BUILDING, CIVIL WORKS AND GENERAL CONSTRUCTION COST AND INPUT PRICE INDICES, FOURTH QUARTER 2025/2026 BRIEF RELEASE

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INTRODUCTION

The Construction Cost Index (CCI) is a weighted aggregate index of the prices of constant quantities of construction materials. The index provides changes occurring in costs of related construction materials, equipment and activities which may be used in construction contract price change. This publication presents updated Construction Cost and Price Input Indices (Average Price monitoring), covering the period from Quarter 4 of the 2024/2025 fiscal year to Quarter 4 of the 2025/2026 fiscal year.

In updating these CCIs, the Construction Industry Regulatory Authority (CIRA) and the National Statistical Office (NSO) collected price data on various materials and equipments from suppliers of civil and building works, from the mid-month of each quarter, which are tracked over time. In addition to the CCIs which are classified as building works cost indices and civil works cost indices, the CIRA and NSO have provided material input cost indices to allow stakeholders to escalate prices for items that have not been included in the civil and/or building works indices.

As per best practice and taking into consideration the economic situation of the country, the indices will be updated on a quarterly basis.

USING THE COST INDICES

The CCIs are used to update unit prices and other various project costs to current or forecasted price levels. Before using cost indices to update project costs, there is need to check that there have been no changes in the project design and schedule. The recommended procedure is to re-estimate project costs using current labour, equipment, and material rates.

For programming and budget preparation purposes, project costs are escalated for inflation. Indices used to escalate costs from the past to the present are developed from actual historic data. Indices for future escalation are developed using an average of the “output index”. It is advisable to use inflation factors for at least 2 years. In this index, programming indices are taken as the output index of each activity.

FLUCTUATION FORMULA

The CCIs are presented by fiscal year according to the Government calendar (April to March) with the indices based on the middle month of each quarter (May, August, November and February). These tables provide an acceptable means of updating existing project costs.

EXAMPLE COMPUTATION
Using Quarterly Cost Indices

The following formula is used for the purpose of updating/escalating an existing project cost.

Cost Index: Quarter A
——————————— X Cost in Quarter B (Known) = Cost in Quarter A (Unknown)
Cost Index: Quarter B

Cost Index A is the cost index for the Quarter the project costs are updated to.
Cost Index B is the cost index for the Quarter the project costs are updated from.

Note: Both cost indices must be from the same Table.

EXAMPLE – Assume the following:

You have a project cost of K500,000
Date of the project cost is 1 March 2020 (1st QTR FY20)
– Cost Index is **828.34**

You want to escalate the project cost to 1 Jul 2025 (2nd QTR FY25)
– Cost Index is **890.05**

$$\frac{FY\ 25\ QTR2:\mathbf{890.02}}{FY\ 20\ QTR1:\mathbf{828.34}}\ x\ 500{,}000 = \mathbf{1.074\ \ X\ K500{,}000 = K537{,}000}$$

Note: The indices below are presented in two formats.

1. Based on trades or outputs

2. Based on material input

The output indices shall be used to escalate corresponding trades outputs as required. Where the output indices do not indicate a particular need, the stakeholders/ users shall use the material input indices to escalate particular material items.

KEY FINDINGS

General Construction Input Price Indices (GCIPI)- Average prices monitoring

The General Construction Input Price Index (GCIPI), which combines input prices from both building and civil engineering works, has increased by an average of 4.2 % between Quarter 3 and Quarter 4 of the 2025/2026 fiscal year. This is a drop from the 4.9% rise recorded between Quarter 2 and Quarter 3 of 2025/2026 (Table 1).

Compared to the same period last year (Q4 of 2024/2025), the growth rate is at 31.7 %, a drop from 65.0 % recorded in Quarter 3 (Figure 1). This indicates that, although the prices of inputs used in various construction projects in Malawi were still high between January and March 2026, they increased at a slower rate compared to the previous quarter (Q3 of 2025/2026) and the same period last year (Q4 of 2024/2025).The slower increase was mainly due to decrease in prices of cement products, water waste materials, and roofing sheets.

The quarter-on-quarter increase of 4.2% was mainly driven by rising costs of materials, labor, fuel and transportation. Notably, primers or mix and protective chippings, ballast or gravel and pipe works contributed positively to 4.2% price increase observed in quarter 4 of 2025/2026 (Figure 3).

Civil Engineering Construction Input Price Indices (CECIPI)- Average prices monitoring

Between Quarter 3 and Quarter 4 of the 2025/2026 fiscal year, the Civil Construction Input Price Index (CCIPI) increased by 6.4%. A drop from 7.5% observed between Quarter 2 and Quarter 3 of 2025/2026.

The quarter-on-quarter increase of 6.4% was mainly driven by rising costs of materials, labor, fuel and transportation (Figure 6).

The year-on-year growth rate stands at 37.5%, a decline from 79.8% recorded in Quarter 3 of the same fiscal year (Table 2).

Civil Engineering Construction Trades Cost Indices (CECTCI)- Highest price Monitoring

Between Quarter 3 and Quarter 4 of the 2025/2026 fiscal year, the Civil Engineering Construction Trades Cost Indices (CECTCI) recorded price increases across various items, particularly in earthworks, formwork, timber products, roadworks, and protective works, for both input and output indices.

The highest price increase was observed in formwork, which rose by approximately 24 percent in both indices. Other notable increases were recorded in excavation works (1000mm and above), which increased by 15.8 percent, and timber products, which rose by about 12.6 percent.

On the other hand, the costs of cement-related products and pipes declined during the same period (Table 3).

Building Construction Input Price Indices (BCIPI)- Average prices monitoring

The Building Construction Input Price Index (BCIPI) increased by an average of 2.7% in the fourth quarter of the 2025/2026 fiscal year compared to the third quarter of the same fiscal year. A decline from 3.4% was recorded between quarters 2 and 3 of 2025/2026.

Similar to the CECIPI, materials, labour, fuel, and transportation used in building construction were the primary drivers of the 2.7% increase recorded between Quarter 3 and Quarter 4 of 2025/2026 (Figure 9).

The year-on-year growth rate stands at 22.7%, a decline from 55.3% recorded in Quarter 3 of the same fiscal year (Table 2).

Building Construction Trades Cost Indices (BCTCI)-Highest Prices monitoring

While some item categories recorded increases between Quarter 3 and Quarter 4 of the 2025/2026 fiscal year, others experienced declines. Notably, cement products, iron sheets such as IBR galvanised ridge covering (26 gauge), and pipe products such as IPS pipes (25mm diameter) registered price decreases during the period for the Building Construction Trades Cost Index (BCTCI).

For both the input and output indices, galvanised pipes (15mm diameter) recorded the highest price increase during the period, rising by 34.9 percent. Other notable increases were observed in formwork (24.4 percent) and HDPE pipes (32mm diameter, Class 10), which increased by 21.1 percent.

