6)	(13.6)	(14.7)	(15.2)	(15.8)	(16.3)		
Other Operating Expenses	(29.8)	(21.5)	(18.8)	(35.4)	(41.2)	(45.6)	(49.4)	(72.1)		
Recurrent EBITDA	22.5	20.9	22.3	33.0	49.0	28.1	33.1	57.7	21.6%	5.6%
<i>Recurrent EBITDA growth</i>	-8.5%	-7.0%	6.9%	48.1%	48.4%	-42.7%	17.7%	74.4%		
<i>Rec. EBITDA/Revenues</i>	17.9%	17.7%	18.6%	17.8%	20.6%	19.0%	19.3%	18.6%		
Restructuring Expense & Other non-rec.	-	-	-	-	-	-	-	-		
EBITDA	22.5	20.9	22.3	33.0	49.0	28.1	33.1	57.7	21.6%	5.6%
Depreciation & Provisions	(4.3)	(4.2)	(4.6)	(3.8)	(0.3)	(0.3)	(0.3)	(0.3)		
Capitalized Expense	-	-	-	-	-	-	-	-		
Asset revaluation / Gains from asset sales	3.8	2.2	6.1	6.4	14.3	-	-	-		
EBIT	21.9	18.8	23.8	35.6	63.1	27.8	32.7	57.4	30.2%	-3.1%
<i>EBIT growth</i>	64.2%	-14.2%	26.5%	49.7%	77.1%	-56.0%	17.9%	75.2%		
<i>EBIT/Revenues</i>	17.5%	16.0%	19.9%	19.2%	26.4%	18.8%	19.1%	18.5%		
Impact of Goodwill & Others	-	-	-	-	-	-	-	-		
Net Financial Result	(5.6)	(5.2)	(9.1)	(8.1)	(7.5)	(8.3)	(9.1)	(9.1)		
Income by the Equity Method	-	-	-	-	-	-	-	-		
Ordinary Profit	16.4	13.6	14.7	27.5	55.5	19.5	23.6	48.3	35.7%	-4.6%
<i>Ordinary Profit Growth</i>	120.1%	-16.9%	7.8%	87.8%	101.8%	-64.9%	21.3%	104.4%		
Extraordinary Results	-	6.4	-	-	-	-	-	-		
Profit Before Tax	16.4	20.0	14.7	27.5	55.5	19.5	23.6	48.3	35.7%	-4.6%
Tax Expense	(4.3)	(4.9)	(3.2)	(6.5)	(12.4)	(4.6)	(5.6)	(11.4)		
<i>Effective Tax Rate</i>	26.0%	24.4%	21.8%	23.5%	22.3%	23.5%	23.5%	23.5%		
Minority Interests	(0.1)	(0.1)	(0.2)	-	-	-	-	-		
Discontinued Activities	-	-	-	-	-	-	-	-		
Net Profit	12.0	15.0	11.3	21.0	43.1	14.9	18.0	36.9	37.6%	-5.1%
<i>Net Profit growth</i>	-43.0%	25.0%	-24.8%	86.1%	105.0%	-65.5%	21.3%	104.4%		
Ordinary Net Profit	12.0	8.6	6.6	16.2	32.0	14.9	18.0	36.9	27.7%	4.9%
<i>Ordinary Net Profit growth</i>	33.8%	-28.8%	-23.3%	146.5%	97.9%	-53.5%	21.3%	104.4%		
CAGR										
Cash Flow (EUR Mn)	2021	2022	2023	2024	2025	2026e	2027e	2028e	21-25	25-28e
Recurrent EBITDA						28.1	33.1	57.7	21.6%	5.6%
Rentals (IFRS 16 impact)	-	-	-	-	-	-	-	-		
Working Capital Increase	-	-	-	-	-	(21.0)	(31.7)	21.0		
Recurrent Operating Cash Flow						7.1	1.4	78.7	52.0%	-18.8%
CAPEX	-	-	-	-	-	(8.1)	(9.4)	(17.1)		
Net Financial Result affecting the Cash Flow	-	-	-	-	-	(8.3)	(9.1)	(9.1)		
Tax Expense	-	-	-	-	-	(4.6)	(5.6)	(11.4)		
Recurrent Free Cash Flow						(13.9)	(22.7)	41.1	75.0%	-30.2%
Restructuring Expense & Other non-rec.	-	-	-	-	-	-	-	-		
- Acquisitions / + Divestures of assets	-	-	-	-	-	-	-	-		
Extraordinary Inc./Exp. Affecting Cash Flow	-	-	-	-	-	-	-	-		
Free Cash Flow						(13.9)	(22.7)	41.1	77.7%	-33.9%
Capital Increase	-	-	-	-	-	-	-	-		
Dividends	-	-	-	-	-	(13.8)	(7.1)	(8.7)		
Net Debt Variation						27.7	29.9	(32.5)		

