Neinor Homes, S.A. and Subsidiaries

Summarised Consolidated Interim Financial Statements and Interim Directors Report for the six-month period ended 30 June 2025, prepared in accordance with International Financial Reporting Standards, together with Report on Limited Review

Translation of a report originally issued in Spanish based on our work performed in accordance with the audit regulations in force in Spain and of summarised consolidated interim financial statements originally issued in Spanish and prepared in accordance with the regulatory financial reporting framework applicable to the Group in Spain (Notes 1 and 18). In the event of a discrepancy, the Spanish-language version prevails.

Deloitte Auditores, S.L.
Ercilla, 24
48011 Bilbao
España

Tel: +34 944 44 70 00
www.deloitte.es

Translation of a report originally issued in Spanish and of interim summarised consolidated financial statements originally issued in Spanish and prepared in accordance with the regulatory financial reporting framework applicable to the Group in Spain (see Notes 2 and 17). In the event of a discrepancy, the Spanish-language version prevails.

REPORT ON LIMITED REVIEW OF INTERIM SUMMARISED CONSOLIDATED FINANCIAL STATEMENTS

To the Shareholders of Neinor Homes, S.A., at the request of Board of Directors,

Report on the Interim Summarised Consolidated Financial Statements

Introduction

We have performed a limited review of the accompanying interim summarised consolidated financial statements ("the interim financial statements") of Neinor Homes, S.A. ("the Parent") and Subsidiaries ("the Group"), which comprise the summarised consolidated statement of the financial position as of 30 June 2025, summarised consolidated income statement, summarised consolidated statement of comprehensive income, summarised consolidated statement of changes in equity, summarised consolidated statement of cash flows and explanatory notes thereto for the six-month period then ended. The Parent's directors are responsible for the preparation of these interim financial statements in accordance with the requirements of International Accounting Standard (IAS) 34, Interim Financial Reporting, as adopted by the European Union, for the preparation of interim summarised financial information, in conformity with Article 12 of Royal Decree 1362/2007. Our responsibility is to express a conclusion on these interim financial statements based on our limited review.

Scope of the Review

We conducted our limited review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A limited review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A limited review is substantially less in scope than an audit conducted in accordance with the audit regulations in force in Spain and, consequently, it does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on the accompanying interim financial statements.

Conclusion

As a result of our limited review, which under no circumstances may be considered to be an audit of financial statements, nothing came to our attention that might cause us to believe that the accompanying interim financial statements for the six-month period ended 30 June 2024 have not been prepared, in all material respects, in accordance with the requirements of International Accounting Standard (IAS) 34, Interim Financial Reporting, as adopted by the European Union, pursuant to Article 12 of Royal Decree 1362/2007, for the preparation of interim summarised financial statements.

Emphasis of Matter

We draw attention to Note 2.1 to the accompanying interim summarised consolidated financial statements, which indicates that the aforementioned accompanying interim financial statements do not include all the information that would be required for a complete set of consolidated financial statements prepared in accordance with International Financial Reporting Standards as adopted by the European Union and, therefore, the accompanying interim financial statements should be read in conjunction with the Group's consolidated financial statements for the year ended 31 December 2024. Our conclusion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

The accompanying interim consolidated directors' report for the six-month period ended 30 June 2025 contains the explanations which the Parent's directors consider appropriate about the significant events which took place in that period and their effect on the interim financial statements presented, of which it does not form part, and about the information required pursuant to Article 15 of Royal Decree 1362/2007. We have checked that the accounting information in the interim consolidated directors' report is consistent with that contained in the interim financial statements for the six-month period ended 30 June 2025. Our work was confined to checking the interim consolidated directors' report with the aforementioned scope and did not include a review of any information other than that drawn from the accounting records of Neinor Homes, S.A. and Subsidiaries.

Other Matters

This report was prepared at the request of the Board of Directors of Neinor Homes, S.A. in relation to the publication of the half-yearly financial report required by Article 100 of Law 6/2023, of March 17, on Securities Markets and Investment Services.

DELOITTE AUDITORES, S.L.

Alicia Izaga

24 July 2025

NEINOR HOMES, S.A.
AND SUBSIDIARIES (NEINOR HOMES GROUP)

CONSOLIDATED BALANCE SHEETS AT 30 JUNE 2025 AND 31 DECEMBER 2024

(Thousands of Euros)

ASSETS	Notes	30.06.25	31.12.24 (*)
NON-CURRENT ASSETS:			
Goodwill		4.470	4.470
Other intangible assets		3.102	3.089
Right-of-use assets		2.877	3.062
Property, plant and equipment	6	3.488	3.984
Investment property	7	48.961	131.743
Investments in associates		41.501	45.038
Non-current financial assets	8 and 10	12.506	9.025
Deferred tax assets	14.1 and 14.3	95.653	92.985
Total non-current assets		**212.558**	**293.396**
CURRENT ASSETS:			
Non current assets held for sale	7	88.822	-
Inventories	9	943.602	935.655
Trade and other receivables	10	86.873	78.175
Investments in associates	10	22.370	21.916
Current financial assets	8 and 10	5.493	6.742
Tax receivables	14.1	8.162	20.437
Prepayments		3.110	550
Cash and cash equivalents	10	446.094	368.430
Total current assets		**1.604.526**	**1.431.905**
TOTAL ASSETS		**1.817.084**	**1.725.301**

EQUITY AND LIABILITIES	Notes	30.06.25	31.12.24 (*)
EQUITY:		**993.013**	**862.255**
Share capital	11.1	462.407	478.302
Share premium	11.1	151.650	63
Legal reserve		6.293	6.293
Reserves of the Parent		23.507	47.862
Own shares	11.3	(4.832)	(5.421)
Other reserves		(232)	(232)
Reserves at fully consolidated companies		338.566	273.514
Reserves of companies accounted for using the equity method		12.459	(134)
Profit for the year attributable to owners of the Company		3.195	62.008
Value Adjustments		**(3.234)**	**(3.518)**
Other value adjustments		(3.234)	(3.518)
Total equity attributable to owners of the Company		**989.779**	**858.737**
Non-controlling interests		2.939	2.974
Total equity		**992.718**	**861.711**
NON-CURRENT LIABILITIES:			
Provisions		-	82
Bank borrowings	13.1	15.084	41.036
Other non-current liabilities	13.2	321.090	322.358
Deferred tax liabilities	14.1	10.666	11.428
Total non-current liabilities		**346.840**	**374.904**
CURRENT LIABILITIES:			
Non current liabilities held for sale	7	28.598	-
Provisions	12.1	21.198	24.807
Bank borrowings	13.1	158.932	153.252
Other current financial liabilities	13.2	5.288	66.728
Current trade and other payables		118.951	124.286
Tax payables	14.1	9.661	27.569
Other current liabilities	9	134.898	92.044
Total current liabilities		**477.526**	**488.686**
TOTAL EQUITY AND LIABILITIES		**1.817.084**	**1.725.301**

(*) Presented for comparative purposes only

The accompanying Notes 1 to 18 are an integral part of the condensed consolidated statement of financial position as of June 30, 2025.

NEINOR HOMES, S.A.
AND SUBSIDIARIES (NEINOR HOMES GROUP)

CONSOLIDATED INCOME STATEMENTS FOR THE 6 MONTHS PERIODS ENDED 30 JUNE 2025 AND 2024

(Thousands of Euros)

	Notes	30.06.25	30.06.24 (*)
Net revenues	15.1	146.216	170.363
Cost of sales		(88.084)	(119.807)
Personnel expenses	15.2	(23.053)	(18.911)
Depreciation and amortisation charges	6	(2.033)	(2.305)
External services	15.3	(17.610)	(18.118)
Change in trade provisions	15.4	(1.731)	(1.215)
Other operating gains/(losses)		1.830	2.565
Impairment and gains/(losses) on disposals of non-current assets		(4)	317
Change in fair value of investment properties	7	(2.424)	(5.678)
Result from loss of control over a subsidiary	3.1	(255)	-
PROFIT / (LOSS) FROM OPERATIONS		**12.852**	**7.211**
Finance revenue		3.300	15.813
Finance costs		(11.656)	(9.657)
Change in fair value of financial instruments		(1.399)	498
Shares of companies accounted by the equity method	15.5	(2.050)	(76)
PROFIT / (LOSS) BEFORE TAX		**1.047**	**13.789**
Income tax		2.205	(3.831)
PROFIT / (LOSS) FOR THE YEAR		**3.252**	**9.958**
Attributable to the Parent		**3.195**	**9.713**
Attributable to non-controlling interests		**57**	**245**
Earnings/(losses) per share (euros):			
Basic	11.2	0,043	0,129
Diluted	11.2	0,043	0,129

(*) Presented for comparative purposes only

The accompanying Notes 1 to 18 are an integral part of the condensed consolidated income statement for the six-month period ended June 30, 2025.

NEINOR HOMES, S.A.
AND SUBSIDIARIES (NEINOR HOMES GROUP)

CONSOLIDATED STATEMENTS OF RECOGNISED INCOME AND EXPENSE
FOR THE 6 MONTHS PERIODS ENDED 30 JUNE 2025 AND 2024
(Thousands of Euros)

	Notes	30.06.25	30.06.24 (*)
CONSOLIDATED PROFIT / (LOSS) FOR THE PERIOD		**3.252**	**9.958**
By cash flow hedge		374	700
Tax effect		(90)	(168)
TOTAL RECOGNISED INCOME AND EXPENSE ATTRIBUTABLE DIRECTLY TO EQUITY		**284**	**532**
OTHER RECOZNIZED INCOME (EXPENSES)			-
ITEMS NOT SUBJECT TO RECLASSIFICATION TO INCOME STATEMENT		-	-
ITEMS SUBJECT TO RECLASSIFICATION TO INCOME STATEMENT		-	-
TOTAL RECOGNISED INCOME AND EXPENSE		**3.536**	**10.490**
Attributable to the Parent		3.479	10.245
Attributable to non-controlling interests		57	245

(*) Presented for comparative purposes only

The accompanying Notes 1 to 18 are an integral part of the condensed consolidated statement of recognized income and expense for the six-month period ended June 30, 2025

NEINOR HOMES, S.A.
AND SUBSIDIARIES (NEINOR HOMES GROUP)

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE 6 MONTHS PERIODS ENDED 30 JUNE 2025 AND 2024

(Thousands of Euros)

	Share capital	Share premium	Legal reserve	Other reserves of the Parent	Own shares	Reserves at fully consolidated companies	Reserves at equity method consolidated companies	Consolidated profit/loss for the period	Value adjustments	Non-controlling interests	Total equity
Balance at 31 December 2023 (*)	**655.227**	**63**	**6.293**	**57.901**	**(4.647)**	**172.490**	**-**	**90.627**	**(2.580)**	**2.589**	**977.963**
Distribution of profit/loss for the period:											
To reserves	-	-	-	(9.231)	-	99.992	(134)	(90.627)	-	-	**-**
Income/expense recognised in the period	-	-	-	-	-	-	-	9.713	532	245	**10.490**
Incentive plan payment	-	-	-	(1.507)	873	(104)	-	-	-	-	**(738)**
Dividend distribution	(39.734)	-	-	(3)	252	-	-	-	-	-	**(39.485)**
Other movements	-	-	-	7	(401)	152	(29)	-	-	-	**(271)**
Balance at 30 June 2024 (*)	**615.493**	**63**	**6.293**	**47.167**	**(3.923)**	**272.530**	**(163)**	**9.713**	**(2.048)**	**2.834**	**947.959**
Income/expense recognised in the period	-	-	-	-	-	-	-	52.295	(1.470)	140	**50.965**
Dividend distribution	(137.191)	-	-	3	384	-	-	-	-	-	**(136.804)**
Other movements	-	-	-	460	(1.882)	984	29	-	-	-	**(409)**
Balance at 31 December 2024 (*)	**478.302**	**63**	**6.293**	**47.630**	**(5.421)**	**273.514**	**(134)**	**62.008**	**(3.518)**	**2.974**	**861.711**
Distribution of profit/loss for the period:											
To reserves	-	-	-	(14.447)	-	63.862	12.593	(62.008)	-	-	**-**
Income/expense recognised in the period	-	-	-	-	-	-	-	3.195	284	57	**3.536**
Incentive plan payment (Note 11.3)	-	-	-	(1.480)	789	109	-	-	-	-	**(582)**
Dividend distribution (Note 4.1)	(92.963)	-	-	-	705	-	-	-	-	(250)	**(92.508)**
Capital increase (Notes 3.2 and 11.1)	77.068	151.587	-	(9.238)	-	-	-	-	-	-	**219.417**
Changes in the scope of consolidation (Note 3.1)	-	-	-	(227)	-	227	-	-	-	158	**158**
Other movements	-	-	-	1.037	(905)	854	-	-	-	-	**986**
Balance at 30 June 2025	**462.407**	**151.650**	**6.293**	**23.275**	**(4.832)**	**338.566**	**12.459**	**3.195**	**(3.234)**	**2.939**	**992.718**

(*) Presented for comparative purposes only

The accompanying Notes 1 to 18 are an integral part of the condensed consolidated statement of changes in equity for the six-month period ended June 30, 2025.

NEINOR HOMES, S.A.
AND SUBSIDIARIES (NEINOR HOMES GROUP)

CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE 6 MONTHS PERIODS ENDED 30 JUNE 2025 AND 30 JUNE 2024

(Thousands of Euros)

	Notes	30.06.25	30.06.24 (*)
Cash flows from/(used in) operating activities:			
Profit/(loss) from operations		**1.047**	**13.789**
Adjustments-			
Depreciation and amortisation		2.033	2.305
Change in provisions	12.1	(3.691)	7.663
Impairment and gains/(losses) on disposal of intangible and tangible assets		4	(317)
Impairment adjustments to inventories and receivables	9 and 15.4	(666)	-
Finance costs		11.656	9.657
Finance revenue		(3.300)	(15.813)
Changes in fair value on financial instruments		1.399	(498)
Share of results of associates	15.5	2.050	76
Change in fair value of investment properties	7	2.424	5.678
Results for loss control of shares	3.1	255	-
Increase/(Decrease) in current assets and liabilities:			
Inventories	9	(2.062)	(4.775)
Trade and other receivables	10 and 11.1	(22.497)	22.270
Current trade and other payables		(37.275)	(23.109)
Other current and non-current assets and liabilities		42.110	10.817
Income tax paid	14.4	13.200	15.937
Total net cash flows from operating activities (I)		**6.687**	**43.680**
Cash flows from/(used in) investing activities:			
Investments in intangible and tangible assets	6	(1.369)	(654)
Investments in investment properties		287	5.853
Investments in other non current financial assets		3.300	3.223
Disposals of dividends received from associates	4.2	4.000	-
Disposals of other non current financial assets		(6.645)	(4.382)
Total net cash flows from investing activities (II)		**(427)**	**4.040**
Cash flows from/(used in) financing activities:			
Capital increase	3.2 and 11.1	228.655	-
Proceeds from bank borrowings	13.1 and 13.2	48.128	145.556
Repayment of bank borrowings	13.1 and 13.2	(34.329)	(103.516)
Interests paid and loan agreement expenses	13.2	(9.918)	(13.471)
Transactions with Treasury Shares and other equity transactions		(582)	(1.009)
Dividends distribution	4.1	(154.732)	(39.485)
Total net cash flows from financing activities (III)		**77.222**	**(11.925)**
Net increase/(decrease) in cash and cash equivalents (I+II+III)		**83.482**	**35.795**
Cash and cash equivalents as of December 31, 2024		368.430	188.360
(-) Cash and cash equivalents of non current assets held for sale	7	(5.818)	-
Cash and cash equivalents at end of year		**446.094**	**224.155**

(*) Presented just for comparative purposes.