On the other hand, the largest declines were recorded in IBR Chromadeck ridge closure (26 gauge), which decreased by 28.6 percent, PVC pipes (50mm diameter) at 20.1 percent, and IPS pipes (25mm diameter) at 20.2 percent (Table 5).

DETAILED RESULTS

Table 1: General Construction Input Price Indices (GCIPI)

	Weights (%)	Q4 2024/2025	Q1 2025/2026	Q2 2025/2026	Q3 2025/2026	Q4 2025/2026
GCIPI	**100**	**204.0**	**221.6**	**245.8**	**257.9**	**268.6**
Materials	**69.6**	**201.1**	**215.3**	**245.5**	**253.6**	**262.9**
Cement Products	14.6	177.1	179.6	215.0	223.0	215.4
Ballast/Gravel & Graded crushed stones	4.9	249.4	260.1	267.9	273.9	303.5
Form Work	0.9	202.9	202.9	221.3	279.7	298.8
Steel & reinforced bars	14.4	216.9	230.1	286.1	286.1	287.8
Construction pumps	0.3	174.0	186.5	215.1	229.1	245.0
Protective Works	1.3	215.1	216.6	231.2	232.6	248.9
Stone and asphalt	7.0	80.1	88.1	104.4	111.2	111.2
Pipe works	2.6	231.9	263.1	263.2	263.1	305.1
Mix and precoated chippings	2.4	304.0	349.7	376.9	412.7	507.1
Doors and Door Frames (Metal and Timber)	0.8	164.4	152.6	170.9	184.6	225.9
Sand	0.9	251.2	260.2	278.3	278.3	307.0
Paint	0.6	194.1	195.5	202.2	233.3	244.8
Roofing Sheets	1.1	232.9	283.4	287.3	299.7	298.2
Locks and Iron Mongery	0.8	172.7	231.5	247.7	279.9	309.6
Chip Boards and MDF	1.2	227.2	230.0	240.9	254.7	277.3
Timber and Wood	1.0	169.8	169.8	189.9	201.9	222.0

Electrical fittings	0.8	174.4	142.8	151.2	152.3	191.0
Fire Fighting Materials	0.4	262.5	360.4	473.3	473.3	486.5
Tiles	0.8	183.4	252.9	343.0	400.0	401.3
Concrete Blocks	11.2	233.1	248.1	271.8	278.1	282.6
Sanitary Fittings	0.5	179.9	187.7	232.8	249.1	259.2
Water Wastes	1.1	226.3	321.4	337.3	342.9	325.1
Equipments	**10.1**	229.7	281.9	313.7	370.6	378.5
Labour	**13.2**	238.0	238.0	238.0	238.0	254.1
Fuel & Transportation	**7.1**	132.5	167.2	167.2	177.4	196.4

Table 2: Civil Engineering Construction Input Price Indices (CECIPI)

	Weights (%)	Q4 2024/2025	Q1 2025/2026	Q2 2025/2026	Q3 2025/2026	Q4 2025/2026
CECIPI	**100**	**203.9**	**228.6**	**245.0**	**263.4**	**280.3**
Materials	**55.3**	**191.8**	**211.5**	**226.5**	**234.6**	**255.2**
Cement Products	**3.9**	177.1	179.6	215.0	223.0	215.4
Ballast/Gravel & Graded crushed stones	**6.0**	249.4	260.1	267.9	273.9	303.5
Form Work	**0.8**	202.9	202.9	221.3	239.0	255.5
Steel & reinforced bars	**8.6**	274.2	314.3	323.6	323.6	325.4
Construction pumps	**0.9**	174.5	187.1	215.6	229.7	245.8
Protective Works	**3.5**	215.1	216.6	231.2	232.6	248.9
Stone and asphalt	**18.4**	80.1	88.1	104.4	111.2	111.2
Pipe works	**6.8**	231.9	263.1	263.2	263.1	305.1
Mix and precoated chippings	**6.4**	304.0	349.7	376.9	412.7	507.1
Equipments	**22.3**	231.5	283.0	319.3	378.5	386.3
Labour	**15.6**	238.0	238.0	238.0	238.0	254.2
Fuel & Transportation	**6.8**	132.7	167.5	167.5	177.7	196.7

Table 3: Civil Engineering Construction Trades Cost Indices (CECTCI)

ITEM	Base Year (2023/24 FY)		2025/2026 Financial Year		2025/2026 Financial Year		2025/2026 Financial Year	
	Q4		Q2		Q3		Q4	
	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index
EARTHWORKS								
Excavations below 250mm	100.0	108.0	169.9	183.5	173.8	187.7	175.4	189.4
Excavations 250 - 500mm	100.0	108.0	169.9	183.5	173.8	187.7	175.4	189.4
Excavations 500 - 1000mm	100.0	108.0	169.9	183.5	173.8	187.7	175.4	189.4
Excavations 1000 - 1500mm	100.0	108.0	181.2	195.7	200.9	217.0	232.7	251.3
Excavations 1500 - 3000mm	100.0	108.0	181.2	195.7	200.9	217.0	232.7	251.3
Excavations 3000 - 4500mm	100.0	108.0	181.2	195.7	200.9	217.0	232.7	251.3
Excavations 4500mm above	100.0	108.0	181.2	195.7	200.9	217.0	232.7	251.3
Backfilling	100.0	108.0	135.4	146.2	155.9	168.4	169.4	183.0
Disposal (Tipper)	100.0	108.0	135.0	145.8	149.1	161.0	163.5	176.6
Disposal (Wheelbarrows)	100.0	108.0	176.7	190.8	180.8	195.3	182.4	197.0
CONCRETE								
Concrete Class 10 - 32N Cement	100.0	108.0	173.5	187.4	187.3	202.3	184.1	198.8
Concrete Class 15 - 32N Cement	100.0	108.0	169.2	182.7	182.6	197.2	178.6	192.9
Concrete Class 20 - 42N Cement	100.0	108.0	157.9	170.5	168.6	182.1	162.0	175.0
Concrete Class 25 - 42N Cement	100.0	108.0	153.3	165.6	163.3	176.4	155.9	168.4
Concrete Class 35 - 42N Cement	100.0	108.0	131.9	142.5	139.8	151.0	131.5	142.0
Cement, Sand Mortar 1:6	100.0	108.0	158.4	171.1	175.4	189.4	154.5	166.9
Formwork	100.0	108.0	145.6	157.2	161.4	174.3	200.8	216.9
Reinforcements (R8 and below)	100.0	108.0	172.2	186.0	172.5	186.3	180.6	195.0
Reinforcements (Y10 and above)	100.0	108.0	178.3	192.6	172.5	186.3	174.4	188.4
STEELWORK								
Structural Steel - Angle Irons -RHS, SHS, CHS	100.0	108.0	263.0	284.0	263.0	284.0	265.3	286.5
Structural Steel - Universal Beams	100.0	108.0	322.0	347.8	322.0	347.8	216.5	233.8

