

Neinor Homes, S.A. (“**Neinor**” or the “**Company**”), in compliance with the reporting requirements provided for in article 227 of Law 6/2023, of March 17, on the Securities Market and Investment Services, and ancillary regulations, hereby informs of the following

### **OTHER RELEVANT INFORMATION**

Promociones Habitat, S.A. (“**Habitat**”), a company in which Neinor holds a 10% stake and which is externally managed by the Company, has transferred to AEDAS Homes, S.A. a land portfolio for the development of approximately 2,800 housing units for a total amount of EUR 132 million. Accordingly, Habitat will generate a cash flow of approximately EUR 130 million in the fiscal year 2024, of which half has been paid by the counterparty, while the remaining has been received through a financial instrument.

The land portfolio transferred was valued (gross asset value or GAV) at approximately EUR 100 million as at 31 December 2023, which entails that the sale has been completed at a premium of approximately 30%. As a result, Habitat’s portfolio of real estate assets has been reduced from EUR 700 million at the time of Neinor’s acquisition of 10% of Habitat’s share capital to approximately EUR 600 million, considering in both cases the GAV valuation as at 31 December 2023 on a like-for-like basis.

As stated in the corporate presentation published on 23 September 2024 (registration number 2391), Neinor acquired a 10% stake of Habitat at a 30% discount to the net asset value (NAV), adjusted for the management services contract. As a result of this transaction, in just over two months of managing Habitat’s portfolio of real estate assets, Neinor has accelerated the implementation of its collaboration agreement and anticipated cash flows, enabling it to estimate an internal rate of return (IRR) of more than 30% on its investment in Habitat.

In Bilbao, on 18 December 2024