The accompanying Notes 1 to 18 are an integral part of the consolidated statements of cash flows for the period of six months ended June 30, 2025.

Translation of condensed consolidated interim statements originally issued in Spanish and prepared in accordance with the regulatory financial reporting framework applicable to the Group in Spain (see Notes 1 and 18). In the event of a discrepancy, the Spanish-language version prevails. Neinor Homes, S.A. and Subsidiaries

Neinor Homes, S.A. and Subsidiaries

Notes to the summarised consolidated
Interim Financial Statements for the
Period ended 30 June 2023

1. Neinor Homes Group Activity

The Company Neinor Homes, S.A. (hereinafter, "the Parent Company") is a company incorporated in Spain in accordance with the Spanish Companies Act. On March 1, 2017, the Company was converted into a public limited company in order to be listed on the Bilbao, Madrid, Barcelona, and Valencia Stock Exchanges. The corporate purpose of the company, in accordance with its articles of association, is the promotion, management, and development of all types of real estate and urban development operations. Some of the companies in the group are engaged in the leasing of real estate on their own behalf, as well as the transfer of leased properties, where applicable, once the minimum maintenance period has elapsed in accordance with the regimes to which they have adhered (housing leasing entities) and the development of any real estate and urban development activities similar or related to the properties for rent. On October 20, 2023, the Board of Directors approved the change of its registered office from Calle Ercilla 24, Bilbao (Vizcaya) to Calle Henao 20, Bilbao (Vizcaya). Its registered office is located at Calle Henao 20, Bilbao (Vizcaya), and the Company carries out its activities in Spain. The articles of association and other public information about the Company can be consulted on the website www.neinorhomes.com and at its registered office.

In addition to the operations it carries out directly, the Parent Company is the head of a group of subsidiaries with the same corporate purpose which, together with it, constitute the Neinor Homes Group (hereinafter, the "Group" or the "Neinor Homes Group"), whose shares were admitted to trading on the official secondary market during the 2017 financial year. Consequently, the Parent Company is required to prepare, in addition to its individual annual financial statements, consolidated annual financial statements for the Group, as well as interim financial reports for both the Parent Company and the consolidated Group in accordance with the provisions of Royal Decree 1362/2007, of October 19, implementing Law 24/1988, of July 28, on the Securities Market, in relation to transparency requirements for information on issuers whose securities are admitted to trading on an official secondary market or other regulated market in the European Union.

On March 29, 2017, the shares of the Parent Company were admitted to trading on the Madrid, Barcelona, Bilbao, and Valencia Stock Exchanges. Neinor Homes has been part of the Ibex Small Cap since December 13, 2022, a financial stock market index compiled by Bolsas y Mercados Españoles (BME) that groups together the most important listed companies after the IBEX 35. Since September 2024, it has also been part of the Ibex ESG.

The Group's consolidated annual accounts for the 2024 financial year were approved by the Parent Company's General Shareholders' Meeting on March 31, 2025.

The euro is the currency in which the consolidated interim financial statements are presented, as this is the functional currency in the environment in which the Group operates.

2. Basis of presentation of the condensed consolidated interim statements

2.1 Basis of presentation

In accordance with Regulation (EC) No. 1606/2002 of the European Parliament and of the Council of July 19, 2002, all companies governed by the laws of a member state of the European Union and whose securities are listed on a regulated market in one of the member states must present their consolidated annual accounts for the financial years beginning on or after January 1, 2005, in accordance with International Financial Reporting Standards (hereinafter, IFRS) previously adopted by the European Union.

The Group's consolidated annual accounts for the financial year 2024 were prepared by the Parent Company's Directors on February 25, 2025, in accordance with the International Financial Reporting Standards as adopted by the European Union. These accounts apply the consolidation principles, accounting policies, and measurement criteria set out in Note 4 to the consolidated financial statements, and are intended to present fairly, in all material respects, the Group's consolidated equity and financial position as of December 31, 2024, as well as the consolidated results of its operations, changes in consolidated equity, and consolidated cash flows for the year then ended.

These condensed consolidated interim financial statements have been prepared in accordance with IAS 34 – Interim Financial Reporting and were authorized for issue by the Group's Directors on July 24, 2025, pursuant to the provisions of Article 12 of Royal Decree 1362/2007.

In accordance with IAS 34, interim financial information is intended to provide an update on the latest complete set of consolidated financial statements of the Group, focusing on significant events, activities, and circumstances that have arisen during the interim period. It does not duplicate information previously reported in the Group's consolidated financial statements for the 2024 fiscal year. Accordingly, these condensed consolidated interim financial statements should be read in conjunction with the Group's consolidated financial statements for the year ended December 31, 2024.

The accounting policies and methods used in the preparation of these condensed consolidated interim financial statements are the same as those applied in the consolidated financial statements for the year 2024.

2.2 Adoption of International Financial Reporting Standards

(1) ***New standards, amendments and interpretations mandatory in 2025***

During the 2025 financial year, the following mandatory standards and interpretations, already adopted by the European Union, came into force and, where applicable, have been used by the Group in preparing these interim summarized consolidated financial statements, with no significant impact:

Approved for use in the European Union		**Mandatory application for financial years beginning on or after:**
Amendments		
Amendment to IAS 21 – Non-monetary items	Amends the approach specifying when one currency can be exchanged for another and, if not, the determination of the exchange rate to be used.	January 1, 2025

The Group has been applying the above standards and interpretations since they came into effect on January 1, 2025. They have not had a significant impact on its accounting policies, as it does not carry out any significant transactions in currencies other than the euro. Therefore, no disclosures in this regard are included in these interim condensed consolidated interim financial statements.

New standards, amendments and interpretations mandatory for financial years beginning after the calendar year ending January 1, 2026

At the date of preparation of these condensed consolidated interim financial statements, the following standards and interpretations had been published by the IASB but were not yet effective, either because their effective date is after the date of the consolidated financial statements or because they have not yet been adopted by the European Union:

Approved for use in the European Union		**Mandatory application for financial years beginning on or after:**
Amendments and/or interpretations		
Amendment to IFRS 7 and IFRS 9 – Classification and measurement of financial instruments	Amendment of the criteria for the classification of certain financial assets, as well as the criteria for the derecognition of financial liabilities settled through electronic payment systems. Additionally, it introduces additional disclosure requirements.	January 1, 2026

Not approved for use in the European Union		Mandatory application for financial years beginning on or after:
Standards		
IFRS 18 – Presentation and disclosures of financial statements.	Establishes the presentation and disclosure requirements for financial statements, thereby replacing IAS 1, currently in force.	January 1, 2027
IFRS 19 – Disclosures about subsidiaries without public accounting.	Details the disclosures that a subsidiary may optionally apply when issuing its financial statements.	January 1, 2027
Amendments and/or interpretations		
Amendment to IFRS 7 and IFRS 9 – Classification and measurement of financial instruments	Amendment to the classification and measurement criteria for renewable electricity purchase contracts, commonly known as power purchase agreements (PPAs).	January 1, 2026
Annual improvements (vol. 11)	The objective of this improvement is to enhance the quality of the standards by amending existing IFRSs to correct or modify minor issues.	January 1, 2026

For standards effective from 2025 onwards, the Group has carried out a preliminary assessment of the impacts that the future application of these standards could have once they become effective. At present, it is considered that their impacts will not be significant, with the exception of the amendment to IFRS 18, for which the Group has begun to assess its effects on the presentation of the consolidated income statement.

2.3 Judgments and estimates made

The consolidated profit/(loss) and the determination of consolidated equity are sensitive to the accounting principles and policies, valuation criteria, and estimates used by the Parent Company's management in preparing the condensed consolidated interim financial statements. The main accounting principles and policies and valuation criteria are disclosed in Note 4 to the consolidated financial statements for the year ended December 31, 2024.

The condensed consolidated interim financial statements include estimates made by the directors and senior management of the Parent Company and the consolidated entities to quantify certain assets, liabilities, revenue, expenses, and commitments recorded therein. These estimates, which are based on the best information available, mainly relate to:

1. The market value of the Group's real estate assets. The market value of the Group's real estate assets has been determined based on valuations performed by independent experts external to the Group as of June 30, 2025, as well as the sensitivity established in relation to the main assumptions used in those valuations (Notes 7 and 9).

2. The assessment of the expected loss on certain financial assets (Note 10).

3. The useful life of intangible and tangible assets (Notes 6 and 7).

4. The determination of the probability and quantification of the amount of contingent assets, provisions and contingencies in general, associated with legal and/or tax matters in favor of and/or against the Group (Note 12.1).

5. The recoverability of deferred tax assets (Notes 14.1 and 14.3).

6. The valuation of long-term obligations for employee incentive plans (Note 15.2).

7. Compliance with the terms and conditions and, in particular, the covenants of certain financing received (Note 13.3).

8. The valuation of derivative financial instruments and their classification as hedging instruments (Note 8).

9. The corporate income tax expense, which, in accordance with IAS 34, is recognized in interim periods, is estimated based on the tax rate applicable to the Group companies, and considering the Tax Groups headed by Neinor Homes, S.A. and Neinor Península, S.L.U., in accordance with the provisions of Article 99.2 of Provincial Regulation 11/2013, of December 5, and the Special Tax Consolidation Regime, regulated in Chapter VI of Title VII of Law 27/2014, of November 27, on Corporate Income Tax (Note 14).

Although the estimates described above were made based on the best information available at the date regarding the events analyzed, events that may occur in the future may require them to be modified (upward or downward), which would be done, if necessary and in accordance with IAS 8, prospectively, recognizing the effects of the change in estimate in the consolidated statement of profit or loss for the periods affected. Given the uncertain nature of any estimate based on future expectations in the current economic environment, differences between projected and actual results may arise. The significance of these estimates should be considered when interpreting these condensed consolidated interim financial statements and, in particular, when assessing the Group's real estate assets as of June 30, 2025 (Note 7).

During the six-month period ended June 30, 2025, there were no significant changes in the methodology used to make the estimates at the end of the 2024 financial year.

2.4 Contingent assets and liabilities

Notes 17 and 22 of the Group's consolidated annual accounts for the year ended December 31, 2024 provide information on guarantees committed to third parties and contingent liabilities at that date, as well as on the liabilities recorded in their coverage. During the first six months of 2025, there were no significant changes in the progress of litigation or tax appeals, or in the applicable case law that would imply changes in the Group's assessment of these matters at the end of 2024.

As of June 30, 2025, the Group has guarantees issued for €194,906 thousand (€170,068 thousand as of December 31, 2024), of which €64,081 thousand correspond mainly to guarantees given to various local councils to guarantee real estate developments (€64,145 thousand as of December 31, 2024) and €130,825 thousand with guarantees given to customers for advances received (€105,923 thousand as of December 31, 2024). In addition, the Parent Company's Directors have arranged a guarantee of €3.0 million to the tax authorities to cover tax assessments issued following a tax audit relating to Neinor Península S.L.U (Note 14.2).

Likewise, at June 30, 2025, Group had guarantees received from suppliers or contractors amounting to €49,106 thousand (€53,495 thousand at December 31, 2024) to guarantee the proper construction of the corresponding works. Other suppliers have amounts retained as security for their work, for some of which claims have been received from third parties, instead of bank guarantees in favor of the Group, as stipulated in their contracts.

As of neither June 30, 2025, nor December 31, 2024, were there any restrictions on the availability of the Group's cash, except for the fact that, as described in Law 20/2015, of July 14, advances received and associated with a development (Note 9) are deposited in a special account, separate from any other type of funds belonging to the Group, and are only available for purposes related to the construction of the related real estate developments. The balance assigned to this restricted cash amounted to €40,090 thousand as of June 30, 2025 (€33,335 thousand as of December 31, 2024), which differs from the amounts advanced by future homeowners as a result of the cash allocated for the payment of the construction certificates of the developments to which these advances are assigned.

2.5 Comparison information

The information contained in these condensed consolidated interim financial statements for the 2025 financial year is presented solely and exclusively for comparison purposes with the information relating to the six-month period ended June 30, 2024. There are no operations or transactions that have been recorded using different accounting principles that could give rise to discrepancies in the interpretation of the comparative figures for both periods.

2.6 Seasonality of the Group's transactions

Given the activities carried out by the Group companies, the Group's transactions are not significantly cyclical or seasonal in nature. For this reason, no specific disclosures are included in these notes to the condensed consolidated financial statements for the six-month period ended June 30, 2025.

2.7 Relative importance

In determining the information to be disclosed on the various items in the financial statements or other matters, the Group, in accordance with IAS 34, has taken into account the relative importance in relation to the condensed consolidated interim financial statements.

2.8 Correction of errors

In preparing the condensed consolidated interim financial statements for the six-month period ended June 30, 2025, no errors were detected that required restatement of the amounts included in the 2024 consolidated financial statements.

2.9 Consolidated interim cash flow statement

In the consolidated interim cash flow statement, prepared using the indirect method, the following terms are used with the meanings indicated below:

1. Cash flows: inflows and outflows of cash and cash equivalents, understood as short-term investments with high liquidity and low risk of changes in value.

2. Operating activities: activities typical of the entities that make up the consolidated group, as well as other activities that cannot be classified as investing or financing activities.

3. Investing activities: the acquisition, disposal or other disposal of long-term assets and other investments not included in cash and cash equivalents, provided that they have a direct impact on cash flows.

4. Financing activities: activities that result in changes in the size and composition of equity and liabilities that are not part of operating activities, provided that they have a direct impact on cash flows.

There are no significant non-cash transactions related to operating, investing, and/or financing activities that, because they did not result in changes in cash, have not been included in the statement of cash flows and must be reported separately, apart from transactions relating to the delivery of shares under the three-year share-based incentive plan maturing in December 2023, settled in full in the first half of 2025 (Note 11.3), the expenses associated with the unpaid capital increase (Note 11.1), the reclassification of certain real estate investments and their associated liabilities as non-current assets and liabilities held for sale (Note 7), respectively, as well as the subrogation of developer loans (Note 13.1).

2.10 Subsequent events

Between June 30, 2025, and the date of preparation of these condensed consolidated interim financial statements, Parent Company Boards of Directors does not consider that any subsequent events have occurred that are material to these condensed consolidated interim financial statements or to the information contained therein, other than those described in Notes 3.2 and 7.

2.11 Current and non-current classification

The Group has chosen to present current assets and liabilities in accordance with the normal course of the company's operations. Customer balances and other financial assets linked to the operating cycle, but for which collection could exceed 12 months, are classified as current regardless of whether their realization period exceeds one year, insofar as they are considered to form part of the Group's normal operating cycle, regardless of their maturity. Otherwise, they are classified as non-current assets. The same applies to liabilities related to the activity or those whose cancellation is linked to current assets, which are classified as current liabilities. Current assets and liabilities with an estimated maturity of more than 12 months but classified as current are as follows:

	Thousands of euros	
	30.06.2025	31.12.2024
Inventories (long cycle)	500,974	519,625
Trade receivables and other accounts receivable	15,006	1,373
Total current assets	**515,980**	**520,998**
Debts with credit institutions (associated with long-cycle inventories)	59,811	137,194
Other current liabilities	51,544	26,966
Total current liabilities	**111,355**	**164,161**

3 Changes in the Group composition

The consolidation principles used in preparing these condensed consolidated interim financial statements are consistent with those used in preparing the consolidated financial statements for the year ended December 31, 2024.