Structural Steel - Lip Channels	100.0	108.0	150.0	162.0	150.0	162.0	151.3	163.4
TIMBER								
Kiln Dried Softwood Timber	100.0	108.0	158.6	171.3	171.3	185.0	192.8	208.2
Treated Softwood Timber	100.0	108.0	158.6	171.3	171.3	185.0	192.8	208.2
Glue Laminated Timber (Glulam)	100.0	108.0	158.7	171.4	171.4	185.1	192.9	208.3
Hardwood Timber	100.0	108.0	158.7	171.4	171.4	185.1	192.9	208.3
PIPEWORK								
450mm uPVC (C 10)	100.0	108.0	201.6	217.7	219.7	237.3	174.1	188.0
500mm uPVC (C 10)	100.0	108.0	170	183.6	201.9	218.1	-	-
50mm GI (Class A)	100.0	108.0	-	-	-	-	-	-
100mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	-	-
125mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	-	-
150mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	-	-
200mm GI (ClassA)	100.0	108.0	170.0	183.6	170.0	183.6	-	-
250mmGI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	-	-
300mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	-	-
350mm GI (Class A)	100.0	108.0	-	-	-	-	-	-
400mm GI (Class A)	100.0	108.0	-	-	-	-	-	-
450mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	-	-
500mm GI (Class A)	100.0	108.0	170.0	183.6	170.0	183.6	-	-
GRADING								
Grading	100.0	108.0	236.6	255.5	246.2	265.9	268.1	289.5
WALLING								
Stone Masonry	100.0	108.0	107.0	115.6	107.7	116.3	115.2	124.4
ROADWORKS								
Crushed Stone Subbase	100.0	108.0	201.7	217.8	185.9	200.8	199.6	215.6
Priming MC 30	100.0	108.0	168	181.4	206.4	222.9	206.4	222.9
Priming MC 70	100.0	108.0	100.0	108.0	122.9	132.7	122.9	132.7
Asphalt 40mm	100.0	108.0	202.7	218.9	234.3	253.0	246.4	266.1

Asphalt 50mm	100.0	108.0	202.7	218.9	234.3	253.0	246.4	266.1
Asphalt 100mm	100.0	108.0	202.7	218.9	234.3	253.0	246.4	266.1
PROTECTION WORKS								
Grouted Stone Pitching	100.0	108.0	158.1	170.7	159.2	171.9	170.2	183.8
Gabions	100.0	108.0	188.7	203.8	188.9	204.0	202.4	218.6
Dumped Rip Rap	100.0	108.0	155.1	167.5	156.1	168.6	166.9	180.3
Packed Rip Rap	100.0	108.0	155.1	167.5	156.1	168.6	166.9	180.3

Table 4: Building Construction Input Price Indices (BCIPI)

	Weights (%)	Q4 2024/2025	Q1 2025/2026	Q2 2025/2026	Q3 2025/2026	Q4 2025/2026
BCIPI	**100**	**213.2**	**228.5**	**246.3**	**254.6**	**261.6**
Materials	**78.2**	**216.7**	**231.3**	**253.6**	**261.8**	**266.2**
Cement Products	**21.1**	177.1	179.6	215.0	223.0	215.4
Ballast/Gravel & Graded crushed stones	**4.2**	249.4	260.1	267.9	273.9	303.5
Form Work	**0.9**	202.9	202.9	221.3	302.6	323.1
Steel & reinforced bars	**17.9**	251.0	268.1	275.2	275.2	276.8
Construction Pumps	**0.01**	152.3	163.7	192.7	204.3	212.8
Doors and Door Frames (Metal and Timber)	**1.2**	164.4	152.6	170.9	184.6	225.9
Sand	**1.5**	251.2	260.2	278.3	278.3	307.0
Paint	**1.0**	194.1	195.5	202.2	233.3	244.8
Roofing Sheets	**1.8**	232.9	283.4	287.3	299.7	298.2
Locks and Iron Mongery	**1.3**	172.7	231.5	247.7	279.9	309.6
Chip Boards and MDF	**1.9**	227.2	230.0	240.9	254.7	277.3
Timber and Wood	**1.6**	169.8	169.8	189.9	201.9	222.0
Electrical fittings	**1.3**	174.4	142.8	151.2	152.3	191.0
Fire Fighting Materials	**0.6**	262.5	360.4	473.3	473.3	486.5
Tiles	**1.3**	183.4	252.9	343.0	400.0	401.3
Concrete Blocks	**18.0**	233.1	248.1	271.8	278.1	282.6
Sanitary Fittings	**0.8**	179.9	187.7	232.8	249.1	259.2
Water Wastes	**1.8**	226.3	321.4	337.3	342.9	325.1

Equipments	**2.7**	220.8	275.9	284.8	329.9	338.3
Labour	**11.8**	238.0	238.0	238.0	238.0	254.1
Fuel & Transportation	**7.3**	132.3	167.1	167.1	177.2	196.2

Table 5: Building Construction Trades Cost Indices (BCTCI)

ITEM	Base Year (2023/24 FY)		2025/2026 Financial Year		2025/2026 Financial Year		2025/2026 Financial Year	
	Q4		Q2		Q3		Q4	
	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index	Input Index	Output Index
EARTHWORKS								
Excavations below 250mm	100.0	108.0	169.9	183.5	173.8	187.7	175.4	189.4
Excavations 250 - 500mm	100.0	108.0	169.9	183.5	173.8	187.7	175.4	189.4
Excavations 500 - 1000mm	100.0	108.0	169.9	183.5	173.8	187.7	175.4	189.4
Excavations 1000 - 1500mm	100.0	108.0	181.2	195.7	200.9	217.0	232.7	251.3
Excavations 1500 - 3000mm	100.0	108.0	181.2	195.7	200.9	217.0	232.7	251.3
Excavations 3000 - 4500mm	100.0	108.0	181.2	195.7	200.9	217.0	232.7	251.3
Excavations 4500mm above	100.0	108.0	181.2	195.7	200.9	217.0	232.7	251.3
Backfilling	100.0	108.0	135.4	146.2	155.9	168.4	169.4	183.0
Disposal (Tipper)	100.0	108.0	135.0	145.8	149.1	161.0	163.5	176.6
Disposal (Wheelbarrows)	100.0	108.0	176.7	190.8	180.8	195.3	182.4	197.0
CONCRETE WORKS								
Concrete Class 10 - 32N Cement	100.0	108.0	180.2	194.6	194.5	210.1	191.1	206.4
Concrete Class 15 - 32N Cement	100.0	108.0	174.1	188.0	187.9	202.9	183.8	198.5
Concrete Class 20 - 42N Cement	100.0	108.0	162.1	175.1	173.0	186.8	166.2	179.5
Concrete Class 25 - 42N Cement	100.0	108.0	156.4	168.9	166.7	180.0	159.1	171.8

