

In compliance with the reporting requirements under article 227 of Law 6/2023, of 17 March, on the Securities Market and Investment Services, AEDAS Homes, S.A. (hereinafter, "**AEDAS**" or the "**Company**") communicates the following

OTHER RELEVANT INFORMATION

The Board of Directors, at its meeting held today, has approved (i) to promote the early redemption of the outstanding €325,000,000 4,000% Senior Secured Notes due 2026 of its wholly owned subsidiary, AEDAS Homes OpCo, S.L.U., guaranteed by AEDAS, issued on 21 May 2021 (the "**Existing Notes**") and (ii) to proceed with the cancellation of the *revolving* syndicated credit agreement entered into on 21 May 2021 and for a maximum amount of EUR 55 million, guaranteed by AEDAS, which remains undrawn .

The Board of Directors of AEDAS has resolved to promote the aforementioned transactions in light of (i) the intentions expressed by Neinor DMP BidCo, S.A.U. ("**Neinor**") in the prospectus of its voluntary public takeover bid for all the AEDAS shares dated 24 November 2025, filed with the Spanish Securities Market Commission (*Comisión Nacional del Mercado de Valores* or "**CNMV**", available through its website, www.cnmv.es), to promote the repurchase of the Existing Notes following the authorization of the mandatory public takeover bid that would derive from the settlement of the voluntary public takeover bid, whose request for authorization was submitted by Neinor on 22 December 2025 and that was admitted for processing by the CNMV on 23 December 2025; and also taking into account (ii) that Neinor has confirmed to the Company that it will be able to draw on Series B of the senior secured notes issuance committed by Neinor in the context of the voluntary takeover bid by virtue of the note issuance and purchase commitment agreement for the purposes described above before the mandatory public takeover bid is authorised. The transaction enables the Company to refinance a significant portion of its corporate indebtedness and extend the maturity of its indebtedness, in line with Neinor's indications in the voluntary tender offer prospectus.

In view of the above, the redemption of the Existing Notes will be financed with the proceeds obtained from a new senior notes issuance to be carried out by the Company for a maximum nominal amount of EUR 262 million (the "**New Issuance**" and the "**New Notes**", respectively). The New Notes will be governed by the terms and conditions set out in the note issuance and purchase commitment agreement mentioned above. The transaction has the express support of Neinor.

Pursuant to the terms and conditions of the notes issuance and purchase commitment agreement, the New Notes will be issued at par and will bear a floating annual interest rate equivalent to EURIBOR (three months) plus a margin of 5.250% for each interest period, payable quarterly. The final maturity date of the New Issuance will be 31 December 2029, but will be amortised annually at 25%; likewise, the terms and conditions of the New Issuance provide for early redemption vents. The New Notes will constitute senior obligations of the Company, will be guaranteed by subsidiaries of AEDAS and will be secured by, among others, a first-ranking pledge on the shares of AEDAS held from time to time by Neinor and various pledges over credit rights.

Application will be made for the admission to trading of the New Notes on the Vienna MTF (multilateral trading system operated by the Vienna Stock Exchange).

The outstanding amount of Existing Notes is EUR 255 million. The Existing Notes are admitted to trading on the Global Exchange Market of the Irish Stock Exchange plc (trading as Euronext Dublin), and have ISIN code XS2343874215 (the notes issued pursuant to Rule 144A under the US Securities

Act of 1993) and XS2343873597 (the notes issued pursuant to Regulation S of the US Securities Act of 1993).

The execution of the redemption of the New Notes is expected in the following weeks.

In Madrid, on 14 January 2026

Mr. Patxi Xabier Castaños Gil
Vice-Secretary of the Board of Directors

*This information does not constitute or form a part of any offer of, or solicitation to purchase or subscribe for, any securities (the "**Notes**") in the United States. The Notes referenced to herein have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"). The Notes will only be offered for sale in the United States to 'qualified institutional buyers' as defined in Rule 144A under the Securities Act, in reliance on an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. No public offering of Notes will be made in the United States of America or in any other jurisdiction where such an offering is restricted or prohibited. The Company does not intend to conduct a public offering in the United States or any other jurisdiction. It may be unlawful to distribute this announcement in certain jurisdictions.*

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*This communication is only directed at (i) persons having professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended, (the "**Order**"), or (ii) high net worth entities falling within Article 49(2)(a) to (d) of the Order, or (iii) persons to whom it would otherwise be lawful to distribute to or direct at, all such persons together being referred to as "**relevant persons**". The Notes are only available to, and any invitation, offer or agreement to subscribe, purchase or otherwise acquire such securities will be engaged in only with relevant persons. Any person who is not a relevant person should not act or rely on this communication or any of its contents.*

CAUTIONARY STATEMENT ON FORWARD-LOOKING INFORMATION

Certain information contained in this news release constitutes "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Such forward-looking statements or information involve known and unknown risks, uncertainties and other factors which may cause the actual results, financial condition, performance or achievements of the Company to be materially different from any future results, financial condition, performance or achievements expressed or implied by such forward-looking statements or information.

PROHIBITION OF SALES TO EEA OR UK RETAIL INVESTORS

The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the EEA. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU ("MiFID II") or (ii) a customer within the meaning of Directive 2016/97/EU, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II or (iii) not a Qualified Investor. Consequently, no key information document required by Regulation (EU) No 1286/2014 (the "PRIIPs Regulation") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

Any notes eventually issued are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the UK. For these purposes, a retail investor means a person who is not (i) a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018; nor (ii) a qualified investor as defined in paragraph 15 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "UK PRIIPs Regulation") for offering or selling the notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.