Appendix I to the consolidated financial statements for the year ended December 31, 2024 provides relevant information on the Group companies that were consolidated at that date.

3.1. Changes in the Group composition

Investments within the consolidation scope

In February 2025, the sale of 10% of the shares in Pinle SPV 2024, S.L. was completed, once certain conditions precedent had been met. The acquisition, carried out by the Parent Company for €300, was fully paid as of June 30, 2025. The majority shareholder, with a 90% stake, is the venture capital fund Santander Real Estate Equity I, FCR, managed by Santander Alternative Investments SGIIC, S.A.U., belonging to the related entity Banco Santander, S.A. (Note 16).

On April 25, 2025, the Parent Company executed the deed of sale for its 42.4% stake in Greywood Holding Iberia, S.L. for €1,272. As of June 30, 2025, the shares were fully paid.

The above acquisitions are part of the expansion strategy for the joint venture business line in companies engaged in real estate development, known as Asset Management (AM), launched by the Group in fiscal year 2023. Since that year, significant interests have been acquired in various companies that are consolidated using the equity method. The common feature among these companies is that they hold a stake that gives them a seat on the board of directors, the presence of a shareholders' agreement governing certain aspects of governance, and the signing of a real estate development agreement between these companies and the Parent Company. In some cases, the agreements reached include the compensation of certain costs, without any margin, which are considered transitional costs and therefore treated as expenses for the purposes of presentation in the interim financial statements, where applicable.

Likewise, on June 3, 2025, the share purchase agreements whereby the Parent Company acquired 100% of the share capital of Neinor DMP Holdco, S.A.U. (formerly Genius Capital 2000, S.A.), a company which that, in turn acquired 100% of the shares of Neinor DMP Bidco, S.A.U. (formerly Derby Global, S.A.U.). The share acquisitions, which are part of the transaction described in the following section, were carried out for an amount of €60,000, respectively, at a nominal value of €1 per share, which are fully subscribed and paid up as of June 30, 2025.

Disposals or liquidations within the consolidation scope

On March 4, 2025, the liquidation of Quabit Comunidades, S.L. was registered in the Madrid Mercantile Registry, with no significant effect on the condensed consolidated income statement for the six-month period ended June 30, 2025.

Changes in ownership interests

On June 24, 2025, the capital increase in the associate Brick Opportunities, S.L., for a nominal amount of €290 thousand, with a total share premium of €2,610 thousand, was registered. The Parent Company did not participate in the capital increase in proportion to its previous shareholding, which resulting in a dilution of its percentage of share capital from 50% to 20%, although it continues to have significant influence over the management of the aforementioned company.

3.2 Launch of a Voluntary Takeover Bid for AEDAS Homes, S.A.

On June 16, 2025, the Neinor Homes Group announced the launch of a voluntary takeover bid (OPA) amounting to €1.07 billion for the acquisition of 100% of the share capital of AEDAS Homes, S.A., offering a price of €24.485 per share. As of July 9, 2025, the initial consideration of the Offer was adjusted to €21.335 per share following the deduction of dividends approved by the General Shareholders' Meeting of AEDAS Homes, S.A. The maximum amount payable by the Group amounts to approximately €933 million.

As part of the transaction, the U.S. investment fund Castlelake, which holds 79.02% of AEDAS Homes' share capital through its wholly owned subsidiary Hipoteca 43 Lux, S.à r.l., entered into a firm and irrevocable commitment to tender its entire stake in acceptance of the offer. This commitment may only be withdrawn under the terms communicated to the CNMV on June 16, 2025, specifically: if the offeror withdraws the bid under the conditions set out in Article 33 of Royal Decree 1066/2007; or if the acceptance period does not commence within 12 months from the signing of the irrevocable commitment, for reasons other than the announcement of one or more competing offers. Under this agreement, Hipoteca 43 Lux, S.à r.l. has irrevocably and unconditionally undertaken not to accept or negotiate any third-party offers unless:

- The offeror withdraws its bid pursuant to Article 33 of Royal Decree 1066/2007;
- The offer becomes ineffective due to non-fulfilment of any condition precedent, and the offeror does not waive such condition in accordance with Article 33.3 of the same decree;
- The offer is not authorised by the CNMV;
- The irrevocable commitment is formally terminated.

The transaction is backed by approximately €1.25 billion in committed financing, structured through Neinor DMP Bidco, S.A.U., a wholly owned subsidiary of the Parent Company. The financing package comprises approximately €500 million in direct contributions from Neinor Homes, S.A. (including around €275 million in current and expected cash resources, and €225 million from the capital increase detailed in Note 11.1) along with €750 million raised through a senior secured bond issuance fully subscribed by funds managed by Apollo Capital Management, L.P.

As part of the closing process, in July 2025, the transaction was notified to the Spanish National Markets and Competition Commission (CNMC) for review in accordance with the provisions of the Spanish Competition Act, given that it constitutes a merger between two of the leading residential developers in Spain. In parallel, the takeover bid prospectus was filed with the Spanish National Securities Market Commission (CNMV), and the corresponding foreign direct investment (FDI) notification was submitted, in accordance with applicable legislation. Specifically, the transaction may be subject to

FDI authorization under Article 7.bis of Law 19/2003 of July 4, regulating capital movements and foreign economic transactions, and certain measures to prevent money laundering, as well as Royal Decree 571/2023 of July 4, on foreign investments (the "FDI Regulations"), due to the current shareholding structure of the target company (see Note 2.10). Pursuant to Article 26.2 of Royal Decree 1066/2007, the offeror must obtain either (i) prior authorization for the foreign investment or (ii) confirmation that the transaction is not subject to authorization, before the CNMV can authorize the offer.

Pursuant to Article 13 of Royal Decree 1066/2007, the effectiveness of the takeover bid is subject to the following conditions:

i) The bid must be accepted in respect of at least 32,775,001 shares of AEDAS, representing 75% of its share capital. This condition is expected to be satisfied through the firm commitment of Hipoteca 43 Lux, S.à r.l. to tender its entire stake.

ii) General Shareholders' Meeting of Neinor must approve the transaction under the terms of Article 160(f) of the Spanish Capital Companies Act. Orion, Stoneshield, and Welwel—direct or indirect holders of 58,02% of Neinor's share capital—have formally committed to voting in favor of the resolution authorizing the offer at the shareholders' meeting convened for this purpose.

iii) Authorization must be obtained from the CNMC for the economic concentration resulting from the transaction, as established in Article 26.1 of Royal Decree 1066/2007.

iv) Between the date of the prior announcement and the end of the acceptance period, AEDAS and its subsidiaries must not carry out, or enter into any agreement to carry out, any new acquisitions or disposals—whether directly or indirectly and for any reason, including public-private partnership arrangements—of land plots or land banks with a total value (including taxes and associated expenses) exceeding: i) €25 million in the case of individual transactions, or ii) €50 million in aggregate. For this purpose, any acquisitions or disposals completed since April 1, 2025 will be counted towards the €50 million limit.

v) Restrictions on corporate financing operations: During the same period, AEDAS and its subsidiaries must not carry out, or commit to carrying out, any of the following:

  - Issue or subscribe to new corporate financing instruments, such as bonds, debentures, promissory notes, or similar instruments, including any use of existing credit facilities (e.g., revolving credit facilities) or new issues authorized under AEDAS' existing debt programs;

  - Refinance or restructure existing corporate debt;

  - Repay, repurchase, or redeem—whether in whole or in part—any outstanding debt instruments, except for project-level development financing incurred in the ordinary course of business for capital expenditures (capex).

Although the offer is not exclusive, if the conditions set forth in Article 116 of the Spanish Securities Market Law and Article 47 of Royal Decree 1066/2007 are met, the offeror may exercise its right to initiate a compulsory acquisition (squeeze-out) of the remaining AEDAS shares at the final offer price (adjusted, if applicable, for any dividends or other distributions). The execution of such squeeze-out would result in the delisting of AEDAS shares from the Spanish stock exchanges in accordance with Articles 47 and 48 of Royal Decree 1066/2007, effective upon settlement of the transaction.

This transaction is aimed at creating a more prominent market leader in the Spanish residential real estate sector. The enlarged group will have the necessary scale to attract both domestic and international capital, helping to address the growing housing supply shortage in Spain. The increased scale is also expected to accelerate housing production, enhance efficiency, and improve the overall competitiveness of the Group in a market characterized by sustained high demand.

4. Dividends

4.1 Dividends paid by the Parent Company

On December 18, 2024, the Extraordinary General Shareholders' Meeting approved the return of contributions to shareholders via a capital reduction in two installments, each amounting to €62,224 thousand, reducing the par value of the shares by €0.813 in each of the two approved returns, delegating to the Board of Directors, the Chief Executive Officer, the Secretary of the Board, among others, with the powers to execute the resolutions adopted. On January 24, 2025, and March 24, 2025, the company disbursed €62,224 thousand on each of the aforementioned dates, thereby executing the aforementioned resolution of the Extraordinary General Shareholders' Meeting of December 18, 2024. As of December 31, 2024, the first of these was recorded as a reduction in share capital with a credit to a dividend payable that was outstanding on the consolidated balance sheet for the year ended on that date, when the capital reduction was registered in the Bizkaia Commercial Registry in 2025 but prior to the preparation of the consolidated financial statements for the 2024 fiscal year.

Likewise, on March 25, 2025, the Ordinary General Shareholders' Meeting of Neinor Homes, S.A. approved a new return of contributions to shareholders via a capital reduction for a total amount of €122,949 thousand in four equal payments of €30,737 thousand each, This represents a reduction in the par value of the shares of €0.41, delegating to the Board of Directors, the Chief Executive Officer, the Secretary of the Board, among others, the powers to execute the resolutions adopted. On May 14, 2025, the first resolution to execute the reduction in the amount of €30,737 thousand was passed by the Board of Directors of the Parent Company. However, the remaining amount approved at the General Meeting has not been executed and therefore not disbursed, as it is expected to be reinvested to finance the takeover bid for Aedas Homes, S.A. (Note 3.2). Notwithstanding the above, the Group will make every effort to reinstate this dividend in 2025.

With the distributions approved in 2025, the Group would reach a cumulative total of €450 million in shareholder returns, equivalent to 75% of its five-year target and 100% of the objective established in its 2023–2027 strategic plan.

4.2. Dividends received by the Parent Company

On April 1, 2025, the Extraordinary General Shareholders’ Meeting of Promociones Habitat, S.A. approved the distribution of a dividend in the amount of €40,000 thousand. The Parent Company received €4,000 thousand in April 2025, corresponding to its ownership interest in the investee. This amount represents a partial recovery of the initial investment, in the portion that exceeds the investee’s accumulated results since the acquisition date by the Group.

5. Segment information

Note 6 to the Group's consolidated financial statements for the year ended December 31, 2024, describes the criteria applied by the Group in defining its operating segments, with no changes to the segmentation approach.

The Group's main operating segment continues to be real estate development. In this context, for internal management purposes, the Group classifies under the “Rental” segment the income generated from direct leasing of its real estate investments and revenues derived from the management of residential properties, together with the capital gains arising from the holding of such real estate assets that qualify as investment property and are measured at fair value, as well as the results from the bulk sale of assets held in inventory for "Build to Rent" purposes, for which sale is planned in the business plan approved by the Board of Directors, without having generated significant rental income and therefore without having changed their classification to investment property prior to their disposal.

Finally, it should be noted that the Asset Management (AM) business line was launched in March 2023 with the objective of leveraging surplus operating capacity and enhancing shareholder returns by boosting revenues through real estate asset management for companies in which the Group participates in joint ventures with other partners, based on collaboration agreements entered into with financial partners to enable more efficient capital deployment, managing the vehicle's land bank and charging a management fee in exchange for delegated management or promotion. The management service agreements establish a remuneration scheme composed of a fixed fee and incentive structure. In addition, the Group benefits from the realization of gains and the distribution of dividends generated by the relevant vehicle in the portion in which it participates.

The main figures in the condensed consolidated income statement by segment as of June 30, 2025, and 2024 are as follows:

	Thousands of euros									
	Development (*)		Asset Management business (AM)		Rental		Other / Corporate (**)		Total Group	
	30.06.25	30.06.24	30.06.25	30.06.24	30.06.25	30.06.24	30.06.25	30.06.24	30.06.25	30.06.24
Income:										
Net revenue	134,981	166,051	6,838	-	4,267	3,726	130	586	143,216	170,363
Cost of sales	(87,981)	(119,429)	-	-	-	-	(103)	(378)	(88,084)	(119,807)
Gross margin	**47,000**	**46,622**	**6,838**	-	**4,267**	**3,726**	**27**	**208**	**58,132**	**50,556**
Personnel expenses (Note 15.2)	(18,159)	(18,077)	(2,239)	-	(236)	(799)	(32)	(35)	(20,666)	(18,911)
Personnel expenses – Incentives	(2,116)	-	(54)	-	(206)	-	(11)	-	(2,387)	-
External services (Note 15.3)	(14,835)	(13,570)	(295)	-	(2,476)	(4,016)	(4)	(532)	(17,610)	(18,118)
Change in trade provisions	(3,534)	756	-	-	1,804	(1,971)	(1)	-	(1,731)	(1,215)
Other operating income	1,799	2,528	9	-	22	37	-	-	1,830	2,565
Value adjustments of assets	666	-	-	-	(3,739)	(5,678)	649	-	(2,424)	(5,678)
Impairment and results from disposal of fixed assets	-	-	-	-	(4)	317	-	-	(4)	317
Net financial result and other financial income/(expense)	(1,643)	11,695	(2.050)	-	(669)	(1,137)	(7,698)	(3,980)	(12,060)	6,578
Depreciation of properly, plant and equipment	(1,431)	(1,924)	-	-	(553)	(158)	(49)	(223)	(2,033)	(2,305)
Profit before tax	**7,747**	**28,030**	**2,209**	-	**(1,790)**	**(9,679)**	**(7,119)**	**(4,562)**	**1,047**	**13,789**
Net financial result and other financial income/(expense)	1,653	(11,695)	-	-	669	1,137	7,698	3,980	10,020	(6,578)
Depreciation of properly, plant and equipment	1,431	1,924	-	-	553	158	49	223	2,033	2,305
Value adjustments of assets	(326)	-	-	-	1,315	-	(649)	-	340	-
Personnel expenses – Incentives	2,116	45	54	-	206	1	11	2	2,387	48
Personnel restructuring expenses	39	463	165	-	-	8		-	203	471
Property taxes	499	882	-	-	71	68	1	4	571	954
Growth expenses	945	535	-	-	-	-	-	-	945	535
Interest rate adjustment Alboraya (***)	-	9,471	-	-	-	-	-	-	-	9,471
Interest on financial derivatives interest adjustment (Note 8)	-	495	-	-	-	-	-	-	-	495
Company EBITDA (****)	**14,401**	**30,150**	**2,427**	-	**1,024**	**(8,307)**	**(9)**	**(353)**	**17,546**	**21,490**

(*) Includes under the "Development" segment an amount of €10,955 thousand as of June 30, 2025 corresponding to sales of land prior to development and real estate promotion (€2,487 thousand as of June 30, 2024), with a cost of sales of €7,196 thousand (€1,857 thousand as of June 30, 2024).

