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NEINOR HOMES, S.A. EXTRAORDINARY GENERAL SHAREHOLDERS MEETING 2024

VENUE, DATE AND TIME OF THE MEETING

The board of directors of Neinor Homes, S.A. (“**Neinor**” or the “**Company**”) has resolved to convene the extraordinary general shareholders meeting to be held at calle Henao 20, 1st floor, left office, 48009 Bilbao, (Spain), on 17 December 2024 at 11:00 hours, on first call and, if there is no quorum, on second call, on the following day, 18 December 2024, at the same time and venue. It is hereby stated that shareholder registration desks will open at 9:00 hours and that the extraordinary general shareholders meeting is expected to take place on second call, on the day and venue above indicated, unless otherwise informed.

AGENDA

- First** Review and, where appropriate, approval of a share capital reduction in an amount of 62,224,063.33 euros, with the aim of refunding shareholder contributions, by reducing the nominal value of the shares by 0.83 euros, and subsequent amendment of article 5 of the Articles of Association.
- Second** Review and, where appropriate, approval of a share capital reduction in an amount of 62,224,063.33 euros, with the aim of refunding shareholder contributions, by reducing the nominal value of the shares by 0.83 euros, and subsequent amendment of article 5 of the Articles of Association.
- Third** Delegation of powers to formalize and execute all the resolutions adopted by the general shareholders meeting, for their notarization as a public document and their interpretation, correction, complementation, development and registration.

SUPPORTED PROPOSED RESOLUTIONS

Shareholders representing at least 3% of share capital may submit supported proposed resolutions regarding matters already included or which must be included in the agenda in accordance with the provisions of article 519.3 of the Spanish Companies Law, approved by Royal Legislative Decree 1/2010 of 2 July (*Real Decreto Legislativo 1/2010, de 2 de julio, por el que se aprueba el texto refundido de la Ley de Sociedades de Capital*, the “**Spanish Companies Law**”). This right must be exercised by through a certified notice which must be received at the Company’s registered address (i.e. calle Henao 20, 1st floor, left office, 48009 Bilbao (Spain)) within five days of the publication of this notice.

The certified notice must state the full name of the shareholders making the proposal and the corresponding documentation—a copy of the card that includes the attendance, proxy and remote voting (the “**Attendance Card**”) or the authentication certificate—which accredits their shareholder status with the aim of cross-checking that information with the one provided by Sociedad de Gestión de los Sistemas de Registro, Compensación y Liquidación de Valores, S.A.U. (“**Iberclear**”), as well as the content if the proposal or proposals made by the shareholder or shareholders.

RIGHT OF ATTENDANCE

Shareholders may attend the general meeting whatever the number of shares they hold, provided that those

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shares are registered in their name in the corresponding book entry registry five days before the date on which the meeting is to be held, and such registration duly proven upon entrance to the venue of the general meeting, within the two hours prior to the commencement of the meeting, by means of the corresponding Attendance Card indicating the number of shares held and the number of votes which may be cast. The Attendance Card will be issued by the entities participating in Iberclear to the owners of the shares who prove their shares were registered five days prior to the date on which the general meeting is to be held.

For the purposes of proving the identity of the shareholders, or of their proxy representatives, those attending may be asked, at the entrance to the venue where the general meeting is to be held, to provide their Attendance Card and to prove their identity by providing their National Identity Card or any other unexpired official document generally accepted for these purposes.

Notwithstanding the above, all shareholders are reminded of the possibility for proxy representation and remote voting in the terms provided for in this notice.

The general meeting will be broadcast through a conference call via a link on the Company's corporate website (www.neinorhomes.com), which will be accessible to both the shareholders and non-shareholders of the Company will have access.

PROXY AND REMOTE VOTING THROUGH REMOTE MEANS OF COMMUNICATION BEFORE THE GENERAL MEETING IS HELD

A. Right to proxy representation and delegation by remote means

In accordance with the provisions of articles 22 of the Articles of Association and 13 of the Regulations of the General Meeting, all shareholders with the right to attend may be represented at the general meeting by another person, even if such person is not a shareholder of the Company, meeting the requirements and formalities laid down by the law, the Articles of Association and the rest of the internal regulations of the Company as applicable.