Appendix 2. Free Cash Flow

A) Cash Flow Analysis (EUR Mn)	2022	2023	2024	2025	2026e	2027e	2028e	CAGR	
								22-25	25-28e
Recurrent EBITDA	20.9	22.3	33.0	49.0	28.1	33.1	57.7	33.0%	5.6%
<i>Recurrent EBITDA growth</i>	-7.0%	6.9%	48.1%	48.4%	-42.7%	17.7%	74.4%		
<i>Rec. EBITDA/Revenues</i>	17.7%	18.6%	17.8%	20.6%	19.0%	19.3%	18.6%		
- Rentals (IFRS 16 impact)	-	-	-	-	-	-	-		
+/- Working Capital increase	(51.7)	(21.0)	20.1	97.9	(21.0)	(31.7)	21.0		
= Recurrent Operating Cash Flow	(30.8)	1.3	53.1	146.9	7.1	1.4	78.7	89.1%	-18.8%
<i>Rec. Operating Cash Flow growth</i>	-211.9%	104.2%	n.a.	176.5%	-95.2%	-80.4%	n.a.		
<i>Rec. Operating Cash Flow / Sales</i>	n.a.	1.1%	28.6%	61.6%	4.8%	0.8%	25.3%		
- CAPEX	(0.2)	(0.2)	(0.2)	(13.1)	(8.1)	(9.4)	(17.1)		
- Net Financial Result affecting Cash Flow	(5.2)	(9.1)	(8.1)	(9.5)	(8.3)	(9.1)	(9.1)		
- Taxes	(4.9)	(3.2)	(6.5)	(3.6)	(4.6)	(5.6)	(11.4)		
= Recurrent Free Cash Flow	(41.1)	(11.2)	38.3	120.7	(13.9)	(22.7)	41.1	70.2%	-30.2%
<i>Rec. Free Cash Flow growth</i>	-419.6%	72.8%	442.6%	214.9%	-111.5%	-63.2%	281.1%		
<i>Rec. Free Cash Flow / Revenues</i>	n.a.	n.a.	20.6%	50.6%	n.a.	n.a.	13.2%		
- Restructuring expenses & others	-	-	-	-	-	-	-		
- Acquisitions / + Divestments	5.4	11.4	13.8	30.9	-	-	-		
+/- Extraordinary Inc./Exp. affecting Cash Flow	(0.5)	(0.5)	(3.2)	(9.2)	-	-	-		
= Free Cash Flow	(36.3)	(0.3)	49.0	142.4	(13.9)	(22.7)	41.1	81.0%	-33.9%
<i>Free Cash Flow growth</i>	-353.8%	99.1%	n.a.	190.7%	-109.8%	-63.2%	281.1%		
<i>Recurrent Free Cash Flow - Yield (s/Mkt Cap)</i>	n.a.	n.a.	12.3%	38.9%	n.a.	n.a.	13.3%		
<i>Free Cash Flow Yield (s/Mkt Cap)</i>	n.a.	n.a.	15.7%	45.9%	n.a.	n.a.	13.3%		
B) Analytical Review of Annual Recurrent Free Cash Flow Performance (Eur Mn)									
Recurrent FCF(FY - 1)	12.9	(41.1)	(11.2)	38.3	120.7	(13.9)	(22.7)		
EBITDA impact from revenue increase	(1.3)	0.4	12.3	9.4	(18.6)	4.4	26.9		
EBITDA impact from EBITDA/Sales variation	(0.3)	1.1	(1.6)	6.6	(2.3)	0.6	(2.3)		
= Recurrent EBITDA variation	(1.6)	1.4	10.7	16.0	(21.0)	5.0	24.6		
- Rentals (IFRS 16 impact) variation impact	-	-	-	-	-	-	-		