Concrete Class 35 - 42N Cement	100.0	108.0	133.7	144.4	141.8	153.1	133.4	144.1
Cement, Sand Mortar 1:6	100.0	108.0	169.7	183.3	187.8	202.8	165.4	178.6
Formwork	100.0	108.0	145.6	157.2	161.4	174.3	200.8	216.9
Reinforcements (R8 and below)	100.0	108.0	172.2	186.0	172.5	186.3	180.6	195.0
Reinforcements (Y10 and above)	100.0	108.0	178.3	192.6	172.5	186.3	174.4	188.4
MANSONRY WORKS								
Stabilized Soil Brick (Half Brick Thick)	100.0	108.0	166.6	179.9	178.7	193.0	180.4	194.8
Engineering Brick (One Brick Thick)	100.0	108.0	117.0	126.4	128.5	138.8	127.9	138.1
200mm Thick Blockwork	100.0	108.0	188.7	203.8	203.4	219.7	202.1	218.3
ROOF COVERING								
IBR Chromadeck Roofing Sheets 26 Gauge	100.0	108.0	136.3	147.2	169.6	183.2	171.1	184.8
IBR Chromadeck Ridge Closure 26 Gauge	100.0	108.0	131.0	141.5	131.0	141.5	93.5	101.0
IBR Chromadeck Roofing Sheets 28 Gauge	100.0	108.0	148.9	160.8	145.3	156.9	146.5	158.2
Corrugated Galvanised Roofing Sheets 28 Gauge	100.0	108.0	150.8	162.9	150.8	162.9	150.8	162.9
IBR Galvanised Roofing Sheets 26 Gauge	100.0	108.0	162.8	175.8	162.8	175.8	164.2	177.3
IBR Galvanised Ridge Covering 26 Gauge	100.0	108.0	131.5	142.0	131.5	142.0	108.7	117.4
IBR Galvanised Roofing Sheets 28 Gauge	100.0	108.0	177.8	192.0	177.8	192.0	179.3	193.6
IBR Galvanised Ridge Covering 28 Gauge	100.0	108.0	145.3	156.9	129.4	139.8	130.5	140.9
STEELWORK								

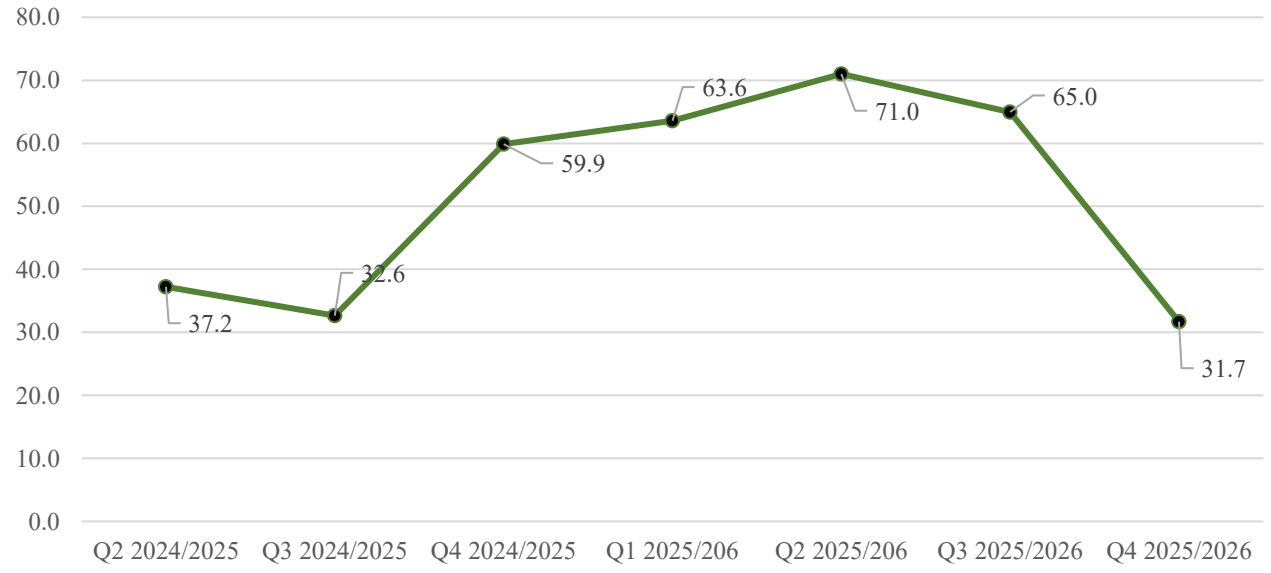
Structural Steel - Angle Irons -RHS, SHS, CHS	100.0	108.0	263.0	284.0	263.0	284.0	265.3	286.5
Structural Steel - Universal Beams	100.0	108.0	322.0	347.8	322.0	347.8	216.5	233.8
Structural Steel - Lip Channels	100.0	108.0	150.0	162.0	150.0	162.0	151.3	163.4
TIMBER								
Kiln Dried Softwood Timber	100.0	108.0	158.6	171.3	171.3	185.0	192.8	208.2
Treated Softwood Timber	100.0	108.0	158.6	171.3	171.3	185.0	192.8	208.2
Glue Laminated Timber (Glulam)	100.0	108.0	158.7	171.4	171.4	185.1	192.9	208.3
Hardwood Timber	100.0	108.0	158.7	171.4	171.4	185.1	192.9	208.3
CEILING								
Ceilings (Nulite) 6mm	100.0	108.0	183.1	197.7	191.4	206.7	205.0	221.4
Fascia Board (Nulite) 10mm	100.0	108.0	192.3	207.7	198.6	214.5	211.1	228.0
Ceilings (Rhinoboard) 6mm	100.0	108.0	182.7	197.3	205.4	221.8	223.9	241.8
Ceilings (Rhinoboard) 9mm	100.0	108.0	175.6	189.6	181.8	196.3	195.5	211.1
SANITARY FITTINGS								
Kitchen Sink	100.0	108.0	111.4	120.3	111.7	120.6	109.7	118.5
Water Closet	100.0	108.0	264.6	285.8	264.6	285.8	261.8	282.7
Wash Hand Basin	100.0	108.0	121.9	131.7	121.9	131.7	123.4	133.3
Shower and accessories	100.0	108.0	100.0	108.0	-	-	-	-
Bathtub and accessories	100.0	108.0	100.0	108.0	-	-	-	-
PIPEWORK								
Galvanised Pipes 15mm diameter	100.0	108.0	186.0	200.9	186.0	200.9	250.9	271.0
Galvanised Pipes 20mm diameter	100.0	108.0	203.8	220.1	211.0	227.9	242.5	261.9
HDPE Pipes 20mm diameter Class 10	100.0	108.0	199.8	215.8	210.6	227.4	244.9	264.5