(**) Due to the immaterial nature of the individual figures for the Asset Management and Other/Corporate areas, the figures for the Asset Management, Legacy and Corporate segments are presented on a combined basis.

(***) This refers to interest recognized as a result of the agreement reached in 2024, the receivable for which was realized in the second half of 2024 through the delivery of a series of plots of land by the debtor. In this regard, the financial income was recorded as part of Company EBITDA since, from the date of the business combination with Quabit Inmobiliaria, S.A., the company that had registered the right to collect from the City Council, based on the expectation of an agreement negotiated in parallel with the litigation process, it was expected that this receivable would finally materialize through the transfer of inventory in lieu of payment, an agreement that was finally reached in June 2024 and materialized in its entirety through a transfer in lieu of payment.

(****) This is a financial measure used by the Group's Finance Department to adjust, mainly, restructuring and growth incentives and expenses, as well as other items under other captions that the Group associates with its operating result.

The main figures in the consolidated summary statement of financial position by segment as of June 30, 2025, and December 31, 2024, are as follows:

	Development		Asset Management business (AM)		Rental (*)		Other / Corporate		Total Group	
	30.06.25	31.12.24	30.06.25	31.12.24	30.06.25	31.12.24	30.06.25	31.12.24	30.06.25	31.12.24
Balance sheet:										
Non-current assets	24,282	32,839	41,501	45,038	51,123	131,762	95,652	83,757	212,558	293,396
Current assets (*)	991,478	985,190	41,525	34,950	125,428	33,381	446,095	378,384	1,604,526	1,431,905
Total assets	**1,015,760**	**1,018,029**	**83,026**	**79,988**	**176,551**	**165,143**	**541,747**	**462,141**	**1,817,084**	**1,725,301**
Non-current debt with credit institutions	-	-	-	-	15,084	41,036	-	-	15,084	41,036
Current debt with credit institutions	158,018	144,982	-	-	914	8,270	-	-	158,932	153,252
Other non-current liabilities	4,782	501	-	-	5,884	1,944	321,090	331,423	331,756	333,868
Other current liabilities	200,933	147,114	-	91	78,515	39,981	39,146	148,248	318,594	335,434
Total liabilities	**363,733**	**292,597**	-	**91**	**100,397**	**91,231**	**360,236**	**479,671**	**824,366**	**863,590**

(*) Current assets classified in the "Rental" segment mainly correspond to non-current assets held for sale (Note 7).

As of June 30, 2025, there are firm investment commitments related to the asset management business amounting to EUR 0.5 million, which, together with the investments already executed, is in line with the initial objective established in the business plan.

6. Property, plant, and equipment

It is the policy of the Neinor Homes Group to mantain all insurance policies considered necessary to cover risks that may affect property, plant and equipment.

As of June 30, 2025, there were fully depreciated items of property, plant, and equipment amounting to €2,392 thousand (€2,461 thousand as of December 31, 2024).

As of June 30, 2025, and December 31, 2024, no items of property, plant, and equipment were pledged as collateral for any loans or obligations to third parties.

As of June 30, 2025, and December 31, 2024, the Group had no material commitments to purchase property, plant, and equipment.

7. Investment property

The movement during the year ended June 30, 2025 is as follows:

	Thousands of euros
Balances at December 31, 2024	**131,743**
Additions	2,433
Disposals	(287
Transfers to non-current assets held for sale	(82,504)
Changes in fair value	(2,424)
Balance at June 30, 2025	**48,961**

On May 9, 2025, a firm commitment agreement was formalized between the subsidiary Neinor Sardes Rental, S.L. and a related party (Note 16), whereby the latter agreed to sell three real estate developments that had previously been operated under lease agreements. Completion of the transaction is subject to certain administrative procedures, primarily the exercise of the right of first refusal and repurchase by the autonomous community in which the properties are located. As a result, the carrying amount of the related investment properties, as well as the associated mortgage liabilities and the advances received as deposits for this transaction, have been reclassified to "Non-current assets held for sale" and "Non-current liabilities held for sale," respectively, in the condensed consolidated balance sheet as of June 30, 2025. These developments have been measured at the agreed sale price, resulting in a loss of €345 thousand, which has been recorded under "Change in fair value of investment property" in the condensed consolidated income statement for the year 2025.

Likewise, on May 5, 2025, the Group reached an agreement with a third party for the sale of the companies Europa Rental Homes Propco, S.L.U. and Sundowner Holding Iberia, S.L.U., both of which hold investment properties located in Alovera and Seville. Accordingly, the carrying amounts of the investment properties, as well as the other assets and liabilities of these companies, have been reclassified to "Non-current assets held for sale" and "Non-current liabilities held for sale," respectively, in the condensed consolidated balance sheet as of June 30, 2025. The sale price amounted to €13,021 thousand, of which €11,798 thousand has been deferred until financial year 2027. The difference between the carrying amount of the net assets and the price agreed resulted in a loss of €827 thousand, which has also been recognized under "Change in fair value of investment property" in the condensed consolidated interim income statement. The sale agreement was executed before a notary on July 1, 2025, making the transaction effective and resulting in the loss of control over the two entities (Note 2.10).

During the 2025 financial year, the Board of Directors made a firm commitment to implement a direct sale plan for the development located in Vitoria (Olarizu Homes), representing a change in the project's original intended use (rental). As of June 30, 2025, this change is supported by the execution of private purchase agreements for several units, following the launch of the marketing campaign. Given that the assets are available for immediate sale in their current condition, the subsidiary Bluewood Holding Iberia, S.L.U. reclassified the investment property to "Non-current assets held for sale" in the condensed consolidated balance sheet as of that date. As a result of this change in asset management strategy, and in accordance with a valuation methodology adjusted under IFRS 13, an impairment loss of €3,128 thousand was recognized and recorded under "Change in fair value of financial instruments" in the consolidated interim income statement for the year 2025.

The "Non-current assets held for sale" line item in the condensed consolidated balance sheet as of June 30, 2025, therefore includes the carrying amount of the aforementioned investment properties, as well as other current assets, mainly cash associated with the shares sales, amounting to €5,818 thousand.

It should be noted that, in accordance with IAS 40, the Group's investment properties held to generate rental income and/or capital gains are measured at fair value. This valuation basis is maintained when such assets are reclassified to "non-current assets held for sale," provided the criteria under IFRS 5 are met. For these purposes, the properties classified as non-current assets held for sale have been measured at the price agreed with the buyer. Where the purchase price includes both fixed and variable components (earn-outs), the Group has estimated the fair value of the variable consideration based on available information and expected outcomes.

Income from rental operations derived from real estate investments owned by the Group for the years ended June 30, 2025 and 2024 amounted to €2,291 thousand and €1,784 thousand, respectively. In addition, income related to the "Rental" segment from services rendered by Renta Garantizada, S.A. amounted to €1,976 thousand as of June 30, 2025, and €1,730 thousand as of June 30, 2024.

As of June 30, 2025, all investment properties had been valued by independent experts. The market value assigned by Savills Aguirre Newman Valoración y Tasaciones, S.A.U. and CBRE Valuation Advisory, S.A., acting as external appraisers, to the Group's real estate investments amounted to €48,961 thousand, excluding those assets reclassified as non-current assets held for sale.

Assuming all other variables remain constant, the valuations of real estate investments would be affected as follows, considering the change in the key assumptions (in thousands of euros):

	Thousands of euros					
Assumption	Discount rate		Sale price			
	1%	-1%	1%	-1%	5%	-5%
	Increase (decrease)					
Changes in fair value (lower valuation) / higher valuation	(3.600)	4.040	250	(250)	1.300	(1.250)

8. Current and non-current financial assets

The balance of financial assets, according to the nature of the operations is represented by the following accounts:

	Thousands of euros			
	30.06.25		31.12.24	
	Non-current	Current	Non-current	Current
Financial investments	6,950	1	6,949	1
Derivatives	-	3,584	-	4,606
Loans	4,372	727	1,001	915
Guarantees and deposits	1,184	1,181	1,075	1,220
Total	**12,506**	**5,493**	**9,025**	**6,742**

The Group uses derivative financial instruments to hedge the risks to which its activities, operations, and future cash flows are exposed. Within the framework of these transactions, the Group holds two derivative contracts to hedge interest rate risk through interest rate caps (CAPs). Under these agreements, the Group paid a premium and, as a result, holds the right to receive periodic payments when the variable interest amount payable by the bank on certain dates exceeds the reference amount established in the contract. Since 2024, and following the issuance of fixed-rate corporate bonds as described in Note 13.2, the original hedge has become partially ineffective for the period from November 2024 to 2025. The ineffective portion of the interest rate caps is recognized from that date directly in the condensed consolidated interim income statement.

The Group has complied with the applicable regulatory requirements to classify these financial instruments as hedging instruments in relation to their effective portion. In particular, an effectiveness assessment was performed to measure the extent to which changes in the fair value or cash flows of the hedged item, attributable to the hedged risk, offset the changes in the hedging instrument. This prospective analysis was conducted using the linear regression method. Based on the results, the Group determined the existence of an economic relationship and established the appropriate hedge ratio.

9. Inventories

The breakdown of this caption at June 30, 2025, and December 31, 2024, is as follows:

	Thousands of euros	
	30.06.25	31.12.24
Land and building plots	385,379	419,508
Developments in progress	437,875	331,588
Completed properties	130,894	196,456
Advances to suppliers	60	60
Less - Impairment losses	(10,606)	(11,957)
Total	**943,602**	**935,655**

In the six-month period ended June 30, 2025, borrowing costs capitalized on inventories amounted to €2,256 thousand (€7,017 thousand during the year ended December 31, 2024).

Additions in 2025 primarily relate to work certifications for developments in progress and capitalized construction-related costs, totaling €89 million (€208 million for the year ended December 31, 2024). During 2025, land acquisitions amounted to €1 million (€49 million in 2024).

In 2025, the Group completed delivery of two new developments: NoBa Homes in Barcelona (69 units) and Olarizu Homes IV in Vitoria (96 units) and plans to deliver an additional three developments comprising 297 residential units in the next quarter. As of June 30, 2025, a total of 25 developments were recognized under the “Developments in progress” caption.

As of June 30, 2025, inventories recognized in the accompanying condensed consolidated statement of financial position included assets with a net carrying amount of €941 million, of which €938 million relate to assets classified as “Development” (€933 million as of December 31, 2024) and €3 million to “Legacy” assets (unchanged from December 31, 2024).

As of June 30, 2025, there are assets included under the “Inventories” caption with a net carrying amount of €602 million that serve as collateral for the development loans arranged by the Group (Note 13) (€604 million as of December 31, 2024).

At June 30, 2025, the Group had no outstanding commitments to sell land. At December 31, 2024, there was a commitment to sell the Las Mercedes land in Madrid to Pinle SPV 2024, S.L. (Note 3), which was completed in February 2025 for €7.6 million (Notes 5, 16, and 17).

Sales commitments entered into with customers as of June 30, 2025, and December 31, 2024, relating to units for which a private purchase agreement has been signed, resulted in the advance collection of €132,630 thousand and €82,804 thousand, respectively. These amounts have been recognized under “Other current liabilities” within current liabilities in the condensed consolidated statement of financial position as of June 30, 2025, and December 31, 2024, respectively.

The Group conducts regular assessments of the fair value of its inventories and recognizes any impairment losses where applicable. The movement in impairment losses for the six-month period ended June 30, 2025, and for the year ended December 31, 2024, is as follows:

	Thousands of euros
Balance at December 31, 2023	**13,768**
Impairment losses	-
Reversals of impairment losses	(1,811)
Balance at 12/31/2024	**11,957**
Impairment losses	711
Reversals of impairment losses	(2,062)
Balance at June 30, 2025	**10,606**

As of June 30, 2025, all Development assets had been valued by independent valuation experts. The net realizable value assigned by the appraisers Savills Aguirre Newman Valoración y Tasaciones, S.A.U. and CBRE Valuation Advisory, S.A. to the Group's Development assets amounted to €1,200 million at that date (€1,203 million including the valuation of legacy assets).

Considering the valuation methodology applied by the external appraisers, the key assumptions identified in the valuation of assets under development are the discount rate and sales prices. Regarding the discount rate, a sensitivity of ±100 basis points has been applied based on short- and medium-term macroeconomic forecasts, as well as in reference to the returns typically required by other developers with profiles different from that of the Group. On the other hand, while sales prices are expected to evolve positively across all scenarios, the valuation models incorporate conservative assumptions in view of the current economic context. Accordingly, a sensitivity of -1% and -5% has been applied to sale prices.

Assuming all other variables remain constant, the valuation of developments in progress ("Development" assets) and their net carrying amount as of June 30, 2025 would be affected as follows based on variations in these key assumptions (in thousands of euros):

Assumption	Thousands of euros					
	Discount rate		Sale price			
	1%	-1%	1%	-1%	5%	-5%
	Increase (decrease)					
Change in fair value	(40,690)	49,286	31,911	(19,076)	131,435	(121,827)
Change in net book value (*)	(17,205)	1,433	970	(11,469)	2,427	(44,862)

(*) The accounting valuation is based on the lower of cost or net realizable value. Increases in net realizable value are not necessarily reflected in the carrying amount of inventories.

The valuation models applied by the Group, prepared by Savills and CBRE, are considered sufficiently conservative and prudent, and therefore it is not deemed appropriate to apply sensitivities reflecting adverse price developments. Furthermore, the Group's directors consider that the current market environment is stable or exhibiting upward pricing trends. The Group has conducted a sensitivity analysis assuming a 1% and 5% decrease in sale prices under a base scenario with no subsequent price recovery and all other variables held constant. The estimated impact on the valuation of real estate assets would represent a decrease of €19,076 thousand and €121,827 thousand, respectively. The corresponding reduction in the net carrying amount of the assets would be approximately €11,469 thousand and €44,862 thousand, respectively.

10. Trade and other receivables

The caption "Trade and other receivables" includes the following items:

	Thousands of euros	
	30.06.25	31.12.24
Customers and trade receivables	58,579	50,880
Associated companies receveivable (Note 16)	9,713	7,977
Advances to suppliers	18,741	18,794
Other account receivable	3,469	3,468
Impairment	(3,629)	(2,944)
Total	**86,873**	**78,175**

As of June 30, 2025, the caption "Customers and trade receivables" in the above table includes an amount of €22,051 thousand pending collection from the 2024 sale of the companies owning assets in Alovera (Rental Homes NX Propco, S.L.), subject to the achievement of certain minimum rent levels and/or occupancy thresholds by the Group. It also includes an amount of €8,801 thousand outstanding from the 2024 sale of the Parla Homes development. These amounts are expected to be collected during 2026.

In addition, €7.3 million remains outstanding from construction activities relating to development work in sector I-15 of Alovera (€7.6 million as of December 31, 2024). As of June 30, 2025, this caption also includes receivables arising from the revaluation of urban development works carried out in Playa de Almenara sector, amounting to €3.2 million (unchanged from December 31, 2024).

At the end of 2024, a number of properties were transferred in lieu of payment by a debtor, EGUSA, based on a valuation performed by an independent expert. As of June 30, 2025, a remaining receivable of €2,342 thousand was outstanding, which is expected to be settled through a new land transfer during 2025.