The delegation of proxy representation must be completed and signed by the shareholder by means of the Attendance Card issued by the participating entity in Iberclear.

The proxy must exercise said representation by attending the general meeting personally and handing in the attendance card issued by the participating entity in Iberclear at the shareholder registration desk, at the place and date where the general meeting will take place, within the two hours prior to the beginning of the meeting.

Proxy representation is always revocable. Personal attendance of the represented person to the general meeting shall be construed as a revocation of the proxy delegation. Likewise, the vote of the shareholder shall prevail over the proxy delegation and, therefore, the delegations previously issued shall be deemed revoked and the ones granted afterwards as not carried out. In the event that a shareholder grants several proxies or casts several votes, the last proxy or the last vote cast that has been received by the Company within the established term shall prevail.

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A separate power of proxy representation must be granted individually for each general meeting, in writing or by remote means of communication.

If voting instructions have been given by the represented shareholder, the representative shall cast the vote in accordance with such instructions and shall be obliged to preserve the instructions for a period of one year as from the date of the meeting.

There is no limit to the number of shareholders that a proxy may represent. A proxy who represents several shareholders may cast different votes, in line with the instructions given by each shareholder.

In any case, the total number of represented shares shall count for the valid constitution of the meeting.

The documents granting proxy representation at a general meeting must include, at least, the following:

- (i) The date of the general meeting and the agenda.
- (ii) The identity of the represented shareholder and the proxy. If not specified, it shall be understood that the representation has been granted in favor of the Chairman of the board of directors, without prejudice to what is indicated below for the case of conflict of interest.
- (iii) The number of shares held by the represented shareholder.
- (iv) Instructions regarding how the votes of the represented shareholder are to be cast with regard to each of the items on the agenda, if appropriate.

The Chairman of the general meeting, or the persons designated through the mediation of the Chairman, shall be understood to be empowered to determine the validity of the proxy representation granted and its compliance with the requirements for attendance at the general meeting.

The provisions of the previous paragraphs shall not be applicable when the proxy is the spouse, ascendant or descendant of the represented shareholder and proof is provided of such relationship, nor shall they be applicable when the proxy holds a general power of attorney granted in a public deed, includes powers to manage all the estate of the represented person within the Spanish territory and a copy of such deed is provided.

When granted by remote means of communication, proxy representation shall only be valid if granted:

1. By post or by delivery

The Attendance Card issued by the participating entity in Iberclear, with the corresponding section duly signed and completed by the shareholder, must be delivered or sent to the registered address of the Company (i.e. calle Henao 20, 1st floor, left office, 48009 Bilbao (Spain)). The proxy representation granted and the identity of the represented shareholder must be clearly detailed.

In case that the Attendance Card issued by the participating entity in Iberclear does not include the section relating to the delegation of representative power or if the section is incomplete, the shareholder may use the Attendance Card provided to shareholders by the Company on its corporate website (www.neinorhomes.com).

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Said Attendance Card, duly signed, must be delivered to the Company by post at the address given in the previous paragraph, together with the duly signed Attendance Card issued by the participating entity in Iberclear.

2. By electronic communication

Proxy representation granted by electronic means will be accepted as from the publication of this notice, by sending an e-mail to the address juntas.accionistas@neinorhomes.com attaching the Attendance Card issued by the entity participating in Iberclear, duly signed and with the relevant section completed by the shareholder, together with a copy of the shareholder's identity document.

In the event that the Attendance Card issued by the entity participating in Iberclear does not include the section relating to the proxy or it is incomplete, the shareholder may use the Attendance Card made available to the shareholders by the Company on its corporate website (www.neinorhomes.com). Said Attendance Card, duly signed, must be sent to the Company by e-mail as indicated in the preceding paragraph, together with the Attendance Card issued by the entity participating in Iberclear, duly signed and a copy of the shareholder's identity document.

