



METROVACESA, S.A. ("Metrovacesa" or the "Company"), in compliance with the provisions of article 227 of the Spanish Securities Markets and Investment Services Act, approved by Law 6/2023, of 17 March, and concordant provisions carries out the following

COMMUNICATION OF OTHER RELEVANT INFORMATION

Metrovacesa has reached an agreement with Atrea Real Estate for the turnkey development and sale of two office buildings in Madrid valued at 200 million euros. The agreement covers the development of a 26-storey office tower and a second 6-storey building on Avenida del Cardenal Herrera-Oria, which together will provide nearly 48,000 sqm of gross leasable area. Construction works will begin shortly, as the project already holds a building permit, and are scheduled for completion in 2029.

The assets form part of Metrovacesa's Oria Innovation Campus, a major commercial real estate development and urban regeneration project located next to the former Clesa factory. The campus comprises four mixed-use buildings in total. The first two buildings — a premium student residence and a Living building — are already under construction, with completion expected in 2026 and 2027 respectively. With this new office agreement, the commercialisation of the entire Oria project is now complete.

Madrid, January 26th, 2026

Metrovacesa, S.A.