Receivables from associates relate to amounts arising under asset management agreements in effect within the context of the Asset Management business line (Note 5), as well as to the deferred payment from the sale of land to Pinle SPV 2024, S.L. in February 2025, which accrues interest until settlement.

The caption "Advances to suppliers" in the above table mainly comprises advances paid by the Group to service providers, which have not yet been accrued and/or settled. As of June 30, 2025, advances paid by the Group to creditors amounted to €18,741 thousand, including €12,282 thousand in advances paid to intermediaries involved in the execution of private purchase agreements pending registration. These advances are refundable in the event that registration is not successfully completed (€18,794 thousand and €9,321 thousand as of December 31, 2024, respectively).

Trade receivables do not generally accrue interest, and there are no non-performing assets that require additional impairment beyond that already recorded at year-end.

The Group measures its financial assets at amortized cost, as the objective of the business model is to hold them to collect contractual cash flows. In this regard, it has been determined that financial assets measured at amortized cost are subject to the recognition of expected credit losses, based on the facts and circumstances existing at the reporting date, as detailed below (in thousands of euros):

Concept	Amount at June 30, 2025	Expected loss (%) (*)	Expected loss at June 30, 2025	Net amount at June 30, 2025
Current and non-current financial assets (Note 8)	41,307	0,14% - 3%	(938	40,369
Customers from one-off sales	30,852	3%	(926)	29,926
Advances to suppliers	19,325	3%	(584)	18,741
Other accounts receivable	39,278	0% - 3%	(1,072)	38,206
Cash	446,451	0,08%	(357)	446,094
TOTAL	**577,213**		**(3,877)**	**573,336**

(*) The estimate has been made taking into account the credit ratings of the counterparties, where available, as issued by reputable credit rating agencies, as well as any existing guarantees. In estimating the expected credit loss on advances paid to creditors, a provision of 3% of the total amount advanced has been recognized, given that certain counterparties have individual public ratings.

An estimated provision of €446 thousand has been recognized under the caption "Change in trade provisions" in the condensed consolidated income statement. The total expected credit loss of €3,877 thousand is reflected across the corresponding captions described above in the condensed consolidated statement of financial position.

The Group regularly assesses the risk of default related to its trade and other receivables and updates the associated impairment allowances accordingly. The directors of the Parent Company consider that the carrying amount of trade and other receivables approximates their fair value.

11. Capital and reserves

11.1 Share capital

The condensed statement of changes in equity as of June 30, 2025 and December 31, 2024 reflects the changes in equity attributable to the shareholders of the Parent Company and non-controlling interests during the respective reporting periods.

On June 24, 2025, in connection with the transaction described in Note 3, and following the completion of the accelerated bookbuilding process for a capital increase through cash contributions and the exclusion of pre-emptive subscription rights, Board of Directors of the Parent Company approved a capital increase amounting to €77,068 thousand through the issuance of 14,993,750 new ordinary shares, each with a nominal value of €5.14, via a private placement directed exclusively at qualified investors. The issue price of the new shares was set at €15.25 on June 25, 2025, resulting in total proceeds from the capital increase of €228,655 thousand, of which €77,068 thousand corresponds to share capital and €151,587 thousand to share premium. The capital increase was registered on June 26, 2025. Following this capital increase, the share capital of the Parent Company amounted to €462,407 thousand as of June 30, 2025. The expenses associated with the capital increase, which amounted to €7.7 million, were recognized directly against reserves.

The capital increase was filed with the Commercial Registry on June 30, 2025. The Board of Directors' approval of the increase was based on the authority granted by the General Shareholders' Meeting held on April 13, 2022, which authorized the Board, for a period of five years, to increase share capital without the need to convene a General Meeting, up to a limit of 50% of the share capital at the time, and to exclude pre-emptive subscription rights up to a limit of 20% of the share capital. As of June 30, 2025, a balance of €82.9 million under this authorization remains available.

The capital increase was fully subscribed and paid up by the underwriters Banco Santander, S.A. and JP Morgan SE, each contributing €114.3 million.

During the 2025 financial year, share capital reductions were also carried out as a result of dividend distributions, as detailed in Note 4.

As of June 30, 2025, the Parent Company's share capital consisted of 89,962,501 shares, each with a nominal value of €5.14, fully subscribed and paid in (74,968,751 shares with a nominal value of €6.38 each as of December 31, 2024), as detailed below:

	06.30.25		31.12.24	
	% Ownership Interest Registered	Total Share Capital Amount (thousands of euros)	% Ownership Interest Registered	Total Share Capital Amount (thousands of euros)
Orion European Real Estate Fund V, SLP	24.60	113,743	29.52	141,194
Stoneshield Holding S.A.R.L.	20.47	94,656	25.00	119,576
Welwel Investments Ltd.	12.95	59,870	14.56	69,641
Rest of stock market	41.98	194,138	30.92	147,891
	100.00	**462,407**	**100.00**	**478,302**

11.2 Earnings/loss per share

Basic earnings or loss per share are determined by dividing the net profit or loss attributable to the Group (after tax and minority interests) by the weighted average number of shares outstanding during the year.

	Thousands of Euros	
	30.06.25	30.06.24
Profit/(Loss) for the year (thousands of euros)	3,195	9,713
Weighted average number of shares outstanding (thousands of shares) (*)	74,693	74,728
Basic earnings / (loss) per share (euros)	**0.043**	**0.129**

(*) Note: average number of shares, adjusted for treasury stock (Note 11.3), where applicable.

As of June 30, 2025 and June 30, 2024, the diluted earnings and loss per share of the Neinor Homes Group are the same as the basic earnings and loss per share, since the impact of share-based payments on the calculations, as the only variable affecting them, is not significant.

11.3 Treasury shares and reserves

At the General Shareholders' Meeting held on March 6, 2017, the shareholders granted authorization for the derivative acquisition of treasury shares, for the maximum term permitted by law and subject to the requirements set forth in Article 146 of the Spanish Companies Act.

On March 26, 2021, and for a period of six months, the Group initiated a treasury share buyback program for the derivative acquisition of up to one million shares, with a maximum investment of €10 million. To implement this program, the Parent Company entered into a liquidity agreement with JB Capital Markets Sociedad de Valores, S.A.U. Similarly, starting on September 17, 2021, and for a period of one year, the Group launched a second treasury share buyback program for the derivative acquisition of up to 2.5 million shares, with a maximum investment of €30 million. This program was implemented under a liquidity agreement signed with Gestión de Patrimonios Mobiliarios, S.V., S.A.

During the 2022 financial year, the Group launched a share buyback program with the purpose of reducing share capital through the cancellation of treasury shares and supporting the distribution of dividends (Note 4).

As of June 30, 2025, the Parent Company held a total of 329,571 treasury shares (381,522 shares as of December 31, 2024). The average acquisition price per share amounted to €14.68 as of June 30, 2025 (€10.28 as of December 31, 2024).

Finally, in April 2020, General Shareholders' Meeting of the Parent Company approved a share-based incentive plan. The plan expired in 2022, and the first delivery of shares under the plan took place in 2023, for a total amount of €2,773 thousand, with no impact on equity. In 2024, a second delivery was made for €1,507 thousand, and in 2025, the final delivery was executed for €1,480 thousand. The estimated amounts and actual disbursements made in connection with the settlement of the plan did not differ significantly.

12. Provisions

12.1 Current provisions

The movement in the current provisions account in the six-month period ended June 30, 2025, and in the year ended December 31, 2024, is as follows:

Description	Thousands of Euros		
	Taxes	Other provisions	Total
Balance at December 31, 2023	**11,407**	**23,102**	**34,509**
Net provisions	2,174	11,571	13,745
Applications	(4,720)	(18,727)	(23,447)
Balance at December 31, 2024	**8,861**	**15,946**	**24,807**
Net provisions	1,250	(1,476)	(226)
Transfers (Note 14.2)	3,272	-	3,272
Applications	(2,864)	(3,791)	(6,655)
Balance at June 30, 2025	**10,519**	**10,679**	**21,198**

The “Taxes” caption in the table above mainly includes provisions recognized in respect of taxes accrued and pending settlement at the end of the reporting period (primarily property tax), as well as provisions to cover tax contingencies under appeal in connection with tax inspections, which are considered likely to materialize by the Group's directors and their internal and external advisors (Note 14.2).

The "Other provisions" caption primarily includes provisions recognized to cover warranty obligations, mainly post-sale expenses, as well as construction costs still pending on developments already delivered. These provisions are recognized at the time of the sale of the corresponding assets, based on the Group's best estimate of the potential expenditure and the amount required to settle the related obligation.

At the end of each financial year, the Group assesses the estimated amounts required to cover potential liabilities arising from ongoing legal proceedings of this nature—whether probable or certain—in cases where the amount payable is not yet fully determinable or the timing of settlement is uncertain, as it may depend on the occurrence of certain conditions. The corresponding provisions are recognized when appropriate. In this regard, as of June 30, 2025, the Group is involved in legal proceedings related to guarantees, price revision claims by construction companies, and demands for payment, totaling approximately €47 million (€36 million as of December 31, 2024). Based on the opinion of the Group's internal and external legal advisors, and following an assessment of the likelihood and estimated financial impact of these disputes, a provision of €4,919 thousand has been recognized under liabilities in the condensed consolidated statement of financial position, corresponding to cases considered probable (€5,804 thousand as of December 31, 2024).

In the opinion of the Parent Company's directors and its legal advisors, the potential financial impact of the remaining lawsuits is not considered significant. In this respect, the Group holds €7,019 thousand (€7,446 thousand as of December 31, 2024) in withholdings from contractors as guarantees against claims, as well as provisions for guarantees related to delivered developments, which would be used in the event of an unfavorable outcome for the Group (Note 2.4).

13. Financial liabilities

13.1. Bank borrowings and other financing agreements

As of June 30, 2025, and December 31, 2024, these captions are as follows:

	Thousands of Euros	
	30.06.25	31.12.24
Long-term debts with credit institutions:		
Mortgage loans and other loans (*) (**)	15,084	41,036
Total long-term	**15,084**	**41,036**
Short-term debt with credit institutions:		
Mortgage loans and other loans (*)	158,269	152,218
Interest payable	663	1,034
Total short-term	**158,932**	**153,252**

(*) Debts are stated at amortized cost, net of debt arrangement expenses amounting to €4,471 thousand (€4,245 thousand as of December 31, 2024).

(**) Long-term mortgage loans are those linked to the Group's real estate investments.

The breakdown by maturity of the above items is as follows:

June 30, 2025

Scheduled maturities:	30.06.24
2026	114,349
2027	28,380
2028 and following	31,431
Total by maturity	**174,160**

December 31, 2024

Expected maturities:	31.12.24
2025	117,342
2026	23,904
2027 and followinf	53,042
Total by maturity	**194,288**

Mortgage loans and other loans

The balance recorded under "Debt with credit institutions - Mortgage loans" in the table above, amounting to €173,353 thousand as of June 30, 2025, corresponds to the outstanding amount payable on various mortgage loans taken out by the Group, with the aforementioned real estate assets serving as collateral for their repayment (€190,798 thousand as of December 31, 2024). These loans bear interest at market rates and have final maturity dates between 2025 and 2055.

Certain consolidated companies act as joint and several guarantors for the majority of these loans.

Specifically, the Group entered into seven new mortgage loan agreements during the first half of 2025, from which €17,940 thousand had been drawn down. In addition, no extensions were made to the limit or maturity of loans contracted in prior years. Likewise, developer loan subrogations amounted to €10,332 thousand during the six-month period ended June 30, 2025.

The Group has financing granted by Sociedad de Gestión de Activos Procedentes de la Reestructuración Bancaria, S.A. (hereinafter "SAREB") with a amortized cost of €10,443 thousand. The interest rate payable is 1% with the following amortization schedule:

Maturity	Thousands of euros
July 31, 2025	10,443
Total	**10,443**

Revolving credit facility

In November 2024, the Group entered into a new revolving credit facility with a total limit of up to €40 million, syndicated among a pool of financial institutions (JP Morgan, Société Générale, Banco Santander, S.A., BBVA, and Deutsche Bank). The facility is guaranteed by Neinor Península, S.L.U., Neinor Sur, S.A.U., Neinor Norte, S.L.U., and Rental Homes Propco, S.L.U., and is intended to finance working capital and general corporate purposes. It bears interest at Euribor plus a spread, and has a final maturity in 2030. This financing is subject to the fulfillment of certain covenants, although no amounts had been drawn down as of June 30, 2025.

VAT facilities

On June 6, 2017, the Group entered into a factoring agreement with recourse with a financial institution, primarily to finance VAT payments on certain land acquisition transactions. The agreement was originally for a one-year term, with tacit annual renewals, and accrues interest at market rates. As of June 30, 2025, the available limit on this VAT line amounted to €15 million, with no amounts drawn as of June 30, 2025 and December 31, 2024. The amounts receivable under the transactions financed serve as collateral for repayment.

Confirming, reverse factoring or supplier financing agreements

The Group has entered into various supplier payment programs with financial institutions, under which the latter offer to advance payments to the Group's suppliers under the original terms and conditions agreed upon between the Group and such suppliers. In some cases, these programs include the possibility for the financial institutions to defer payment to a date later than the supplier's due date. These programs are generally linked to developer loan financing, and as such, amounts are recognized upon payment, without requiring term extensions. Except for one agreement with a limit of €750 thousand, these confirming arrangements do not extend the Group's payment terms, although they allow suppliers to receive early settlement relative to the invoice due date. As of June 30, 2025, the Group had confirming lines available totaling €12,868 thousand, of which €4,704 thousand had been utilized by suppliers of various ongoing developments (recognized under "Trade payables and other payables" in the condensed consolidated balance sheet). The total credit limit available for these lines as of that date amounted to €114 million (€10,958 thousand drawn down as of December 31, 2024, with a limit of €77 million). The average payment term of invoices covered under these confirming arrangements does not exceed 60 days.

The confirming lines include standard early termination clauses, such as a material adverse change in the Group's creditworthiness, change of control, or qualified audit opinions. All loans and credit facilities outstanding as of June 30, 2025 have been contracted with first-tier financial institutions and are referenced to Euribor plus a market spread.

The applicable interest rate for the Group's debt is generally indexed to Euribor plus a market spread. The average cost of debt for the financial years 2025 and 2024 was approximately 3.52% and 3.00%, respectively. However, taking into account the interest rate hedging derivatives contracted by the Group (Note 8), the effective average cost of debt is significantly lower.

13.2. Other financial liabilities

In November 2024, Parent Company issued corporate bonds amounting to €325 million, at an interest rate of 5.875%, with interest payable semi-annually, beginning on May 15, 2025, and maturing on February 15, 2030, with repurchase options for the Company at different times by paying a cancellation premium (102.938% as of November 15, 2026, 101.469% as of November 15, 2027, and 100% as of November 15, 2028, plus accrued unpaid interest in all cases; prior to November 15, 2026, up to 40% of the issue may be canceled at a price of 105.875% plus accrued unpaid interest, provided that certain conditions are met, or all or part of the issue may be repurchased at 100%, plus a premium to be calculated based on the contract (minimum of 1%) and unpaid accrued interest. In the event of a change of control, bondholders are granted a put option at 101% of the nominal value, plus accrued interest. There are also obligations and restrictions associated with this financing that the Group must comply with, which are detailed in the following section. The credit rating associated with the issue by Fitch and S&P Global Ratings was BB-.