B. Voting rights and the exercise of remote voting rights before the general meeting is held

Shareholders with attendance and voting rights may cast their votes on the proposals made with respect to the items on the agenda prior to the general meeting, by post or by e-mail sent to the address juntas.accionistas@neinorhomes.com, in accordance with the applicable law and in article 25 of the Articles of Association and articles 11.4 and 26 of the Regulations of the General Meeting.

1. Voting by delivery or by post

In order to cast a vote by post, the shareholder must fill in and sign the Attendance Card issued in their name by the participating entity in Iberclear, in which the shareholder must specify the vote (in favor, against, abstention or blank), marking a cross on the corresponding box of the table which appears on said Attendance Card.

Once the corresponding section has been completed and the Attendance Card signed, the shareholder must deliver it or send it by post to the Company's registered office (i.e. calle Henao 20, 1st floor, left office, 48009 Bilbao (Spain)).

In case that the Attendance Card issued by the participating entity in Iberclear does not include the section relating to remote voting or if this section is incomplete, the shareholder may use the Attendance Card provided to shareholders by the Company on its corporate website (www.neinorhomes.com). Said Attendance Card, duly signed, must be sent to the Company by post at the address indicated in the previous paragraph, together with the duly signed Attendance Card issued by the participating entity in Iberclear.

2. Electronic voting

As from the publication of this notice, shareholders may also cast their votes through by sending an e-mail to

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the address juntas.accionistas@neinorhomes.com attaching the Attendance Card issued by the entity participating in Iberclear, duly signed and with the relevant section completed by the shareholder, together with a copy of the shareholder's identity document.

In the event that the Attendance Card issued by the entity participating in Iberclear does not include the section relating to the proxy or it is incomplete, the shareholder may use the Attendance Card made available to the shareholders by the Company on its corporate website (www.neinorhomes.com). Said Attendance Card, duly signed, must be sent to the Company by e-mail as indicated in the preceding paragraph, together with the Attendance Card issued by the entity participating in Iberclear, duly signed and a copy of the shareholder's identity document.

C. General provisions regarding delegation and remote voting

Valid proxies granted and votes cast by remote means of communication (postal or electronic) must be received by Company before 23:59 hours on the day immediately prior to the date on which the general meeting is to be held, otherwise the proxy shall be taken not to have been conferred and the vote not to have been cast. After the expiry of this term, only votes cast in person at the general meeting by the shareholder or the person validly representing the shareholder will be accepted.

Proxy representative may only exercise the right to vote of the represented shareholder by personally attending the meeting. On the day and at the venue of the meeting, the proxy representatives, whether appointed by post or electronically, must identify themselves within the two hours prior to the commencement of the meeting, by means of their National Identity Card or any other unexpired official document which is generally accepted for these purposes, in order for the Company to verify the power of representation granted, and providing a copy of the Attendance Card issued by the participating entity in Iberclear sent to the Company (by post or electronically).

When the shareholder exercises the right to vote before the general meeting is held or grants power of proxy representation using remote means of communication, in any case, it must be recorded in the shareholder's name in the corresponding book entry registry at least five days prior to the date on which the general meeting is to be held.

Likewise, the validity of the proxy representation granted and of the remote vote issued before the general meeting is held will be subject to a check of the status as a shareholder with the information provided by Iberclear. In case of discrepancy between the number of shares notified by the shareholder granting proxy representation or casting a vote remotely before the general meeting is held and the number which appears in the book entry registry notified by Iberclear, the number of shares notified by Iberclear shall be considered valid for the purposes of quorum and voting, unless proof of the contrary is provided.

The power of proxy representation granted and the vote issued by post or electronically before the general meeting is held may be rendered without effect by express revocation by the shareholder. Such revocation must be made through the same mean as used to grant the power of proxy representation or to cast the vote

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and must be exercised within the established term.

