AZORA

Histórico mensual de los Escenarios de Rentabilidades Futuras

Producto: NESTAR RESIDENCIAL SII, S.A.
Fecha de elaboración: 31/08/2026

Histórico de escenarios de rentabilidades futuras del DFI

En la siguiente tabla se muestra el histórico mensual de los escenarios de rentabilidades futuras del DFI (importes en euros y rentabilidades anuales medias netos/as de costes) para los distintos escenarios y periodos de mantenimiento:

Periodo	Escenarios de rentabilidad futura																							
	1 año								5 años								10 años							
Escenario	Mínimo	Tensión		Desfavorable		Moderado		Favorable		Mínimo	Tensión		Desfavorable		Moderado		Favorable		Mínimo	Tensión		Desfavorable		Moderado		Favorable	
Fecha de cálculo	Importe (EUR)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Rent. anual media (%)	Importe (EUR)	Rent. anual media (%)
31/12/2022	-	8,840	-11.60%	8,840	-11.60%	10,200	2.00%	12,320	23.20%	-	9,110	-1.85%	10,480	0.94%	11,500	2.83%	13,390	6.01%	-	8,740	-1.34%	10,980	0.94%	13,610	3.13%	14,260	3.61%
31/01/2023	-	8,840	-11.60%	8,840	-11.60%	10,200	2.00%	12,320	23.20%	-	9,110	-1.85%	10,480	0.94%	11,500	2.83%	13,390	6.01%	-	8,740	-1.34%	11,020	0.98%	13,610	3.13%	14,060	3.47%
28/02/2023	-	8,840	-11.60%	8,840	-11.60%	10,220	2.20%	12,320	23.20%	-	9,110	-1.85%	10,500	0.98%	11,510	2.85%	13,390	6.01%	-	8,740	-1.34%	11,040	0.99%	13,680	3.18%	14,100	3.50%
31/03/2023	-	8,840	-11.60%	8,840	-11.60%	10,220	2.20%	12,320	23.20%	-	9,110	-1.85%	10,500	0.98%	11,510	2.85%	13,390	6.01%	-	8,750	-1.33%	11,060	1.01%	13,690	3.19%	14,140	3.52%
30/04/2023	-	8,840	-11.60%	8,840	-11.60%	10,230	2.30%	12,320	23.20%	-	9,120	-1.83%	10,500	0.98%	11,530	2.89%	13,390	6.01%	-	8,750	-1.33%	11,030	0.99%	13,690	3.19%	14,140	3.52%
31/05/2023	-	8,840	-11.60%	8,840	-11.60%	10,230	2.30%	12,320	23.20%	-	9,120	-1.83%	10,500	0.98%	11,550	2.92%	13,390	6.01%	-	8,750	-1.33%	11,030	0.99%	13,690	3.19%	14,140	3.52%
30/06/2023	-	8,840	-11.60%	8,840	-11.60%	10,230	2.30%	12,320	23.20%	-	9,120	-1.83%	10,500	0.98%	11,560	2.94%	13,390	6.01%	-	8,750	-1.33%	11,120	1.07%	13,700	3.20%	14,140	3.52%
31/07/2023	-	8,840	-11.60%	8,840	-11.60%	10,230	2.30%	12,320	23.20%	-	9,120	-1.83%	10,500	0.98%	11,580	2.98%	13,390	6.01%	-	8,750	-1.33%	11,130	1.08%	13,710	3.21%	14,140	3.52%
31/08/2023	-	8,840	-11.60%	8,840	-11.60%	10,230	2.30%	12,320	23.20%	-	9,120	-1.83%	10,500	0.98%	11,600	3.01%	13,390	6.01%	-	8,750	-1.33%	11,140	1.09%	13,710	3.21%	14,140	3.52%
30/09/2023	-	8,840	-11.60%	8,840	-11.60%	10,240	2.40%	12,320	23.20%	-	9,120	-1.83%	10,500	0.98%	11,630	3.07%	13,390	6.01%	-	8,760	-1.32%	11,140	1.09%	13,710	3.21%	14,140	3.52%
31/10/2023	-	8,840	-11.60%	8,840	-11.60%	10,240	2.40%	12,320	23.20%	-	9,120	-1.83%	10,500	0.98%	11,660	3.12%	13,390	6.01%	-	8,760	-1.32%	11,140	1.09%	13,720	3.21%	14,140	3.52%