HDPE Pipes 25mm diameter Class 10	100.0	108.0	209.9	226.7	226.3	244.4	263.7	284.8
HDPE Pipes 32mm diameter Class 10	100.0	108.0	205.7	222.2	221.0	238.7	267.6	289.0
HDPE Pipes 40mm diameter Class 10	100.0	108.0	204.8	221.2	223.5	241.4	267.0	288.4
HDPE Pipes 50mm diameter Class 10	100.0	108.0	187.4	202.4	215.8	233.1	233.3	252.0
HDPE Pipes 63mm diameter Class 16	100.0	108.0	193.5	209.0	210.5	227.3	226.8	244.9
IPS Pipes 15mm diameter	100.0	108.0	233.3	252.0	233.3	252.0	195.8	211.5
IPS Pipes 20mm diameter	100.0	108.0	226.0	244.1	227.9	246.1	251.7	271.8
IPS Pipes 25mm diameter	100.0	108.0	171.3	185.0	172.2	186.0	137.4	148.4
PVC Pipes 40mm diameter	100.0	108.0	214.9	232.1	215.4	232.6	210.7	227.6
PVC Pipes 50mm diameter	100.0	108.0	120.0	129.6	142.5	153.9	113.8	122.9
PVC Pipes 110mm diameter	100.0	108.0	155.9	168.4	156.7	169.2	158.4	171.1
GLAZING								
Glazing (4mm Clear Sheet)	100.0	108.0	154.6	167.0	153.8	166.1	162.4	175.4
Glazing (6mm Clear Sheet)	100.0	108.0	148.8	160.7	163.1	176.1	170.0	183.6
Glazing (4mm Obscure Sheet)	100.0	108.0	180.7	195.2	161.1	174.0	176.1	190.2
Glazing (6mm Obscure Sheet)	100.0	108.0	209.1	225.8	211.9	228.9	240.0	259.2
TILING								
Ceramic Wall Tiling 300 x 300 x 6mm	100.0	108.0	222.5	240.3	263.5	284.6	274.1	296.0
Glazed Porcelain Tiling 400 x 400 x 8mm	100.0	108.0	201.6	217.7	202.9	219.1	204.4	220.8
Glazed Porcelain Tiling 500 x 500mm	100.0	108.0	204.5	220.9	205.7	222.2	207.1	223.7

Glazed Porcelain Tiling 600 x 600mm	100.0	108.0	235.7	254.6	259.1	279.8	258.7	279.4
PAINTING								
PVA Painting	100.0	108.0	125.5	135.5	146.8	158.5	154.9	167.3
Gloss Painting	100.0	108.0	133.1	143.7	152.6	164.8	164.1	177.2
Acrylic Painting	100.0	108.0	138.9	150.0	159.5	172.3	171.6	185.3

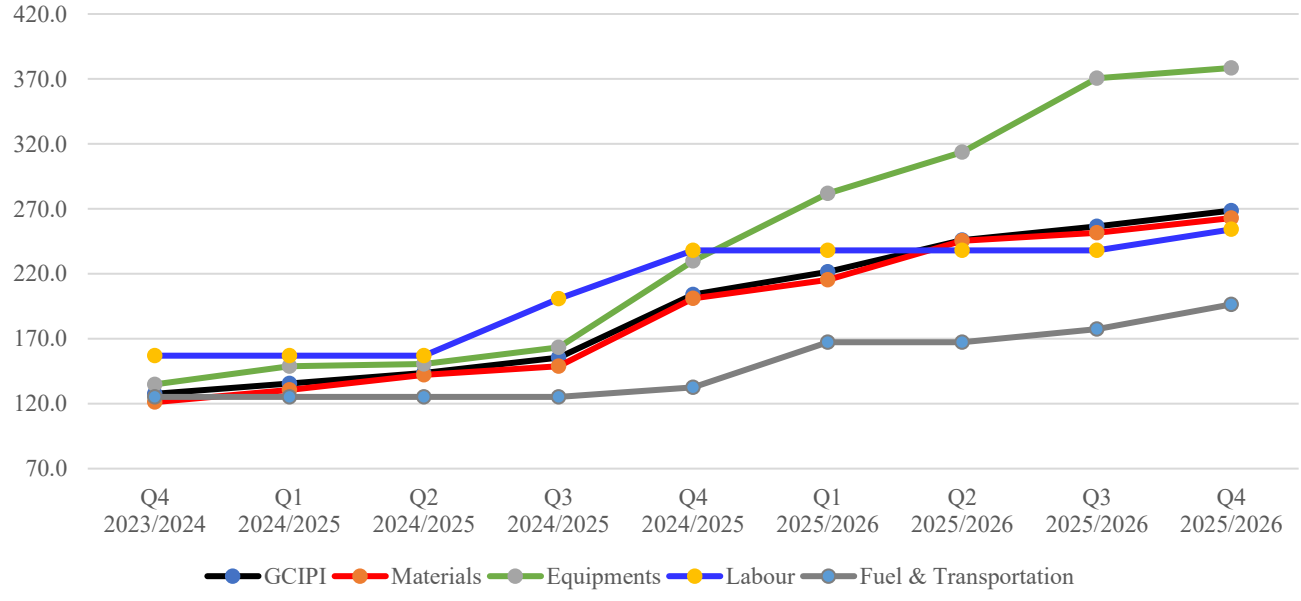
ANNEX FIGURES

Figure 1: General Construction Input Price Indices Growth Trends (Year on Year), Malawi (Q2 2024/25 - Q4 2025/26)



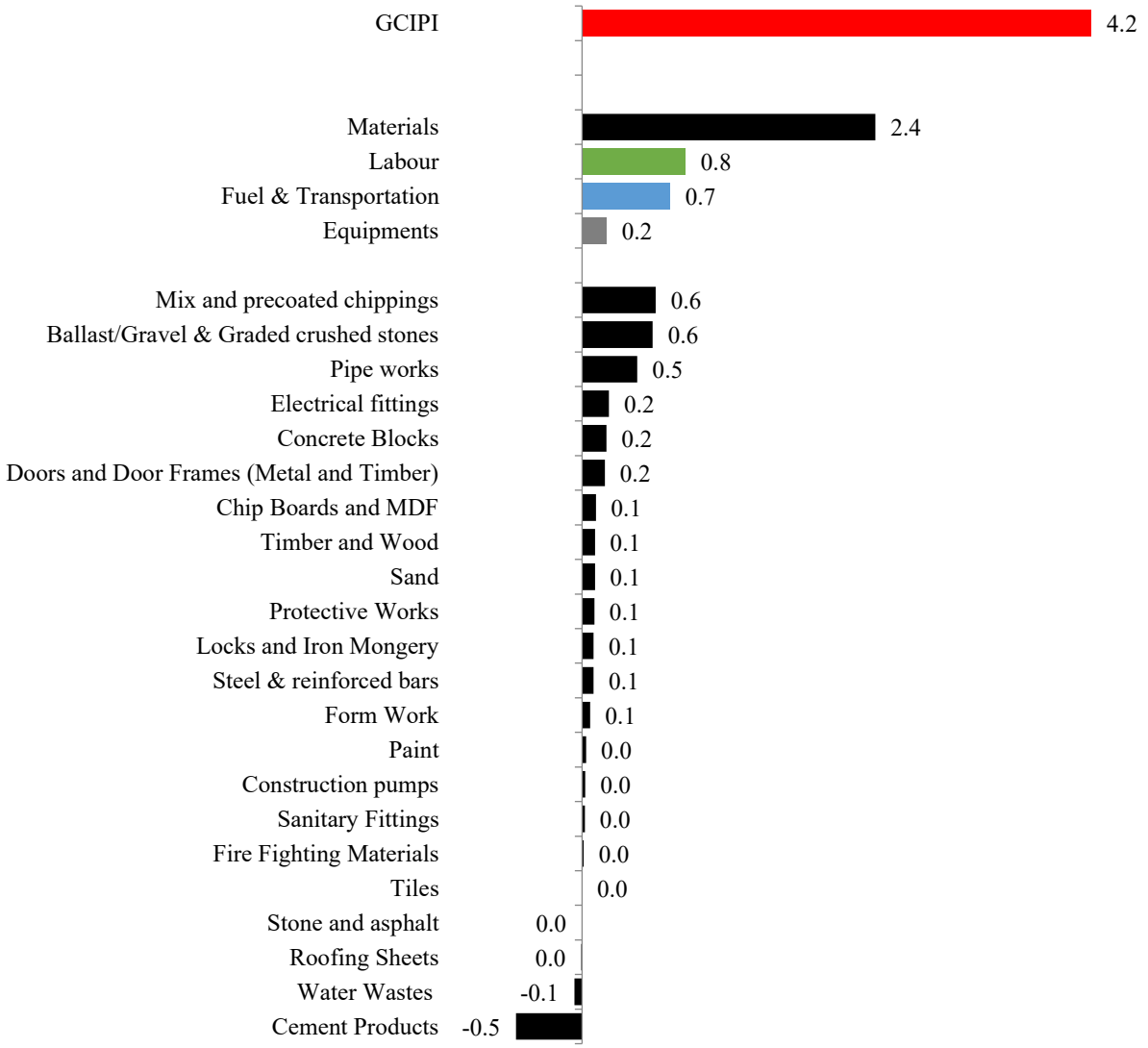
Source: Building, Civil works and General Cost and Input Price Indices, Fourth quarter 2025/2026