A shareholder who grants power of proxy representation by electronic means undertakes to notify the designated representative of the granted proxy. When the power of proxy representation is granted to the Chairman of the board of directors or of the meeting, or to a director, or to the Secretary or the Vice-Secretary of the board of directors of the Company, this notification shall be understood to have been given through the reception by the Company of such electronic delegation. The power of proxy representation must be accepted by the representative; otherwise it shall not be considered valid.

Before being appointed, the proxy representative must inform the shareholder of the existence of any conflict of interest. If the conflict of interest arises after the appointment and the represented shareholder was not warned of its possible existence, the shareholder must be informed immediately. In both cases, if new and precise voting instructions are not received with respect to each of the items on which the proxy representative is to vote in the name of the shareholder, the proxy should abstain from casting a vote.

For the purposes of the provisions included in articles 523 and 526 of the Spanish Companies Law, it is hereby stated that the Chairman of the general meeting as well as any other member of the board of directors, may be in a situation of conflict of interest with respect to the cases described in sections a), b), c) and d) of article 526.1 of the Spanish Companies Law (appointment, re-election or ratification of directors, removal, separation or discharge of directors, the exercise of corporate liability action and approval and ratification of transactions of the Company with the concerned director) which may be brought forward outside the agenda, in accordance with the law.

If the proxy has been validly granted pursuant to applicable regulations and the internal regulations of the Company but does not include instructions regarding the exercise of the vote or if there is any doubt regarding the identity of the representative or the scope of representative power, it shall be understood that (i) the delegation is made to the Chairman of the board of directors, without prejudice to the provisions set out below for cases of conflict of interest; (ii) it refers to all the items included in the agenda of the general meeting, (iii) the vote is in favor of all of the proposed resolutions by the board of directors; and (iv) it also covers the items which may arise that are not on the agenda, with respect to which the proxy shall abstain from voting, unless there are sufficient elements to consider that it would be more favorable to the interests of the represented shareholder to vote in favor or against such proposed resolutions.

Without prejudice to the provisions of the previous paragraph, in case the proxy representative is in a situation of conflict of interest regarding any of the items included in the agenda or that may be submitted in accordance with the law and if the shareholders has not given voting instructions for each of those items, the proxy representative shall abstain. In such case, it shall be understood that the represented shareholder has also designated as successive joint and several representatives the Chairman of the general meeting and, if the Chairman is in a situation of conflict of interest, the Secretary of the general meeting and if, in turn, the Secretary is also in a situation of conflict of interest, the Vice-Secretary non-member of the board of directors.

Likewise, a shareholder who casts a vote by post or electronically before the general meeting is held and does

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not mark one or any of the boxes indicating the vote with respect to the items on the agenda, it shall be understood that the shareholder wishes to vote in favor of the respective proposals made by the board of directors.

The rules of precedence between delegation, remote voting and personal voting at the meeting are as follows:

- (i) The attendance at the general meeting of a shareholder or of the representative of the shareholder which is a legal person who has delegated a vote or who has voted remotely before the general meeting is held, whatever the means used to cast the vote, shall cancel such delegation or previous vote.
- (ii) In the event that a shareholder grants several proxies or casts several votes, the last proxy or the last vote cast that has been received by the Company within the established term shall prevail.
- (iii) As a particular rule, a vote cast by any remote means of communication before the general meeting is held shall cancel any grant of proxy representation made electronically or by means of a card printed on paper, whether prior, in which case it shall be taken to be revoked, or subsequent, in which case it shall be taken not to have been made.
- (iv) Both the proxy representation and the vote cast remotely shall be invalid if, to the knowledge of the Company, the shares which carry the attendance rights have been disposed of.

The Company will provide shareholders with forms which they may use for proxy delegation and voting by post or remotely on its corporate website (www.neinorhomes.com) under the terms laid down in this notice.

If the shareholder is a legal person, the shareholder must communicate to the Company any modification or revocation of the powers held by its representative and, therefore, the Company shall bear no responsibility until such notification is given.