The guarantees associated with this bond issue are, in the order of priority established in the contract, the issuer's intercompany accounts receivable, the shares of Neinor Península, S.L.U., the intercompany accounts receivable of Neinor Península, S.L.U., the shares of Neinor Norte, S.L.U., the intercompany accounts receivable of Neinor Norte, S.L.U., the shares of Rental Homes Propco, S.L.U., the intercompany accounts receivable of Rental Homes Propco, S.L.U., the shares of Neinor Sur, S.L.U., and the intercompany accounts receivable of Neinor Sur, S.L.U. The obligations and liabilities of any company incorporated under the laws of Spain that is a limited liability company under the Guarantee Documents shall be limited to a maximum amount equal to twice its net worth (equity) as reflected in the individual annual financial statements of the relevant company incorporated under the laws of Spain that is a limited liability company as of (i) for each Guarantee created on the Issue Date by a company incorporated under the laws of Spain that is a limited liability company (sociedad de responsabilidad limitada) the year ended December 31, 2023, or (ii) for each new Guarantee created by a company incorporated under the laws of Spain that is a limited liability company (sociedad de responsabilidad limitada), the last available annual financial statements of the relevant company incorporated under the laws of Spain that qualifies as a limited liability company.

The bond issue is currently listed on the Stuttgart and Frankfurt Stock Exchanges (ISIN XS2933536034 / XS2933536547). The market price as of June 30, 2025, on the Frankfurt Stock Exchange was 103.30% (103.355% as of December 31, 2024).

The balance of the corporate bond is presented at amortized cost, deducting from the nominal value an amount of €6,818 thousand corresponding to issuance expenses, which are accrued for the calculation of the effective cost. During 2025, €9,918 thousand were paid in interest accrued since the date of issuance. At June 30, 2025, accrued interest payable, amounting to €2,374 thousand, is recognized under "Other financial liabilities" in current liabilities in the accompanying consolidated interim balance sheet.

13.3 Covenants and early repayment clauses

There are various early repayment clauses associated with the external financing contracted and drawn down by the Group and broken down in the previous sections, which are in force at June 30, 2025. The most significant aspects to consider are summarized below:

- In the case of the revolving credit facility not drawn down as of June 30, 2025, there is a commitment to quarterly compliance with the Net Secured Loan-to-Value (LTV) ratio, defined as the ratio between Net Debt and the market value of the Group's properties, which must remain below 45%. The first reporting date for this ratio is June 30, 2025, provided that certain conditions are met regarding the relative weight of the loan within the borrower's overall indebtedness. The agreement sets out alternatives to avoid early maturity in the event of a breach. Additionally, the facility imposes restrictions on certain payments and establishes specific conditions for the sale of assets with deferred collection. Finally, the guarantors are required to comply with an annual guarantee test, whereby their EBITDA must represent at least 80% of the consolidated EBITDA, calculated on an annual basis.

- With respect to the bond financing maturing in November 2024, the agreement includes obligations to submit financial information on a quarterly, semi-annual, and annual basis, both for the Parent Company and for significant subsidiaries, as defined in the financing agreement, in line with standard practice for this type of instrument. Additionally, the bonds are subject to restrictions on certain payments, investments, distributions, asset sales, and new indebtedness, unless specific thresholds or asset coverage ratios are met. In particular, the agreement requires the calculation of certain financial covenants prior to undertaking any transaction or event subject to approval, to ensure that: (i) the Fixed Charge Coverage Ratio (ratio of consolidated EBITDA for the last four quarters to total financial charges for the same period) does not decrease, (ii) the Consolidated Senior Secured Leverage Ratio (ratio between outstanding bonds and consolidated EBITDA for the last four quarters) does not increase, and (iii) the Net Total Loan-to-Value Ratio does not exceed 35%.The agreement also includes a change of control clause, which—unless certain conditions apply—grants bondholders the right to require early redemption of the bonds at 101% of the principal amount, plus accrued and unpaid interest. Compliance with these restrictions is suspended in the event the bonds receive an investment grade rating, as defined in the financing documentation.

- Regarding the factoring agreement related to the VAT line, there are early repayment clauses triggered by a deterioration in coverage ratios (understood as the ratio of Net Financial Debt to EBITDA) and/or leverage ratios (Net Financial Debt to Equity), as calculated based on the most recent consolidated financial statements, if such deterioration exceeds 15%, and provided that market information also reflects a deterioration in the Group's financial position that may raise doubts about the viability of its business operations. This condition also applies to the new financing agreement entered into during the current financial year by the Parent Company.

As of June 30, 2025, and as of the date of preparation of these condensed consolidated interim financial statements, Neinor Homes, S.A. has complied with its financial and other obligations, and therefore there are no circumstances that would give rise to early maturity of its financial commitments. Furthermore, in relation to the clauses mentioned above, as well as the change of control clause that may give rise to the early maturity of the bond issue and certain other lines of financing, the Directors of Neinor Homes, S.A. consider that their existence will not change the classification between current and non-current liabilities as reflected in the consolidated balance sheet at June 30, 2025.

13.4. Risk management

The basic risks to which the Group is exposed and the risk management policies are detailed in the consolidated financial statements for the 2024 financial year and are reproduced in the management report that forms part of these condensed consolidated interim financial statements.

14. Public administrations and tax position

The Group is taxed under the special tax consolidation regime under two tax groups, one regional and one state. The regional group consists of the companies Neinor Homes, S.A. and Norte, S.L.U., where Neinor Homes, S.A. is the parent company of the regional consolidation group 02117BSC. The rest of the Group companies form another state consolidation group, with the exception of Parque las Cañas, S.L.U. and Quabit Bonaire, S.L., where Neinor Península, S.L.U. is the parent company.

The Group has calculated the provision for corporate income tax as of June 30, 2025, applying current tax regulations. However, if, as a result of tax reforms, tax treatments different from those contemplated in current regulations become apparent, they will be applied immediately in the financial statements presented after such approval.

The payable resulting from the estimated calculation of corporate income tax for the six-month period ended June 30, 2025, is recorded under "Government creditors" in the accompanying condensed consolidated statement of financial position.

14.1 Balances with Public Administration

The main debit and credit balances with the Public Administrations are as follows:

	Thousands of euros							
	30.06.25				31.12.24			
	Tax assets		Tax liabilities		Tax assets		Tax Liabilities	
	Non-current	Current	Non-current	Current	Non-recurring	Corrientes	Non-recurring	Corrientes
VAT receivable / payable	-	6,564	-	7,304	-	4,779	-	19,559
Income tax receivable	-	1,598	-	411	-	15,658	-	3,683
Personal income tax withholdings payable	-	-	-	1,013	-	-	-	3,174
Social Security contributions	-	-	-	933	-	-	-	1,153
Deferred tax assets (Note 14.3)	95,653	-	-	-	92,985	-	-	-
Deferred tax liabilities	-	-	10,666	-	-	-	11,428	-
	95,653	**8,162**	**10,666**	**9,661**	**92,985**	**20,437**	**11,428**	**27,569**

14.2 Financial years subject to tax inspection

The Parent Company and its subsidiaries are subject to tax audits in respect of the main taxes applicable to them. In this regard, Provincial Regulation 11/2013 establishes that all deductions and tax bases generated in previous years may be audited without any time limit when they are used in any of the years open to inspection. However, Law 27/2014, of November 27, limits this verification period to 10 years for state tax groups.

With regard to Value Added Tax (VAT), the various companies in the Group have opted to apply the special pro rata regime regulated in Article 106 of Law 37/1992, of December 28, on Value Added Tax (Article 106 of Regional Regulation 7/1994 on Value Added Tax, of December 14), which establishes that only tax payments incurred on the acquisition of goods or services used exclusively in the performance of transactions giving rise to the right to deduction may be deducted in full, and, conversely, VAT paid on transactions that do not give rise to a right to deduction shall not be deductible, and the general pro rata rule shall apply to common expenses.

On June 28, 2017, some companies in the Group were notified by the Tax Agency of the start of verification and investigation proceedings for the following items and periods:

- Value Added Tax of Neinor Península, S.L.U. for the 2015 and 2016 periods.
- Corporate income tax of Neinor Península, S.L.U. for the 2015 period.

- Value Added Tax of Neinor Sur, S.A.U. for the periods 2014, 2015 and 2016.
- Corporate income tax of Neinor Sur, S.A.U. for the periods 2012 to 2015.

During January 2019, the Group was notified of a final assessment and penalty proceeding arising from the tax audit of Neinor Península, S.L.U., which resulted in tax adjustments amounting to €3,272 thousand, as well as penalties and late-payment interest of €793 thousand and €417 thousand, respectively, all of which were recognized at the end of the 2018 financial year. However, in February 2019, an administrative appeal was filed against this decision, and a guarantee of €3 million was provided (Note 2.4). The directors of the Parent Company, based on the opinion of their external tax advisors, have assessed the payment of these amounts as probable, given that there is a final decision on the matter. Therefore, as of June 30, 2025, this amount is recorded under "Provisions" in current liabilities in the consolidated interim balance sheet. On the other hand, during the initial proceedings, additional penalties amounting to €6.3 million were also proposed, which have not been provisioned, as it is considered that the administrative appeal filed by the Group will, in any case, result in a favorable outcome. This assessment has also been confirmed by the Group's external tax advisors.

The Parent Company Directors do not expect any additional material liabilities to be recognized as a result of the review that may be carried out by the tax authorities on the years open for inspection.

14.3 Deferred tax assets

In determining the tax credits to be recovered by the companies considered individually, the Group records those whose recovery it considers reasonably assured by the obtaining of future tax benefits that will allow the partial offsetting of the tax losses of these companies, considering the quantitative limitations for their application established in the regulations, taking into account the expected results of each tax group considering the group's business plan, which are also based on the realization of the existing capital gains on assets under development. On the other hand, in relation to other subsidiaries of the Group that have unrecognized tax credits to be recovered outside the tax group to which they belong, it has been taken into consideration that their operating results are either negative or insignificant, as well as the nature of their assets (there are no hidden capital gains) and, therefore, the obtaining of future gains is not sufficiently proven, giving rise to the maintenance of the criterion followed to date and the estimation that it is reasonable not to record additional deferred assets in these companies.

As of June 30, 2025, the amount recorded under deferred tax assets amounted to €95,653 thousand (€92,985 thousand as of December 31, 2024). This capitalization has been reviewed considering the impact on the valuation of deferred tax assets using the most likely scenario (Notes 7 and 9) based on the forecasts contained in the 2023-2027 strategic plan. There are no aspects contained in the new strategic plan that have an effect on the recovery of tax credits recorded in a timely manner, considering the time and quantitative limitations established in the applicable tax regulations.

14.4 Other tax matters

Impact of the Supplementary Tax (Pillar Two)

On December 15, 2022, the ECOFIN Council approved Directive (EU) 2022/2523 (Pillar Two), which establishes a global minimum effective tax rate of 15% for large multinational and domestic groups with consolidated revenues exceeding €750 million. Member States are required to transpose the Directive into national law. In Spain, Law 7/2024 of December 20 introduced the Minimum Supplementary Tax (Pillar Two), including the Domestic Top-Up Tax, with retroactive effect for fiscal years beginning on or after December 31, 2023.

In the Historical Territory of Bizkaia, Provincial Law 4/2024 of December 27, published on December 30, 2024, approved the application of this Supplementary Tax under terms consistent with the Common Territory, also with effect from fiscal years beginning on or after December 31, 2023.

The Supplementary Tax has been agreed to be a direct tax under autonomous legislation, pursuant to the resolution of the Joint Committee on the Economic Agreement dated December 23, 2024. However, given the proximity between the approval of the state law and the first tax accrual date (December 31, 2024), the Provincial Law of Bizkaia refers to the state legislation "until its incorporation into the Economic Agreement," which will require a future amendment of the Economic Agreement Law.

Neinor Homes, S.A., as part of a large domestic group, does not expect a significant impact on its consolidated financial statements from the application of Pillar Two after the transitional exclusion period. The Third Transitional Provision of Law 7/2024 grants a five-year initial exclusion from the Supplementary Tax for groups falling under its scope for the first time, which applies to Neinor Homes as from January 1, 2024. Accordingly, the consolidated income statement for the six-month period ended June 30, 2025, does not reflect any impact on current income tax expense. Furthermore, the Group has applied the temporary exemption from recognizing deferred tax assets and liabilities arising from Pillar Two, in accordance with the amendment to IAS 12 issued by the IASB and its adoption into Spanish accounting regulations.

Constitutional Court ruling on corporate income tax (RDL 3/2016)

The ruling issued by the Constitutional Court on January 19, 2024, declared unconstitutional certain measures relating to corporate income tax introduced by Royal Decree-Law 3/2016, of December 2, including the tightening of limits on the offsetting of tax losses, the introduction of a cap on the application of double taxation deductions, and the requirement to automatically reverse impairment losses on investments that had been deducted in previous years by including them in the tax base. On January 15, 2024, the Group filed a request for the rectification of the corporate income tax returns for the 2018, 2019, and 2020 fiscal years for the company Neinor Sur, S.A.U. In this regard, the Group's external tax advisors considered that the claim filed was highly likely to be upheld, and therefore a receivable was recognized, writing off the deferred tax assets previously capitalized in the amount of €13.4 million, corresponding to the expected refund, plus €1.6 million in late payment interest. During 2025, €13.2 million was collected from the Tax Authorities corresponding to the settlements for 2019 and 2020, of which €1.9 million relates to interest on arrears. As of June 30, 2025, the remaining balance claimed is recorded under “Deferred tax assets” in the consolidated interim balance sheet, amounting to €2.1 million, corresponding to tax losses carried forward from 2018, whose recoverability is considered reasonably assured on the basis of projected future taxable profits.

The Directors of the Parent Company and its internal and external tax advisors do not expect any additional material liabilities to be incurred as a result of the review that may be carried out by the tax authorities on the years open for inspection.

15. Revenue and expenses

15.1 Revenues

A detailed breakdown of ordinary income is presented in Note 5, together with segment information. All sales were made in Spain.

15.2 Personnel expenses

Personnel expenses are brokendown as follows:

	Thousands of euros	
	30.06.25	30.06.24
Salaries, wages, and similar expenses	20,895	14,594
Termination benefits	3,674	569
Social security	4,098	3,429
Other social expenses	385	319
Compensatory income (*)	(5,999)	-
Total	**23,053**	**18,118**

(*) These relate to reimbursements received during the first half of the year in connection with salary and severance costs incurred by the Group, which, pursuant to the agreements entered into with joint venture companies, are to be borne by the managed entity and its majority shareholder.

During the 2023 financial year, the Group approved a cash-settled incentive plan, with a maximum cost of €17.5 million, accruing until December 31, 2025, and whose beneficiaries are directors with executive functions and members of the management team of Neinor Homes, S.A. and its group companies, expressly designated by the Parent Company's Board of Directors upon proposal from the Appointments and Remuneration Committee. The metric used to measure compliance with the plan is Total Shareholder Return (TSR), defined as the sum of dividends distributed, share capital reductions, and treasury share cancellations carried out by Neinor Homes, S.A., all aligned with the 2023–2027 Strategic Plan. A minimum compliance threshold of 85% of the Company's EBITDA is required, in addition to meeting the precondition of an effective dividend distribution or cancellation of treasury shares during the financial year to trigger entitlement to the incentive. No amount has been recognized as of the six-month period ended June 30, 2025, as although compliance with the conditions set forth in the incentive plan is expected by year-end, the EBITDA accrued relative to the target is not considered representative, given that it is expected to be largely achieved in the second half of the year.