+/- Working capital variation impact	(56.8)	30.7	41.1	77.8	(118.9)	(10.7)	52.7		
= Recurrent Operating Cash Flow variation	(58.4)	32.1	51.8	93.8	(139.8)	(5.7)	77.3		
+/- CAPEX impact	4.7	0.1	(0.1)	(12.9)	5.0	(1.3)	(7.7)		
+/- Financial result variation	0.3	(3.9)	1.0	(1.4)	1.2	(0.8)	0.0		
+/- Tax impact	(0.6)	1.7	(3.3)	2.8	(0.9)	(1.0)	(5.8)		
= Recurrent Free Cash Flow variation	(54.0)	29.9	49.5	82.4	(134.6)	(8.8)	63.8		
Recurrent Free Cash Flow	(41.1)	(11.2)	38.3	120.7	(13.9)	(22.7)	41.1		
C) "FCF to the Firm" (pre debt service) (EUR Mn)									
EBIT	18.8	23.8	35.6	63.1	27.8	32.7	57.4	49.7%	-3.1%
* Theoretical Tax rate	24.4%	21.8%	23.5%	22.3%	23.5%	23.5%	23.5%		
= Taxes (pre- Net Financial Result)	(4.6)	(5.2)	(8.4)	(14.1)	(6.5)	(7.7)	(13.5)		
Recurrent EBITDA	20.9	22.3	33.0	49.0	28.1	33.1	57.7	33.0%	5.6%
- Rentals (IFRS 16 impact)	-	-	-	-	-	-	-		
+/- Working Capital increase	(51.7)	(21.0)	20.1	97.9	(21.0)	(31.7)	21.0		
= Recurrent Operating Cash Flow	(30.8)	1.3	53.1	146.9	7.1	1.4	78.7	89.1%	-18.8%
- CAPEX	(0.2)	(0.2)	(0.2)	(13.1)	(8.1)	(9.4)	(17.1)		
- Taxes (pre- Financial Result)	(4.6)	(5.2)	(8.4)	(14.1)	(6.5)	(7.7)	(13.5)		
= Recurrent Free Cash Flow (To the Firm)	(35.6)	(4.0)	44.5	119.7	(7.6)	(15.7)	48.1	75.0%	-26.2%
<i>Rec. Free Cash Flow (To the Firm) growth</i>	-309.9%	88.7%	n.a.	169.0%	-106.3%	-107.8%	405.7%		
<i>Rec. Free Cash Flow (To the Firm) / Revenues</i>	n.a.	n.a.	24.0%	50.2%	n.a.	n.a.	15.5%		
- Restructuring expenses & others	-	-	-	-	-	-	-		
- Acquisitions / + Divestments	5.4	11.4	13.8	30.9	-	-	-		
+/- Extraordinary Inc./Exp. affecting Cash Flow	(0.5)	(0.5)	(3.2)	(9.2)	-	-	-		
= Free Cash Flow "To the Firm"	(30.8)	6.8	55.2	141.4	(7.6)	(15.7)	48.1	87.5%	-30.2%
<i>Free Cash Flow (To the Firm) growth</i>	-267.3%	122.1%	710.0%	156.4%	-105.4%	-107.8%	405.7%		
<i>Rec. Free Cash Flow To the Firm Yield (o/EV)</i>	n.a.	n.a.	8.7%	23.3%	n.a.	n.a.	9.4%		
<i>Free Cash Flow "To the Firm" - Yield (o/EV)</i>	n.a.	1.3%	10.7%	27.5%	n.a.	n.a.	9.4%		

Note: Free Cash Flow Yield (s/Market Cap) estimated adjusted for minority interests.