With respect to shareholders who are legal persons, regardless of the remote means of communication used to grant representation remotely to a third party or to vote remotely, at the request of the Company, it must send, together with the rest of the documentation required under these rules, a copy of the power of attorney of the natural person who, in the name of and representing said shareholding legal person, grants power of representation to a third party or exercises the remote vote.

Any of the joint holders of depositary receipts for shares may vote, delegate and attend, and the rules of precedence established above shall be applicable among them. For the purposes of article 126 of the Spanish Companies Law, it is assumed that a joint holder who at any time attends, delegates or votes in the exercise of the rights of the joint holders does so by the designation of the rest of the joint holders.

The Company reserves the right to modify, suspend, cancel or restrict the remote voting and proxy delegation mechanisms should technical or security reasons so require or oblige. Likewise, the Company reserves the right to request such additional identification means as it deems necessary in order to guarantee the identity of participants, the authenticity of the vote and of the proxy representation granted and, in general, the legality of the acts of the general meeting.

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The Company shall bear no responsibility for any damages which may be caused to the shareholder as a result of breakdowns, overloads, fallen lines, connection failures, malfunction of the postal service or any other eventuality of the same or similar nature which is beyond the control of the Company, and which prevent the use of the remote proxy delegation and voting mechanisms.

Shareholders who are legal person and non-residents in Spain should consult the Investor Relations Department (investor.relations@neinorhomes.com) to examine the possibility, where appropriate, of adapting, with due guarantees, the mechanisms for remote voting and proxy representation to their peculiarities.

RIGHT TO RECEIVE INFORMATION AND AVAILABLE DOCUMENTATION

In accordance with article 518 of the Spanish Companies Law, as of the publication of this notice convening the general meeting and until it is held, the following documents and information, among others, will be made uninterruptedly available to shareholders on the Company's corporate website (www.neinorhomes.com):

- The notice of the call.
- The total number of shares and voting rights on the date of the notice.
- The full text of the proposed resolutions to be adopted, where appropriate, by the general meeting of regarding each item on the agenda, and the corresponding reports by the board of directors which are legally required.
- Articles of Association in force.
- Regulation of the General Shareholders Meeting in force.
- The form or model of the attendance, proxy and remote voting card.
- Rules regarding the right to attend the General Shareholders Meeting and the rules for proxy, and remote voting.
- Description of the shareholders' information rights.
- The rules of the Electronic Shareholders Forum.
- Valid requests for information, clarifications or questions made by shareholders in the exercise of their right to information and the replies given by the directors.

Likewise, in accordance with article 287 of the Spanish Companies Law, any shareholder may examine, at the registered office, and request the delivery, free of charge (which may be by e-mail with acknowledgement of receipt if the shareholder accepts such a procedure) of the documents that are to be submitted to the general meeting for approval in the cases where this is legally required and, in particular, the required reports issued by the directors and the rest of the documentation that is required to be available to shareholders for this general meeting.

In accordance with articles 197 and 520 of the Spanish Companies Law, from the day of the publication of this notice and until the fifth day prior to the date on which the general meeting is to be held, inclusive, or verbally

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during the meeting, shareholders may request to the board of directors the information or clarifications they deem appropriate, or submit the written questions they consider relevant, with respect to the items included on the agenda.

Likewise, within the term and in writing, or verbally during the meeting, shareholders may request the clarifications they deem appropriate with respect to the publicly available information which the Company has provided to the Spanish National Securities Market Commission since the last general meeting and with respect to the auditors' report.

Except in those cases expressly provided by the law, the board of directors will be obliged to provide the information requested in writing up to the day of the general meeting and, in the case of verbal requests for information made during the general meeting, when it is not possible to fulfil the shareholder's right to information at that moment, the board of directors shall be obliged to provide such information in writing within seven days following the conclusion of the meeting.

Requests for information may be delivered or sent through post to the registered address of the Company (i.e. calle Henao 20, 1st floor, left office, 48009 Bilbao (Spain) or by sending an e-mail to the address juntas.accionistas@neinorhomes.com.