Figure 2: General Construction Input Price Indices, Malawi Q4 2023/2024 – Q4 2025/2026



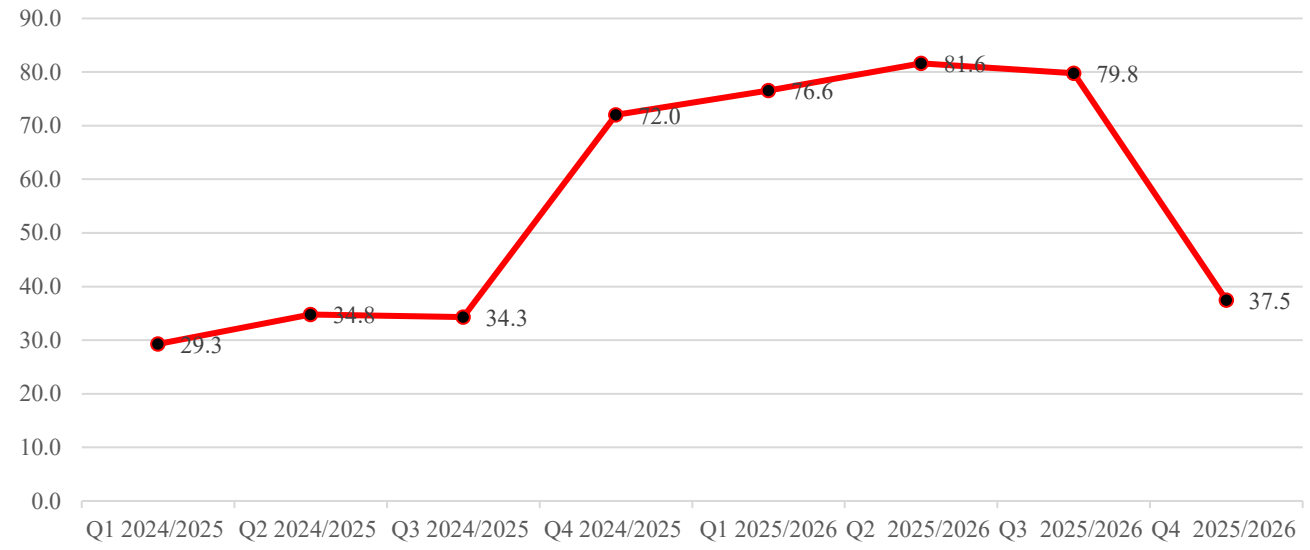
Source: Building, Civil works and General Cost and Input Price Indices, Fourth quarter 2025/2026

Figure 3: Adjusted Contribution to Quarter-on-Quarter GCIPI Growth Rate (Percentage Points), Malawi Q4 2025/2026



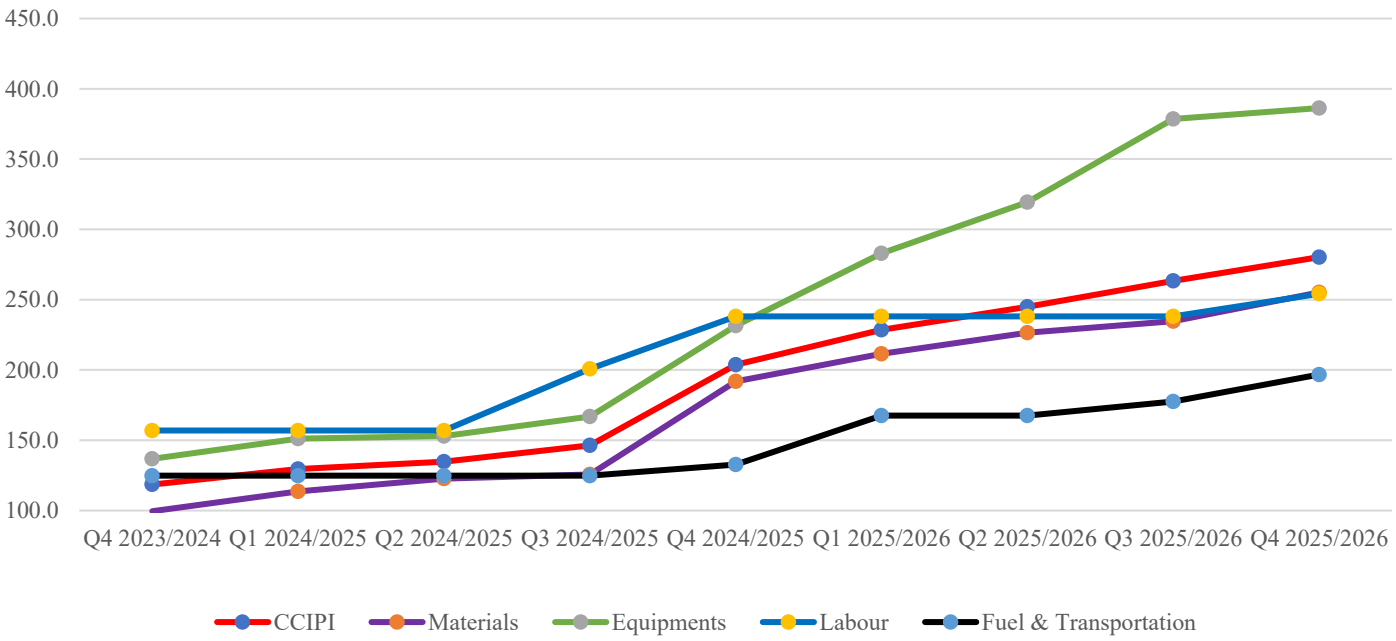
Source: Building, Civil works and General Cost and Input Price Indices, Fourth quarter 2025/2026