30/11/2023	-	8,840	-11.60%	8,840	-11.60%	10,240	2.40%	12,320	23.20%	-	9,130	-1.80%	10,500	0.98%	11,670	3.14%	13,390	6.01%	-	8,760	-1.32%	11,230	1.17%	13,720	3.21%	14,140	3.52%
29/12/2023	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,130	-1.80%	10,500	0.98%	11,700	3.19%	13,390	6.01%	-	8,760	-1.32%	11,230	1.17%	13,760	3.24%	14,140	3.52%
31/01/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,130	-1.80%	10,500	0.98%	11,730	3.24%	13,390	6.01%	-	8,760	-1.32%	11,180	1.12%	13,770	3.25%	14,140	3.52%
29/02/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,130	-1.80%	10,500	0.98%	11,750	3.28%	13,390	6.01%	-	8,760	-1.32%	11,170	1.11%	13,770	3.25%	14,140	3.52%
28/03/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,110	-1.85%	10,130	0.26%	11,760	3.30%	13,390	6.01%	-	8,740	-1.34%	10,260	0.26%	13,770	3.25%	14,140	3.52%
30/04/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,110	-1.85%	10,200	0.40%	11,800	3.37%	13,390	6.01%	-	8,740	-1.34%	10,410	0.40%	13,780	3.26%	14,140	3.52%
31/05/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,110	-1.85%	10,130	0.26%	11,840	3.44%	13,390	6.01%	-	8,740	-1.34%	10,260	0.26%	13,790	3.27%	14,140	3.52%
28/06/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,110	-1.85%	9,790	-0.42%	11,840	3.44%	13,390	6.01%	-	8,740	-1.34%	9,580	-0.43%	13,800	3.27%	14,140	3.52%
31/07/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,110	-1.85%	9,710	-0.59%	11,840	3.44%	13,390	6.01%	-	8,740	-1.34%	9,420	-0.60%	13,800	3.27%	14,140	3.52%
30/08/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,110	-1.85%	9,780	-0.44%	11,840	3.44%	13,390	6.01%	-	8,740	-1.34%	9,560	-0.45%	13,810	3.28%	14,140	3.52%
30/09/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,220	-1.61%	9,540	-0.94%	11,840	3.44%	13,390	6.01%	-	8,900	-1.16%	9,100	-0.94%	13,810	3.28%	14,140	3.52%
31/10/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,240	-1.57%	9,660	-0.69%	11,840	3.44%	13,390	6.01%	-	8,930	-1.13%	9,330	-0.69%	13,810	3.28%	14,140	3.52%
29/11/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,250	-1.55%	9,290	-1.46%	11,840	3.44%	13,390	6.01%	-	8,630	-1.46%	8,630	-1.46%	13,820	3.29%	14,140	3.52%
31/12/2024	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,260	-1.53%	9,830	-0.34%	11,840	3.44%	13,390	6.01%	-	8,960	-1.09%	9,660	-0.35%	13,830	3.30%	14,140	3.52%
31/01/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,270	-1.50%	9,890	-0.22%	11,840	3.44%	13,390	6.01%	-	8,970	-1.08%	9,780	-0.22%	13,840	3.30%	14,140	3.52%
28/02/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,330	-1.38%	9,940	-0.12%	11,840	3.44%	13,390	6.01%	-	9,050	-0.99%	9,890	-0.11%	13,850	3.31%	14,140	3.52%
31/03/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,340	-1.36%	9,900	-0.20%	11,840	3.44%	13,390	6.01%	-	9,060	-0.98%	9,800	-0.20%	13,850	3.31%	14,140	3.52%