Whatever the means used, the request of the shareholder must include their full name, together with proof of shares held, by means of a copy of the Attendance Card issued by the participating body in Iberclear or a certificate of ownership, whose purpose is to enable this information to be checked against the list of shareholders and the number of shares in their name provided by Iberclear, for the general meeting. The shareholder shall be responsible for providing proof that the request was sent to the Company in the corresponding format and within the appropriate term.

The Company's corporate website (www.neinorhomes.com) contains detailed instructions for the exercise of shareholders' right to information, in accordance with the provisions included in the applicable legislation.

Requests for information made by shareholders will be answered, if appropriate, once the identity and status as a shareholder of the applicant has been confirmed, prior to the general meeting, by the same means used to make the request, unless the shareholder indicates another preferred mean of communication. In any case, the information in question may be sent by certified mail with acknowledgement of receipt or by registered fax.

SPECIAL INFORMATION INSTRUMENTS

In accordance with article 539.2 of the Spanish Companies Law and the terms included in it, in order to facilitate communication of shareholders prior to the general meeting, an Electronic Shareholders Forum (the "Forum") will be enabled with all due guarantees on the Company's corporate website (www.neinorhomes.com), which may be accessed by all individual shareholders and any voluntary associations which might be constituted pursuant in accordance with the aforementioned article.

The Forum may be used to publish, among others, requests support for such proposals, present initiatives to achieve sufficient percentage to exercise minority right as provided in the law, as well as presenting offers of

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or requests for voluntary representation.

Access to the Forum and the terms and conditions of its use and operation shall be governed by the provisions included in this notice, the document with the description of the right of information that corresponds to the shareholders and the operating rules of the Forum, which may be accessed on the Company's corporate website (www.neinorhomes.com).

NOTARIAL INVOLVEMENT AT THE GENERAL SHAREHOLDERS MEETING

The board of directors resolved to request the presence of a Notary public so that he/she can issue the minutes of the extraordinary general shareholders meeting, in accordance with the provisions of article 203 of the Spanish Companies Law in relation to article 101 of the Commercial Registry Regulations, approved by Royal Decree 1784/1996, of 19 July (*Real Decreto 1784/1996, de 19 de julio por el que se aprueba el Reglamento del Registro Mercantil*).

OTHER INFORMATION OF INTEREST TO SHAREHOLDERS

The personal data provided by shareholders to the Company for the exercise of their voting, attendance or delegation rights at the general meeting or which are provided by the banks and stock agencies and companies in which the shares of the shareholders are deposited, through the entity responsible to keep the register of book entries, shall be processed by the Company, in its capacity as data controller, for the purposes of managing the development, fulfilment and control of the current relationships with shareholders, regarding the convening and holding of the general meeting, as well as in order to comply with legal obligations. The data may be communicated to the Notary attending and drawing up the minutes of the general meeting. The processing of data is necessary for the purposes indicated and its legal basis is your relationship as a shareholder as well as to comply with legal obligations. The data shall be kept for the duration of such relationship and, thereafter, for a period of six years only in order to be able to deal with any legal or contractual actions, unless, exceptionally, a longer limitation period would apply.

In case the Attendance Card includes personal data referring to third parties, the shareholder must inform them of the points indicated herein in relation to the processing of personal data and comply with any other requirements which may be applicable for the proper assignment of personal data to the Company, without the Company having to take any additional action vis-à-vis the interested parties.

Registered Users may exercise their rights of access, correction, opposition, suppression, limitation of processing and portability, as well as any other rights recognized by current legislation on data protection, by sending a letter with the reference "Data Protection" (attaching a photocopy of the National Identity Card or identification document) in which your request is specified, addressed to the Company's data protection delegate to the e-mail address lopd@neinorhomes.com or at the Company's registered address (i.e. calle Henao 20, 1st floor, left office, 48009 Bilbao (Spain)). Registered users may also file complaints with the competent data protection control authority.



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In Bilbao, on 12 November 2024
The Secretary non-member of the board of directors