Figure 4: Civil Engineering Construction Input Price Indices Growth Trends (Year on Year), Malawi (Q1 2024/25 -Q4 2025/26)



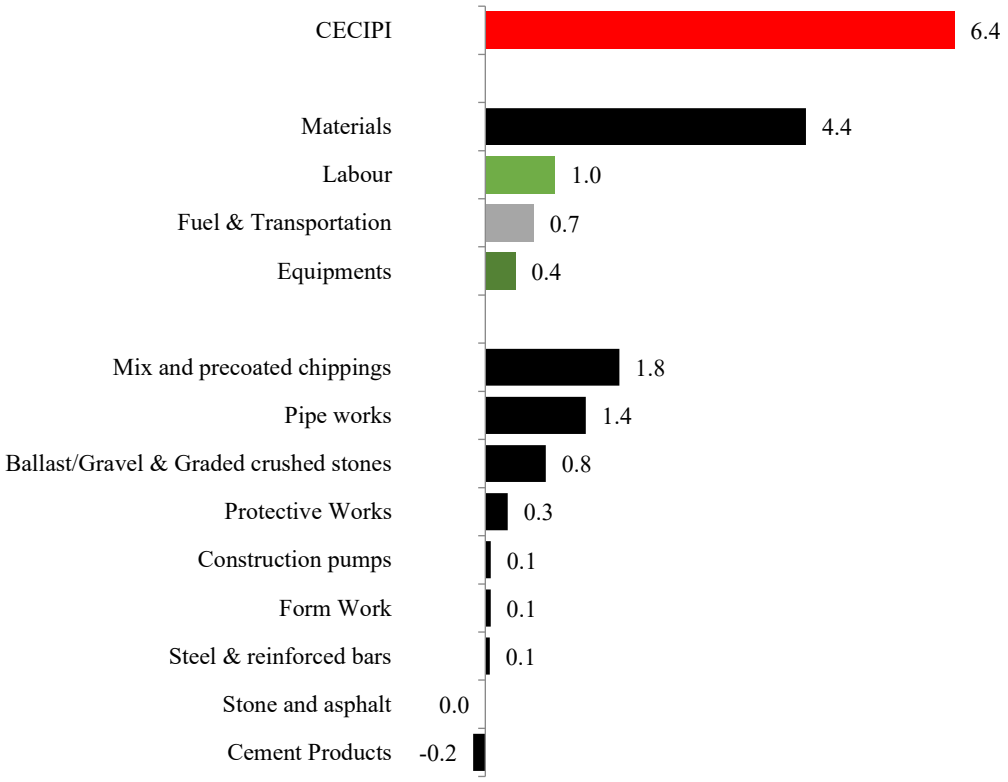
Source: Building, Civil works and General Cost and Input Price Indices, Fourth quarter 2025/2026

Figure 5: Civil Engineering Construction Input Price Indices, Malawi Q4 2023/2024 – Q4 2025/2026



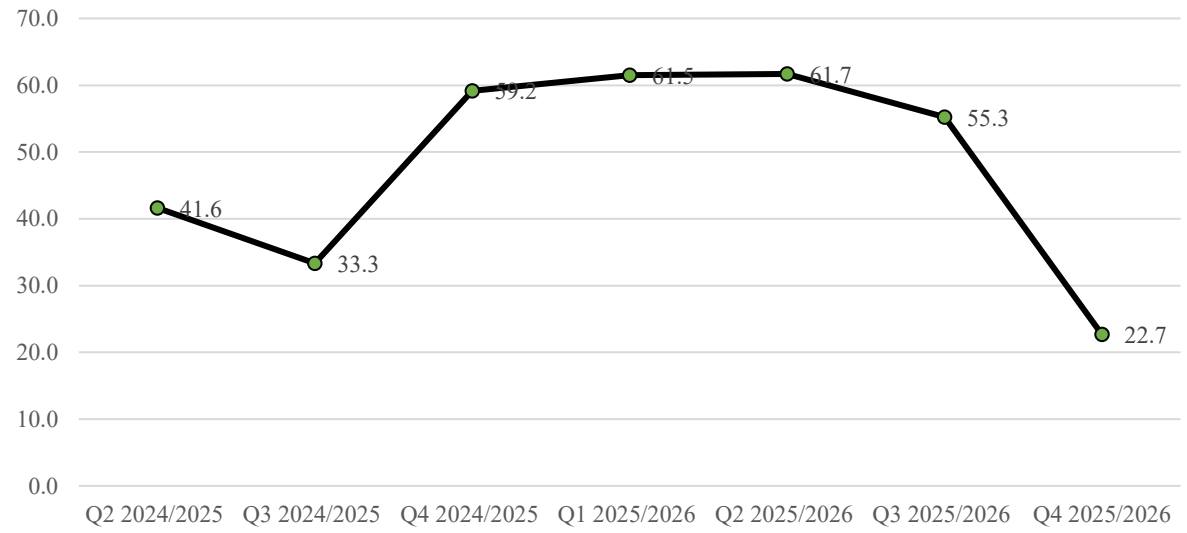
Source: Building, Civil works and General Cost and Input Price Indices, Fourth quarter 2025/2026

Figure 6: Adjusted Contribution to Quarter-on-Quarter CECIPI Growth Rate (Percentage Points), Malawi Q4 2025/2026