Recurrent Free Cash Flow accumulated variation analysis (2021 - 2025)

Recurrent Free Cash Flow accumulated variation analysis (2025 - 2028e)

Recurrent EBITDA vs Recurrent Free Cash Flow

Stock performance vs EBITDA 12m forward

Appendix 3. EV breakdown at the date of this report

	EUR Mn	Source
Market Cap	306.2	
+ Minority Interests	3.7	12m Results 2025
+ Provisions & Other L/T Liabilities ⁽¹⁾	46.7	12m Results 2025
+ Net financial debt	157.4	12m Results 2025
- Financial Investments	-	12m Results 2025
+/- Others		
Enterprise Value (EV)	513.9	

- (1) The figure for provisions and other L/T liabilities comes from the group's consolidated balance sheet. However, in the proportional balance sheet, which is the one we use for our estimates, Insur does not provide a breakdown between other short-term and long-term liabilities.

Appendix 4. Historical performance ⁽¹⁾

Historical performance (EUR Mn)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026e	2027e	2028e	CAGR	
															19-25	25-28e
Total Revenues				113.9	122.8	132.7	125.2	117.8	119.8	185.8	238.6	147.9	171.0	310.4	11.7%	9.2%
Total Revenues growth				n.a.	7.8%	8.1%	-5.7%	-5.9%	1.7%	55.1%	28.4%	-38.0%	15.7%	81.5%		
EBITDA				17.4	22.4	19.4	22.5	20.9	22.3	33.0	49.0	28.1	33.1	57.7	14.0%	5.6%
EBITDA growth				n.a.	28.6%	-13.3%	15.6%	-7.0%	6.9%	48.1%	48.4%	-42.7%	17.7%	74.4%		
EBITDA/Sales				15.3%	18.2%	14.6%	17.9%	17.7%	18.6%	17.8%	20.6%	19.0%	19.3%	18.6%		
Net Profit				10.1	8.9	21.1	12.0	15.0	11.3	21.0	43.1	14.9	18.0	36.9	30.0%	-5.1%
Net Profit growth				n.a.	-11.5%	136.4%	-43.0%	25.0%	-24.8%	86.1%	105.0%	-65.5%	21.3%	104.4%		
Adjusted number shares (Mn)				18.5	18.5	18.5	17.8	18.6	18.5	18.4	18.3	18.7	18.7	18.7		
EPS (EUR)				0.54	0.48	1.14	0.68	0.81	0.61	1.14	2.35	0.80	0.97	1.98	30.3%	-5.6%
EPS growth				n.a.	-11.5%	n.a.	-40.8%	19.6%	-24.5%	86.8%	n.a.	-66.1%	21.3%	n.a.		
Ord. EPS (EUR)				0.30	0.49	0.48	0.68	0.46	0.35	0.88	1.75	0.80	0.97	1.98	23.5%	4.2%
Ord. EPS growth				n.a.	66.7%	-3.1%	42.0%	-31.9%	-23.0%	n.a.	98.8%	-54.3%	21.3%	n.a.		
CAPEX				-	(1.9)	(5.9)	(4.9)	(0.2)	(0.2)	(0.2)	(13.1)	(8.1)	(9.4)	(17.1)		
CAPEX/Sales %				0.0%	1.5%	4.5%	3.9%	0.2%	0.1%	0.1%	5.5%	5.5%	5.5%	5.5%		
Free Cash Flow				-	(7.0)	(7.0)	14.3	(36.3)	(0.3)	49.0	142.4	(13.9)	(22.7)	41.1	67.9%	-33.9%
ND/EBITDA (x) ⁽²⁾				10.6x	8.8x	10.8x	8.8x	11.5x	10.9x	6.1x	3.2x	6.6x	6.5x	3.2x		
P/E (x)				17.2x	19.8x	6.5x	11.4x	8.8x	11.4x	7.8x	6.2x	20.6x	17.0x	8.3x		
EV/Sales (x)				3.14x	3.04x	2.63x	2.75x	3.19x	3.14x	2.00x	1.81x	3.48x	3.00x	1.66x		
EV/EBITDA (x) ⁽²⁾				20.5x	16.6x	18.0x	15.3x	18.0x	16.9x	11.3x	8.8x	18.3x	15.5x	8.9x		
Absolute performance				1.1%	1.9%	-22.7%	4.3%	-7.5%	-1.7%	27.9%	62.0%	13.1%				
Relative performance vs Ibx 35				18.9%	-8.8%	-8.5%	-3.4%	-2.1%	-19.9%	11.4%	8.5%	8.1%				