The average number of employees during the six-month periods ended June 30, 2025 and 2024 at Quabit Construcción, S.A. and Renta Garantizada, S.A. was 206 and 39, respectively (192 and 39 in the six-month period ended June 30, 2024). The breakdown by professional category of the average headcount for the six-month periods ended June 30, 2025 and 2024 for the remaining companies comprising the Neinor Homes Group is as follows:

	30.06.25			30.06.24		
	Women	Men	Total	Women	Men	Total
Higher education graduates	87	111	198	91	124	215
Average qualifications	58	28	86	34	12	46
Total	**145**	**139**	**284**	**125**	**136**	**261**

As of June 30, 2025 and 2024, the number of people employed by the Group with a disability greater than or equal to 33% was 3 and 2, respectively.

15.3 Operating expenses

The breakdown of the balance of this item in the accompanying consolidated summary income statement is as follows:

	Thousands of Euros	
	30.06.25	30.06.24
Leases and royalties	2,710	3,193
Repairs and maintenance	1,303	1,181
Independent professional services	5,888	4,388
Transport	-	2
Insurance premiums	1,121	835
Banking services	489	641
Advertising and marketing	1,184	1,430
Supplies	752	843
Other external services	3,252	3,065
Taxes	1,758	2,412
Other operating expenses	223	128
Compensatory income (*)	(1,093)	-
Total	**17,610**	**18,118**

(*) These relate to reimbursements received during the first half of the year in connection with operating expenses incurred by the Group, which, pursuant to the agreements entered into with joint venture companies, are to be borne by the managed entity and its majority shareholder.

The caption "Independent professional services" in the table above mainly includes commissions earned in the period by real estate agents or other intermediaries in connection with sales, which amounted to €3.6 million as of June 30, 2025 (€1.7 million as of June 30, 2024).

In addition, the caption "Taxes" includes, among other items, property tax expense, which amounted to €1.5 million as of June 30, 2025 (€1.2 million as of June 30, 2024).

15.4 Change in trade provisions

The breakdown of the caption "Change in trade provisions" in the accompanying condensed consolidated income statement is as follows:

	Thousands of euros – Income/ (expense)	
	30.06.25	30.06.24
Change in trade provisions		
Impairment losses due to insolvency	(685)	(15)
Net provisions for after-sales provisions	(1,240)	(339)
Impairments/reversals for other provisions	194	(861)
Total	**(1,731)**	**(1,215)**

15.5 Income from companies accounted for using the equity method

The result from companies over which significant influence is exercised amounts to €2,050 thousand for the six-month period ended June 30, 2025.

On September 20, 2024, the Parent Company acquired a 10% interest in Promociones Habitat, S.A. As of December 31, 2024, the provisional negative goodwill arising from this acquisition amounted to € 8,275 thousand. A portion of the profit generated by this company in 2025 corresponds to the sale of assets whose fair value in excess of their carrying amount had already been recognized at the acquisition date through the recognition of a provisional badwill recorded in 2024, and has therefore been eliminated on consolidation.

16. Transactions with related parties

In addition to subsidiaries, associates, and joint ventures, the Group's related parties include shareholders exercising significant influence, key management personnel of the Company (i.e., members of the Board of Directors and senior executives, along with their close family members), as well as entities over which such individuals may exercise control, significant influence, or from which they may derive influence. Specifically, related party transactions refer to those carried out with parties outside the scope of the Group but with which a relationship exists under the definitions and criteria set forth in Order EHA/3050/2004, of September 15, issued by the Ministry of Economy and Finance, and Circular 1/2005, of April 1, of the Spanish National Securities Market Commission (CNMV). In accordance with these criteria, the financial institution Banco Santander, S.A. qualifies as a related party for disclosure purposes, due to the relationship between a senior executive and director of the banking group and one of the members of the Parent Company's Board of Directors. In addition, based on the same definitions and criteria, the following entities are also considered related parties for disclosure purposes: Orion V European 24, S.À.R.L., 1810 Capital Investments, S.L., Global Hespérides, S.L., Rayet Medio Ambiente, S.L., Grupo Rayet, S.A., Sistemas Integrales Cualificados, S.L., UTE I-15 Alovera, Editorial Nueva Alcarria, S.A., Ablanquejo, S.L., Restablo Inversiones, S.L., Maitland Consultancy Limited, Land Company 2020, S.L., and Fincas Cuevas Minadas, S.L., due to their connection with members of the Parent Company's Board of Directors.

The breakdown of the transactions carried out with related parties, in addition to the expenses associated with the capital increase that have been charged to the Parent Company's reserves (Note 11) in the amount of €2,977 thousand and the prepayments amounting to €1,739 thousand related to upfront fees for bank guarantees required for the transaction described in Note 3.2., for the six-month periods ended June 30, 2025 and 2024, is as follows:

	Thousands of euros					
	Income			Expenses		
	Net revenues					
Period from January 1 to June 30, 2025	Sales	Services	Financial income	Cost of sales – Supplies	External services (Note 15.3)	Financial expenses
Associated entities						
Nicrent Residencial, S.L.	-	298	30	-	-	-
Waterton, Invest, S.L.	-	157	439	-	-	-
Pegasus Holdco, S.L.	-	393	82	-	-	-
JL Panoramic DV, S.L.	-	530	36	-	-	-
Pinle SPV 2024, S.L. (Notes 5, 9, and 17)	7,600	-	-	-	-	-
Brick Opportunities 9, S.L.	-	-	1	-	-	-
Promociones Hábitat, S.A. (*)	-	5,122	7	-	-	-
Total associates	**7,600**	**6,500**	**595**	**-**	-	-
Other related entities						
Banco Santander, S.A.	-	-	1,984	-	-	910
Land Company 2020, S.L.	5,560	-	-	-	-	-
Grupo Rayet S.A.	-	-	-	560	-	-
Global Hespérides, S.L.	-	79	-	-	-	-
Rayet Medio Ambiente, S.L.	-	-	-	8	-	-
Sistemas Integrales Cualificados, S.L.	-	-	-	-	213	-
Editorial Nueva Alcarria, S.L.	-	-	-	-	72	-
Ablanquejo, S.L.	-	-	-	-	300	-
UTE I-15 Alovera	58	-	-	184	-	-
The Maitland Consultancy Limited	-	53	-	-	-	-
Total related	**5,618**	**132**	**1,984**	**752**	**585**	**910**
Total	**13,218**	**6,632**	**2,579**	**752**	**585**	**910**

(*) The compensatory income described in Note 15.2 is not included, as it has been accounted for as a pass-through item.

	Thousands of euros					
	Revenue			Expenses		
	Net revenues					
Period from January 1 to June 30, 2024	Sales	Services	Financial income	Cost of sales – Supplies	External services (Note 15.3)	Financial expenses
Associated entities						
Nicrent Residencial, S.L.	-	46	38	-	-	-
Pegasus Holdco, S.L.	-	-	48	-	-	-
JV Panoramic, S.L.	-	35	33	-	-	-
Total associates	**-**	**81**	**119**	**-**	**-**	**-**
Other related entities						
Banco Santander, S.A.	-	-	1,520	-	127	7,267
Land Company 2020, S.L.	6,394	-	-	-	-	-
Rayet Group S.A.	-	-	-	52	-	-
Global Hespérides, S.L.	-	39	-	-	629	-
Rayet Medio Ambiente, S.L.	-	-	-	1,149	-	-
Sistemas Integrales Cualificados, S.L.	-	-	-	-	130	-
Editorial Nueva Alcarria, S.L.	-	-	-	-	4	-
Ablanquejo, S.L.	-	-	-	-	300	-
UTE I-15 Alovera	752	-		1,596	-	-
Total related	**7,146**	**39**	**1,520**	**2,797**	**1,190**	**7,267**
Total	**7,146**	**120**	**1,639**	**2,797**	**1,190**	**7,267**

The breakdown of the transactions carried out is as follows:

- Financial expenses arising from various loan and credit policies, confirming and corporate bond issuance with the related financial institution, and

- The provision of services under real estate development contracts between the parent company and companies in which it has significant influence within the framework of the joint venture strategy launched by the Group in 2023.

- The sale of the Las Mercedes land to Sociedad Pinle SPV 2024, S.L. (Notes 5, 9, and 17).

The previous transactions with related parties were carried out under market conditions. There are no commitments or guarantees with related entities other than those previously disclosed in this Note or in Note 13 in relation to financial debt.

The balances with companies related to the Group as of June 30, 2025, and December 31, 2024, before impairment adjustments in accordance with IFRS 9, are as follows:

June 30, 2025

Thousands of euros	Cash and other liquid assets	Short-term bank borrowings	Other short-term financial liabilities	Other long-term financial assets	Other short-term financial assets and pre-payments	Accounts payable	Advances from customers	Accounts receivable (Note 10)	Advances to suppliers
Associated entities									
Nicrent Residencial, S.L.	-	-	-	-	1,739	-	-	304	-
Action program of Baleares, S.L.	-	-	-	-	7,227	-	-	9	-
Masía de Monte Sano, S.L.	-	-	-	-	-	(78)	-	-	-
Waterton Invest, S.L.	-	-	-	-	14,070	-	-	298	-
Pegasus Holdco, S.L.	-	-	-	3,762	-	-	-	462	-
JL Panoramic DV, S.L.	-	-	-	1,401	-	-	-	434	-
Brick Opportunities 9, S.L.	-	-	-	-	-	-	-	2	-
Harmony Holding Iberia, S.L.	-	-	-	-	-	-	-	1	-
Pinle SPV 2024, S.L. (Notes 5, 9, and 17)	-	-	-	-	-	-	-	3,789	-
Promociones Hábitat, S.A.	-	-	-	-	-	(36)	-	4,414	-
Total associates	**-**	**-**	**-**	**5,163**	**23,036**	**(114)**	**-**	**9,713**	**-**
Other related entities									
Banco Santander, S.A. (*)	377,227	(36,463)	-	-	1,739	(2.977)	-	-	-
Land Company 2020, S.L.	-	-	-	-	-	-	-	1,377	-
Global Hespérides, S.L. (Note 7)	-	-	(19)	-	-	(2)	(2,420)	16	-
Grupo Rayet, S.A.	-	-	-	531	-	(145)	-	-	-
Rayet Medio Ambiente, S.L.	-	-	-	436	403	(4)	-	-	-
UTE I-15 Alovera	-	-	-	3,479	37	-	-	7,316	1,864
Restablo Inversiones, S.L.	-	-	(6)	-	-	-	-	-	-
Ablanquejo, S.L.	-	-	-	-	-	(61)	-	-	-
Qualified Integrated Systems	-	-	-	-	-	(8)	-	-	-
Fincas Cuevas Minadas, S.L.	-	-	-	-	-	-	-	1	-
Total related	**377,227**	**(36,463)**	**(25)**	**4,446**	**2,179**	**(3,197)**	**(2,420)**	**8,710**	**1,864**
Total	**377,227**	**(36,463)**	**(25)**	**9,609**	**25,215**	**(3,311)**	**(2,420)**	**18,423**	**1,864**

(*) The amount payable to this related party corresponds to expenses associated with the capital increase that have been recognized against the Parent Company's reserves (Note 11).

<u>December 31, 2024</u>

Thousands of euros	Cash and other liquid assets	Short-term bank borrowings	Other short-term financial liabilities	Other long-term financial assets	Other short-term financial assets	Accounts payable	Advances from customers	Accounts receivable (Note 10)	Advances to suppliers
Associated entities									
Baleares Action Program, S.L.	-	-	-	-	7,227	-	-	9	-
Nicrent Residencial, S.L.	-	-	-	-	1,739	-	-	78	-
Masía del Monte Sano, S.L. (*)	-	-	(78)	-	-	-	-	-	-
Waterton Invest, S.L.	-	-	-	-	13,632	-	-	108	-
Pegasus Holdco, S.L.	-	-	-	3,252	-	-	-	510	-
JV Panoramic, S.L.	-	-	-	1,123	-	-	-	633	-
Harmony Holding Iberia, S.L.	-	-	-	-	-	-	-	6	-
Promociones Habitat, S.A.	-	-	-	-	-	(13)	-	6,633	-
Total associates	**-**	**-**	**(78)**	**4,375**	**22,598**	**13**	**-**	**7,977**	**-**
Other related entities									
Banco Santander, S.A.	252,870	(32,164)	-	-	10	-	-	-	-
Global Hespérides, S.L.	-	-	-	-	-	(31)	-	40	-
Grupo Rayet, S.A.	-	-	-	531	-	-	-	-	-
Rayet Medio Ambiente, S.L.	-	-	(403)	435	-	(158)	-	-	-
UTE I-15 Alovera (Note 14)	-	-	(200)	-	-	-	-	7,618	1,864
Restablo Inversiones, S.L.	-	-	-	-	-	-	-	6	-
Sistemas Integrales Cualificados, S.L.	-	-	-	-	-	(36)	-	-	-
Finca Cuevas Minadas, S.L.	-	-	-	-	-	(3)	-	1	-
Ablanquejo, S.L.	-	-	-	-	-	(61)	-	-	-
Landcompany 2020, S.L.	-	-	-	-	-	-	-	2,243	-
Total related parties	**252,870**	**(32,164)**	**(603)**	**966**	**10**	**(289)**	**-**	**9,908**	**1,864**
Total	**252,870**	**(32,164)**	**(681)**	**5,341**	**22,608**	**(302)**	**-**	**17,885**	**1,864**

In May 2021, Neinor Homes and Cevasa were awarded a tender promoted by Habitatge Metròpolis Barcelona, S.A. (a public company owned 50% by the Barcelona Metropolitan Area and Barcelona City Council) to develop and manage 4,500 homes under some form of public protection in the Barcelona metropolitan area. On June 9, 2021, Neinor and Cevasa formed the company Nicrent Residencial, S.L., owned 50% by both parties. In November 2021, Nicrent made a contribution of €12 million to Habitatge Metròpolis Barcelona, S.A., receiving in exchange a 50% stake in its share capital.

In accordance with the terms of the tender, Nicrent Residencial, S.L. plans to make successive contributions, depending on investment needs, which, added to the initial contribution mentioned above, will amount to approximately €116 million. For their part, the public shareholders of Habitatge Metròpolis Barcelona, S.A. will contribute the land necessary for the construction of these homes, in addition to making the cash contributions required to maintain their 50% stake.

Upon joining the share capital of Habitatge Metròpolis Barcelona, S.A., Nicrent Residencial, S.L. will be responsible for the administrative and asset management of that company, including, among other functions, the management of the construction and development of the allocated land and the management of the rental of the housing stock. These activities will be remunerated at market prices.

As for the development of the project, seven developments are currently under construction in the first phase, and work is about to begin on an eighth, which together represent a total of 632 homes. These homes are expected to be available for rent between 2026 and 2027. The second phase comprises 710 additional homes, currently at various stages of development, with work on the first two developments expected to begin towards the end of this year.

17. Legal information relating to the Board of Directors and senior management

Information on Conflicts of Interest Involving Members of the Board of Directors

During the period ended June 30, 2025, the current and former members of the Board of Directors of the Parent Company did not engage in any transactions with the Parent Company or with other Group companies that were not part of their ordinary course of business or not carried out under arm's length conditions.