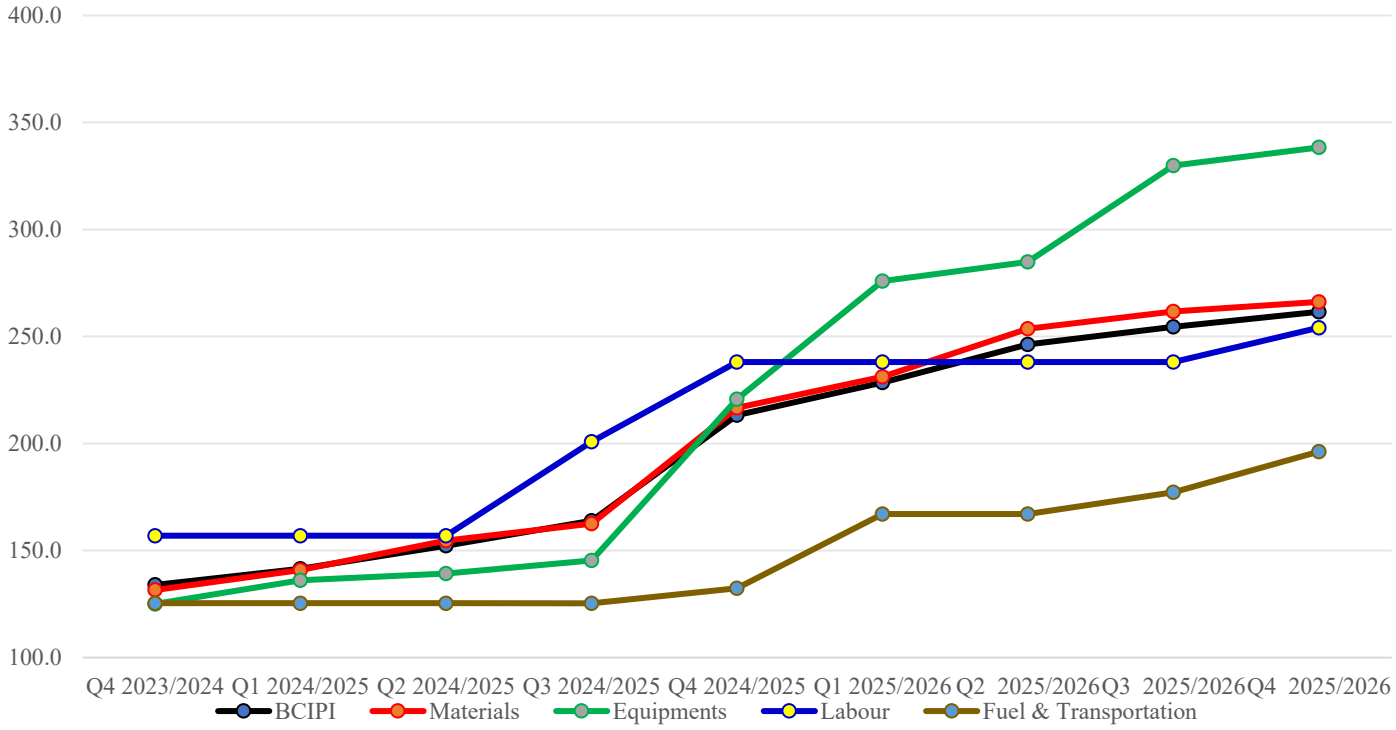
Source: Building, Civil works and General Cost and Input Price Indices, Fourth quarter 2025/2026

Figure 7: Building Construction Input Price Indices Growth Trends (Year on Year), Malawi (Q2 2024/25 - Q4 2025/26)



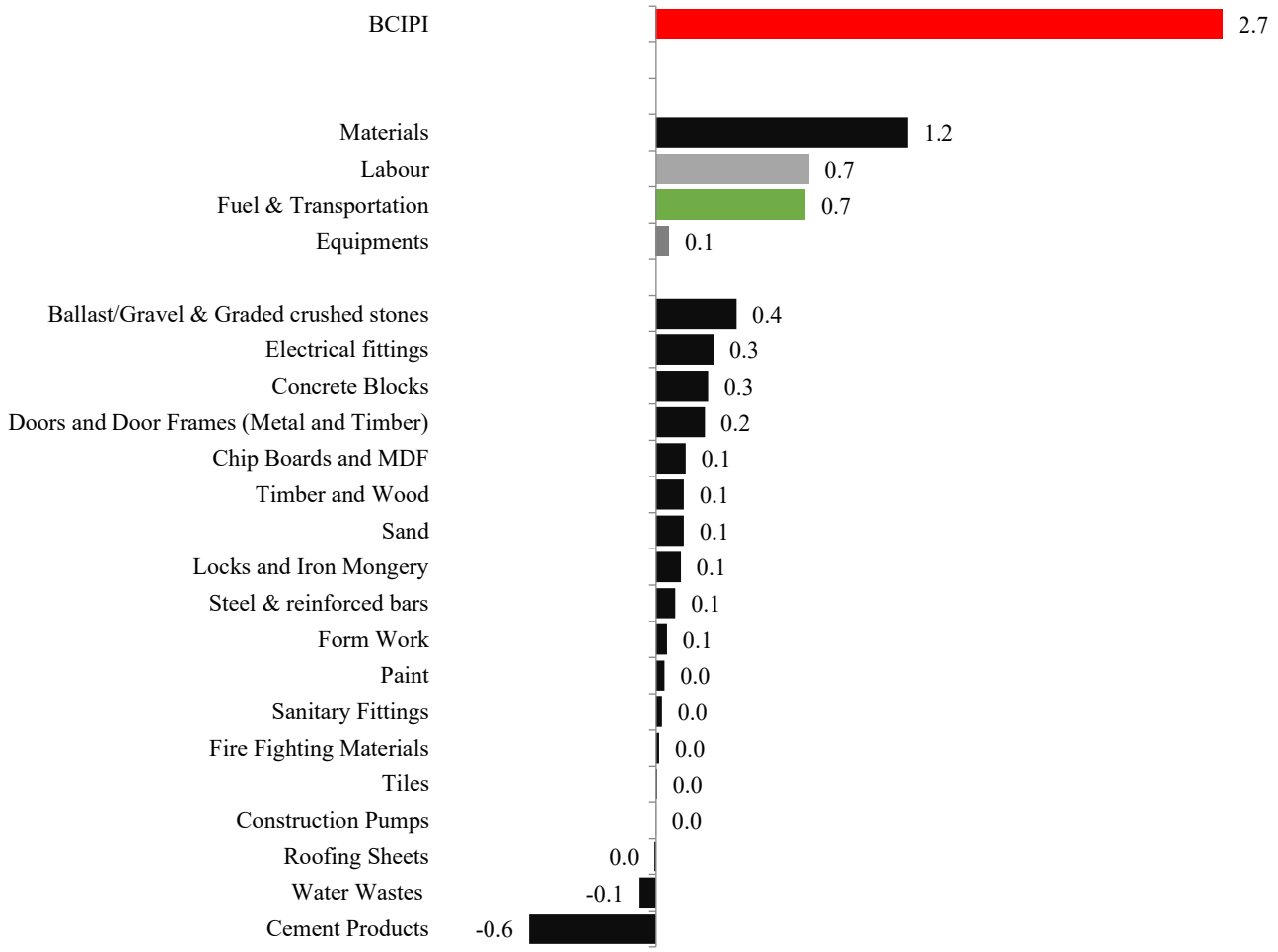
Source: Building, Civil works and General Cost and Input Price Indices, Fourth quarter 2025/2026

Figure 8: Building Construction Input Price Indices, Malawi Q4 2023/2024 – Q4 2025/2026



Source: Building, Civil works and General Cost and Input Price Indices, Fourth quarter 2025/2026

Figure 9: Adjusted Contribution to Quarter-on-Quarter BCIPI Growth Rate (Percentage Points), Malawi Q4 2025/2026



Source: Building, Civil works and General Cost and Input Price Indices, Fourth quarter 2025/2026