Note 1: The multiples are historical, calculated based on the price and EV at the end of each year, except (if applicable) in the current year, when multiples would be given at current prices. The absolute and relative behavior corresponds to each exercise (1/1 to 31/12). The source, both historical multiples and the evolution of the price, is Refinitiv.

Note 2: All ratios and multiples on EBITDA refer to total EBITDA (not to recurrent EBITDA).

Appendix 5. Main peers 2026e

		Real estate				REITs				
EUR Mn		Metrovacesa	Aedas Homes	Neinor Homes	Average	Merlin Properties	Colonial	Cevasa	Average	ISUR
Market data	Ticker (Factset)	MVC.MC	AEDAS.MC	HOME.MC		MRL.MC	COL.MC	CEV.MC		ISUR.MC
	Country	Spain	Spain	Spain		Spain	Spain	Spain		Spain
	Market cap	1,829.5	1,001.9	1,667.5		9,282.9	3,339.4	197.7		306.2
	Enterprise value (EV)	2,105.5	1,344.2	2,590.6		13,063.9	9,258.5	363.5		513.9
Basic financial information	Total Revenues	745.0	1,201.8	1,492.6		601.3	426.9	27.8		147.9
	Total Revenues growth	5.2%	6.8%	11.8%	41.3%	11.6%	0.7%	8.4%	6.9%	-38.0%
	2y CAGR (2026e - 2028e)	0.8%	-41.4%	4.9%	-11.9%	18.0%	6.2%	6.1%	10.1%	44.9%
	EBITDA	108.5	181.6	225.3		450.1	351.5	21.1		28.1
	EBITDA growth	n.a.	3.9%	189.2%	96.6%	12.5%	9.8%	16.0%	12.8%	-42.7%
	2y CAGR (2026e - 2028e)	-1.9%	-41.4%	13.7%	-9.9%	17.1%	7.6%	10.8%	11.9%	43.3%
	EBITDA/Revenues	14.6%	15.1%	15.1%	14.9%	74.8%	82.3%	76.0%	77.7%	19.0%
	EBIT	109.0	177.8	206.8		616.5	405.8	20.9		27.8
	EBIT growth	34.7%	4.0%	183.5%	74.1%	56.0%	27.5%	-35.7%	15.9%	-56.0%
	2y CAGR (2026e - 2028e)	-2.1%	-41.4%	16.6%	-9.0%	0.1%	8.3%	10.9%	6.4%	43.7%
	EBIT/Revenues	14.6%	14.8%	13.9%	14.4%	n.a.	95.1%	75.1%	85.1%	18.8%
	Net Profit	69.5	117.0	116.4		456.0	235.2	13.4		14.9
	Net Profit growth	22.2%	1.4%	-4.5%	6.4%	-42.0%	-39.7%	-54.6%	-45.5%	-65.5%
2y CAGR (2026e - 2028e)	-2.6%	-41.4%	18.0%	-8.7%	17.9%	-1.2%	11.8%	9.5%	57.5%	
CAPEX/Sales %	3.3%	0.4%	9.6%	4.5%	155.8%	34.6%	2.9%	64.4%	5.5%	
Free Cash Flow	183.0	107.3	321.5		(277.8)	301.6	5.1		(13.9)	
Net financial debt	296.1	349.3	681.1		4,317.3	4,867.9	78.1		185.1	
ND/EBITDA (x)	2.7	1.9	3.0	2.6	9.6	13.8	3.7	9.0	6.6	
Pay-out	274.1%	90.3%	147.8%	170.7%	53.3%	83.9%	46.2%	61.1%	48.0%	
Multiples and Ratios	P/E (x)	27.8	8.5	13.7	16.7	27.3	15.2	14.7	19.1	20.6
	P/BV (x)	1.3	1.1	1.5	1.3	1.0	0.6	0.5	0.7	1.1
	EV/Revenues (x)	2.8	1.1	1.7	1.9	n.a.	n.a.	13.1	13.1	3.5
	EV/EBITDA (x)	19.4	7.4	11.5	12.8	29.0	26.3	17.2	24.2	18.3
	EV/EBIT (x)	19.3	7.6	12.5	13.1	21.2	22.8	17.4	20.5	18.5
	ROE	5.0	9.9	10.6	8.5	5.5	3.9	3.1	4.2	5.4
	FCF Yield (%)	10.0	10.7	19.3	13.3	n.a.	9.0	6.1	7.5	n.a.
	DPS	1.26	2.42	2.05	1.91	0.43	0.32	0.27	0.34	0.38
Dvd Yield	10.4%	10.5%	12.1%	11.0%	2.9%	6.0%	3.1%	4.0%	2.3%	