30/04/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,340	-1.36%	10,040	0.08%	11,840	3.44%	13,390	6.01%	-	9,060	-0.98%	10,090	0.09%	13,850	3.31%	14,140	3.52%
31/05/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,310	-1.42%	10,100	0.20%	11,840	3.44%	13,390	6.01%	-	9,040	-1.00%	10,200	0.20%	13,860	3.32%	14,140	3.52%
30/06/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,310	-1.42%	10,070	0.14%	11,840	3.44%	13,390	6.01%	-	9,040	-1.00%	10,140	0.14%	13,860	3.32%	14,140	3.52%
31/07/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,310	-1.42%	10,160	0.32%	11,840	3.44%	13,390	6.01%	-	9,040	-1.00%	10,330	0.33%	13,860	3.32%	14,140	3.52%
29/08/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,310	-1.42%	10,340	0.67%	11,840	3.44%	13,390	6.01%	-	9,040	-1.00%	10,690	0.67%	13,870	3.33%	14,140	3.52%
30/09/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,300	-1.44%	9,880	-0.24%	11,840	3.44%	13,390	6.01%	-	9,030	-1.02%	9,760	-0.24%	13,870	3.33%	14,140	3.52%
31/10/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,290	-1.46%	10,060	0.12%	11,840	3.44%	13,390	6.01%	-	9,020	-1.03%	10,120	0.12%	13,870	3.33%	14,140	3.52%
28/11/2025	-	8,840	-11.60%	8,840	-11.60%	10,250	2.50%	12,320	23.20%	-	9,210	-1.63%	10,170	0.34%	11,840	3.44%	13,390	6.01%	-	8,910	-1.15%	10,350	0.34%	13,870	3.33%	14,140	3.52%
31/12/2025	-	8,840	-11.60%	8,840	-11.60%	10,290	2.90%	12,320	23.20%	-	9,460	-1.10%	10,500	0.98%	11,860	3.47%	13,390	6.01%	-	9,230	-0.80%	12,210	2.02%	13,930	3.37%	14,780	3.98%
30/01/2026	-	8,840	-11.60%	8,840	-11.60%	10,300	3.00%	12,320	23.20%	-	9,450	-1.13%	10,500	0.98%	11,870	3.49%	13,390	6.01%	-	9,210	-0.82%	12,120	1.94%	13,940	3.38%	14,780	3.98%
27/02/2026	-	8,840	-11.60%	8,840	-11.60%	10,300	3.00%	12,320	23.20%	-	9,380	-1.27%	10,500	0.98%	11,880	3.51%	13,390	6.01%	-	9,120	-0.92%	12,150	1.97%	13,950	3.38%	14,780	3.98%
31/03/2026	-	8,840	-11.60%	8,840	-11.60%	10,300	3.00%	12,320	23.20%	-	9,330	-1.38%	10,500	0.98%	11,880	3.51%	13,390	6.01%	-	9,050	-0.99%	12,180	1.99%	13,960	3.39%	14,780	3.98%
30/04/2026	-	8,840	-11.60%	8,840	-11.60%	10,300	3.00%	12,320	23.20%	-	9,330	-1.38%	10,500	0.98%	11,890	3.52%	13,390	6.01%	-	9,050	-0.99%	12,230	2.03%	14,000	3.42%	14,780	3.98%
29/05/2026	-	8,840	-11.60%	8,840	-11.60%	10,310	3.10%	12,320	23.20%	-	9,330	-1.38%	10,500	0.98%	11,900	3.54%	13,390	6.01%	-	9,050	-0.99%	12,270	2.07%	14,030	3.44%	14,780	3.98%
30/06/2026	-	8,840	-11.60%	8,840	-11.60%	10,310	3.10%	12,320	23.20%	-	9,330	-1.38%	10,500	0.98%	11,910	3.56%	13,390	6.01%	-	9,040	-1.00%	12,360	2.14%	14,040	3.45%	14,780	3.98%
31/07/2026	-	8,840	-11.60%	8,840	-11.60%	10,310	3.10%	12,320	23.20%	-	9,320	-1.40%	10,500	0.98%	11,920	3.58%	13,390	6.01%	-	9,040	-1.00%	12,470	2.23%	14,040	3.45%	14,890	4.06%
31/08/2026	-	8,840	-11.60%	8,840	-11.60%	10,310	3.10%	12,320	23.20%	-	9,320	-1.40%	10,500	0.98%	11,930	3.59%	13,390	6.01%	-	9,040	-1.00%	12,460	2.22%	14,050	3.46%	14,920	4.08%