Note 1: Financial data, multiples and ratios based on market consensus (Refinitiv). In the case of the company analyzed, own estimates (Lighthouse).

Note 2: All ratios and multiples on EBITDA refer to total EBITDA (not to recurrent EBITDA).

Appendix 6. Valuation inputs

Inputs for the DCF Valuation Approach

	2026e	2027e	2028e	Terminal Value ⁽¹⁾		
Free Cash Flow "To the Firm"	(7.6)	(15.7)	48.1	907.2		
Market Cap	306.2	At the date of this report				
Net financial debt	157.4	Debt net of Cash (12m Results 2025)				
					Best Case	Worst Case
Cost of Debt	3.7%	Net debt cost			3.5%	4.0%
Tax rate (T)	20.0%	T (Normalised tax rate)			=	=
Net debt cost	3.0%	$K_d = \text{Cost of Net Debt} * (1-T)$			2.8%	3.2%
Risk free rate (rf)	3.4%	Rf (10y Spanish bond yield)			=	=
Equity risk premium	6.0%	R (own estimate)			5.5%	6.5%
Beta (B)	1.1	B (own estimate)			1.0	1.2
Cost of Equity	10.0%	$K_e = R_f + (R * B)$			8.9%	11.2%
Equity / (Equity + Net Debt)	66.0%	E (Market Cap as equity value)			=	=
Net Debt / (Equity + Net Debt)	34.0%	D			=	=
WACC	7.6%	$WACC = K_d * D + K_e * E$			6.8%	8.5%
G "Fair"	2.0%				2.0%	1.5%

(1) The terminal value reflects the NAV of FCF beyond the period estimated with the WACC and G of the central scenario.

Inputs for the Multiples Valuation Approach

Company	Ticker	Mkt. Cap	P/E 26e	EPS 26e-28e	EV/EBITDA 26e	EBITDA 26e-28e	EV/Sales 26e	Revenues 26e-28e	EBITDA/Sales 26e	FCF Yield 26e	FCF 26e-28e
Metrovacesa	MVC.MC	1,829.5	27.8	-2.9%	19.4	-1.9%	2.8	0.8%	14.6%	10.0%	4.0%
Aedas Homes	AEDAS.MC	1,001.9	8.5	-41.4%	7.4	-41.4%	1.1	-41.4%	15.1%	10.7%	-41.4%
Neinor Homes	HOME.MC	1,667.5	13.7	30.3%	11.5	13.7%	1.7	4.9%	15.1%	19.3%	7.4%
Real estate			16.7	-4.7%	12.8	-9.9%	1.9	-11.9%	14.9%	13.3%	-10.0%
Merlin Properties	MRL.MC	9,282.9	27.3	9.3%	29.0	17.1%	n.a.	18.0%	74.8%	n.a.	42.5%
Colonial	COL.MC	3,339.4	15.2	4.3%	26.3	7.6%	n.a.	6.2%	82.3%	9.0%	-13.8%
Cevasa	CEV.MC	197.0	14.7	11.4%	14.6	6.9%	10.3	6.1%	70.5%	0.8%	-41.4%
REITs			19.1	8.3%	23.3	10.6%	10.3	10.1%	75.9%	4.9%	-4.2%
ISUR	ISUR.MC	306.2	20.6	57.5%	18.3	43.3%	3.5	44.9%	19.0%	n.a.	n.a.

Free Cash Flow sensitivity analysis (2027e)

A) Rec. EBITDA and EV/EBITDA sensitivity to changes in EBITDA/Sales

Scenario	EBITDA/Sales 27e	EBITDA 27e	EV/EBITDA 27e
Max	21.2%	36.3	14.2x
Central	19.3%	33.1	15.5x
Min	17.4%	29.8	17.2x

B) Rec. FCF sensitivity to changes in EBITDA and CAPEX/sales

FCF Rec. EUR Mn	CAPEX/Sales 27e		
EBITDA 27e	4.9%	5.5%	6.1%
36.3	(18.4)	(19.5)	(20.5)
33.1	(21.7)	(22.7)	(23.7)
29.8	(24.9)	(26.0)	(27.0)

LIGHTHOUSE

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Notes and Reports History

Date of report	Recommendation	Price (EUR)	Target price (EUR)	Period of validity	Reason for report	Analyst
10-Apr-2026	n.a.	16.40	n.a.	n.a.	Estimates downgrade	Alfredo Echevarría Otegui
27-Feb-2026	n.a.	16.40	n.a.	n.a.	12m Results 2025	Alfredo Echevarría Otegui
31-Oct-2025	n.a.	13.90	n.a.	n.a.	9m Results 2025	Alfredo Echevarría Otegui
31-Jul-2025	n.a.	13.50	n.a.	n.a.	6m Results 2025	Alfredo Echevarría Otegui
17-Jun-2025	n.a.	11.90	n.a.	n.a.	Small & Micro Caps (Spain)	Alfredo Echevarría Otegui
30-Apr-2025	n.a.	10.90	n.a.	n.a.	3m Results 2025	Alfredo Echevarría Otegui
27-Feb-2025	n.a.	9.95	n.a.	n.a.	12m Results 2024	Alfredo Echevarría Otegui
31-Oct-2024	n.a.	8.40	n.a.	n.a.	9m Results 2024	José Miguel Cabrera van Grieken
31-Jul-2024	n.a.	8.30	n.a.	n.a.	6m Results 2024	José Miguel Cabrera van Grieken
27-May-2024	n.a.	8.50	n.a.	n.a.	Small & Micro Caps (Spain)	Alfredo Echevarría Otegui
06-May-2024	n.a.	7.60	n.a.	n.a.	3m Results 2024	José Miguel Cabrera van Grieken
04-Mar-2024	n.a.	7.15	n.a.	n.a.	12m Results 2023	José Miguel Cabrera van Grieken
30-Oct-2023	n.a.	6.80	n.a.	n.a.	9m Results 2023	José Miguel Cabrera van Grieken
31-Jul-2023	n.a.	7.10	n.a.	n.a.	6m Results 2023	Alfredo Echevarría Otegui
12-Jun-2023	n.a.	7.45	n.a.	n.a.	Small & Micro Caps (Spain)	David López Sánchez
08-May-2023	n.a.	7.10	n.a.	n.a.	3m Results 2023	David López Sánchez
19-Apr-2023	n.a.	7.10	n.a.	n.a.	Estimates upgrade	David López Sánchez
01-Mar-2023	n.a.	7.30	n.a.	n.a.	12m Results 2022	David López Sánchez
22-Dec-2022	n.a.	7.30	n.a.	n.a.	Initiation of Coverage	David López Sánchez