Additionally, during the 2023 financial year, the Parent Company entered into a joint venture agreement with Orion Capital Managers, the controlling entity of Orion European Real Estate Fund V SPV, which holds 24.60% of the Group's voting rights (Note 16). In this regard, two of the directors of the Parent Company hold positions in the aforementioned entity, and, therefore, the Group identified the existence of a conflict of interest. Accordingly, the purpose of the transaction is joint investment and subsequent management of an investment vehicle named Pegasus Holdco, S.L., for the development of a real estate asset portfolio. The related asset management agreement was executed under the principles of equal treatment and in the best interests of the Group, in accordance with the provisions of Article 529 duovicies of the revised Spanish Capital Companies Act.

Similarly, an internal analysis was carried out in 2024 with respect to the land sale and asset management transaction with Pinle SPV 2024, S.L., prior to its execution in 2025 (Notes 5, 9, and 16).

Furthermore, during the 2025 financial year, the members of the Board of Directors of the Parent Company, as well as certain persons related to them as defined in the Capital Companies Act, have not had any relationships or transactions with entities whose activities could pose a conflict of interest, nor has any communication to that effect been made to the competent corporate bodies as required under Article 229 of the Spanish Capital Companies Act. Accordingly, no additional disclosures have been included in these interim consolidated financial statements in this respect.

Remuneration and other benefits for the Board of Directors

As of June 30, 2025, the directors of the Parent Company received fixed and variable remuneration for their position as directors amounting to €2,697 thousand (€2,013 thousand in the six-month period ended June 30, 2024), which includes remuneration for those who also hold senior management positions (one person as of June 30, 2025 and June 30, 2024). Additionally, in 2025, the Group did not accrue any expense under "Personnel expenses" in the accompanying consolidated summary income statement (no expense as of June 30, 2024) for management incentive plans for the reason indicated in Note 15.2 (nor as of June 30, 2024).

The Parent Company has taken out civil liability insurance for Directors and Senior Management, the cost of which in fiscal year 2025 amounted to €107 thousand (2024: €104 thousand).

The Parent Company has no pension obligations or any other commitments to current or former members of its Board of Directors except as indicated in Note 11.3.

The Parent Company has not granted any advances, loans or guarantees to current or former members of the Board of Directors.

Remuneration and other benefits for Senior Management

During the six-month periods ended June 30, 2025 and 2024, the remuneration accrued by the members of the Parent Company's Senior Management and personnel performing similar functions—excluding individuals who simultaneously serve as members of the Board of Directors (one person), whose remuneration is included in the previous section was as follows:

Number of Persons		Thousands of Euros					
		30.06.25			30.06.24		
30.06.25	30.06.24	Fixed and variable remuneration	Other remuneration accrued	Total	Fixed and variable remuneration	Other remuneration accrued	Total
12	6	1,311	-	1,311	938	-	93

Similarly, information relating to remuneration paid to members of the Senior Management of the Parent Company and persons performing similar functions, excluding those who are also members of the Board of Directors (one person), as their information is included in the previous section, can be summarized as follows:

Number of Persons		Thousands of euros					
		30.06.25			30.06.24		
30.06.25	30.06.24	Fixed and variable remuneration	Other remuneration accrued	Total	Fixed and variable remuneration	Other remuneration accrued	Total
12	6	9,814	-	9,814	5,086	-	5,086

The Parent Company has no pension obligations and has not granted advances, loans or guarantees to members of senior management, except as indicated in Note 11.3.

18. Explanation added for translation to English

These condensed consolidated interim financial statements are presented on the basis of the regulatory financial reporting framework applicable to the Group in Spain (Note 2). Certain accounting practices applied by the Group that conform with the regulatory framework may not conform with other generally accepted accounting principles and rules.

Management Report

Neinor Homes, S.A. and Subsidiaries

For the year ended June 30, 2025

1. <u>The Group: Organizational structure and operations</u>

History

The Neinor Homes Group was formed in the context of the agreement of intent signed in 2014 between Kutxabank, S.A. and the investment fund Lone Star, through its subsidiary Intertax Business, S.L.U. (currently named Neinor Holdings, S.L.U.), for the sale of part of the Kutxabank Group's real estate assets. The aforementioned sale (Operation Lion) was completed on May 14, 2015, through the transfer by Kutxabank, S.A. to Neinor Holdings, S.L.U. of all the shares it held in Neinor Homes, S.L.U., once the conditions precedent established in the sale agreement signed between the parties on December 18, 2014, had been met.

On January 1, 2015, as part of the transaction, all personnel who had been carrying out the development and management of the real estate group, as well as the technical means and resources necessary to carry out the activity, were transferred to the companies of Neinor Homes, S.L.U.

During the 2017 financial year, the company Neinor Homes, S.L.U. was converted into a public limited company (a transaction formalized by deed executed on March 1, 2017, before the notary public in Bilbao, Ms. Raquel Ruiz Torres, under number 234 of her protocol) with a view to its admission to trading on the Bilbao, Madrid, Barcelona, and Valencia Stock Exchanges, which took place on March 29, 2017, following authorization by the Company's Sole Shareholder on March 6, 2017.

In 2020, Neinor Homes acquired a 75% stake in the share capital of Umber Jurídico Inmobiliario, S.L. (a company that was dissolved in November, having been subject to a reverse takeover by the subsidiary that held all of its shares, Renta Garantizada, S.A.).

On January 11, 2021, the joint merger plan of Neinor Homes, S.A. (the absorbing company) and Quabit Inmobiliaria, S.A., was approved, with the definitive acquisition date set for May 19, following the granting of authorization for the merger by the competition authorities on the previous day, thereby fulfilling all of the conditions precedent detailed above and determining the takeover of Quabit Inmobiliaria, S.A. by Neinor Homes, S.A.

On February 23, 2022, the Sole Administrator of Neinor Península, S.L.U. approved the joint merger plan of Neinor Península S.L.U. (absorbing company) and 62 subsidiaries of the Quabit subgroup as absorbed companies.

On August 23, 2022, the partial spin-off of the company Neinor Sur, S.A.U. took place. Based on this joint spin-off plan, Neinor Península, S.L.U. transferred to Neinor Homes, S.A. all of the shares representing 100% of the share capital of Neinor Sur, S.A.U., together with all other assets, principal and ancillary, linked to those shares.

Business lines

The Group's business activity is carried out entirely in Spain, mainly through three business lines:

A) Development business line:

The Group's main and strategic activity based on the acquisition of land for residential use for subsequent development.

The company's land portfolio consists of 225 developments with more than 10,600 buildable units. This portfolio is distributed across the company's seven regions of activity, which are: Madrid, Guadalajara, Catalonia, the Basque Country, Valencia, the Balearic Islands, and Andalusia.

B) Asset management business line:

In line with the strategic plan for the period 2023-2027, the Group has been acquiring significant stakes in various companies that are consolidated using the equity method. The common feature of all these companies is that they hold a stake that gives them a seat on the board of directors, the existence of a shareholders' agreement governing certain aspects of governance, and the signing of a real estate development agreement between the company and the parent company, Neinor Homes, S.A.

C) Rental business line:

The Company's Rental business portfolio currently consists of six real estate developments.

Asset Management Business

The history of investments or commitments in the asset management business line to date is described below:

Financial year 2023

JL Panoramic DV, S.L. (formerly Twintrees, S.L.):

Neinor Homes acquires 10% of the capital, while Callisto Holding Lux, S.À.R.L. acquires the remaining 90%. The agreement provides for a joint investment of €100 million, with Neinor acting as managing partner overseeing design, licensing, marketing, and construction. In December 2023, Neinor Península, S.L.U. signed the purchase agreement for land for this development.

Pegasus Holdco, S.L.:

Joint venture with Orion V European 24, S.À.R.L. (linked to a shareholder of the Group) to acquire land for €50 million and develop a Build to Sell project. Neinor acquires 10% of the capital.

Brick Opportunities 9, S.L.:

Joint venture with Proptech Ventures, S.L. and Urbanitae Real Estate Platform, S.L., to acquire land for up to €150 million. Neinor will hold a 20% stake in each transaction, and on July 1, 2024, it will reach a 50% stake in Brick Opportunities 9, S.L. following a contribution of €799,000. The Group will manage the purchase, development, administration, and marketing in exchange for a commission.

Financial year 2024

Octopus Real Estate:

Agreement signed for joint investment in Senior Living homes, with a planned investment of between €100 million and €200 million by both parties.

Brick Opportunities 9, S.L.:

On July 1, another contribution of €800,000 was made, maintaining a 50% stake. The joint commitment is up to €3,855,000, with Neinor holding 20%.

Waterton Invest, S.L.:

Joint venture with Cedarville Spain, S.L.U. (Avenue). Neinor entered with a capital increase of €1,399,000, reaching 20% of the capital. In addition, it subrogated 20% of loans for €2,078,000 and updated the project management agreement in Lomas del Flamenco (Malaga).

Promociones Hábitat, S.A.:

On September 20, Neinor acquired 10% for €31.6 million from Merak IMS, S.L.U. (the ultimate shareholder being Bain Capital). At that time, the parties formalized a shareholders' agreement together with an agreement for the commercial management of the real estate assets and an agreement for the provision of administration services.

Harmony Holding Iberia, S.L.:

On December 18, Neinor acquired 27% of the capital for €142,000. A shareholders' agreement and an asset management agreement were signed, whereby Neinor will act as industrial partner in charge of design, licensing, marketing, and construction.

Financial year 2025

Pinle SPV 2024, S.L.:

In February, Neinor acquired 10% for €300. The majority shareholder is Santander Alternative Investments (Banco Santander, S.A.), with 90%. The stake was fully paid up as of June 30.

Greywood Holding Iberia, S.L.:

On April 25, the acquisition of 42.4% for €1,272 was formalized, also fully paid up as of June 30.

Rental business

Europa Rental Homes Propco, S.L.U. and Sundowner Holding Iberia, S.L.U.: Likewise, on May 5, 2025, the Group reached an agreement with a third party for the sale of Europa Rental Homes Propco, S.L.U. and Sundowner Holding Iberia, S.L.U., holders of real estate investments, for which reason the net book value of these real estate investments, as well as the other assets and liabilities of the aforementioned companies, has been reclassified under the captions "Non-current assets held for sale" and "Non-current liabilities held for sale," respectively, in the condensed consolidated balance sheet as of June 30, 2025.

Launch of a voluntary takeover bid for AEDAS Homes, S.A.

On June 16, 2025, the Neinor Homes Group announced the launch of a voluntary takeover bid (OPA) amounting to €1.07 billion for the acquisition of 100% of the share capital of AEDAS Homes, offering a price of €24.485 per share. As of July 9, 2025, the initial consideration of the Offer was adjusted to €21.335 per share following the deduction of dividends approved by the General Shareholders' Meeting of AEDAS Homes, S.A. The maximum amount payable by the Group amounts to approximately €933 million.

As part of the transaction, the U.S. investment fund Castlelake, which holds 79.02% of AEDAS Homes' share capital through its wholly owned subsidiary Hipoteca 43 Lux, S.à r.l., entered into a firm and irrevocable commitment to tender its entire stake in acceptance of the offer.

The transaction is backed by approximately €1.25 billion in committed financing, structured through Neinor DMP Bidco, S.A.U., a wholly owned subsidiary of the Parent Company. The financing package comprises approximately €500 million in direct contributions from Neinor Homes, S.A.—including around €275 million in current and expected cash resources, and €225 million from the capital increase detailed in Note 11.1—along with €750 million raised through a senior secured bond issuance fully subscribed by funds managed by Apollo Capital Management, L.P.

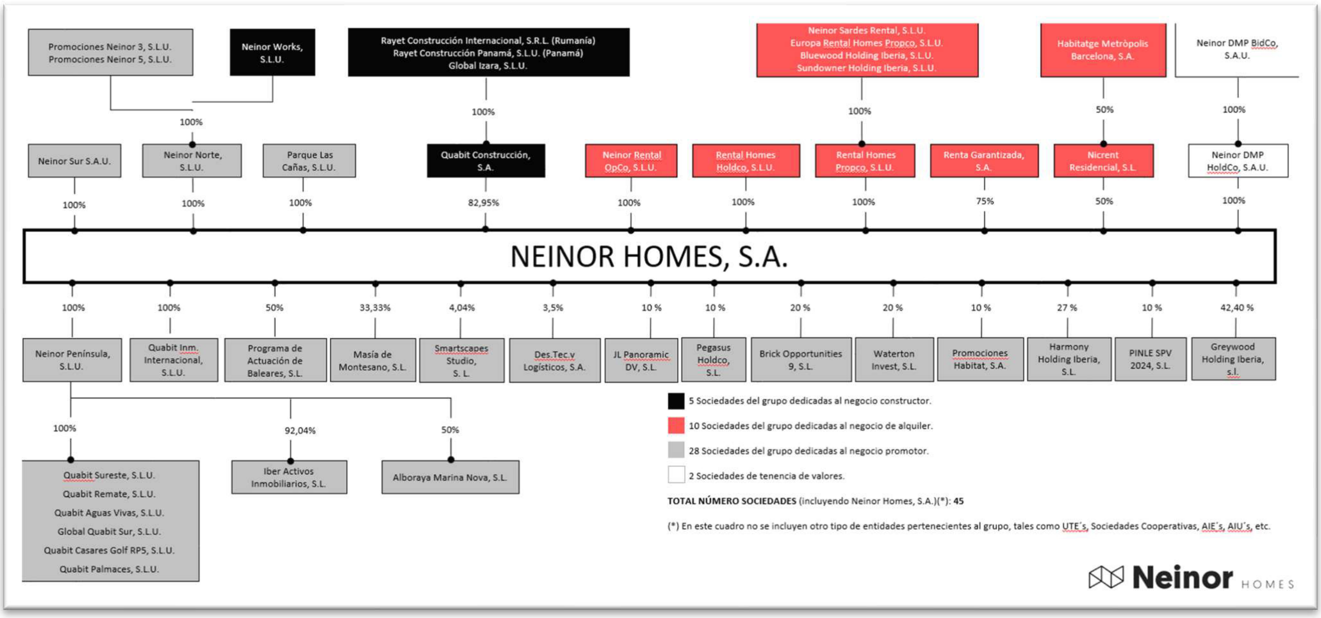
As part of the closing process, in July 2025, the transaction was notified to the Spanish National Markets and Competition Commission (CNMC) for review in accordance with the provisions of the Spanish Competition Act, given that it constitutes a merger between two of the leading residential developers in Spain. In parallel, the takeover bid prospectus was filed with the Spanish National Securities Market Commission (CNMV), and the corresponding foreign direct investment (FDI) notification was submitted, in accordance with applicable legislation.

This transaction is aimed at creating a more prominent market leader in the Spanish residential real estate sector. The enlarged group will have the necessary scale to attract both domestic and international capital, helping to address the growing housing supply shortage in Spain. The increased scale is also expected to accelerate housing production, enhance efficiency, and improve the overall competitiveness of the Group in a market characterized by sustained high demand.

Corporate organization

Neinor Homes, S.A. is currently the parent company of a business group that carries out its activities directly or through shareholdings in different companies.

The corporate structure of Neinor Homes, S.A. and its subsidiaries (the "Group") is set out below:



Organizational structure, main agreements, approvals, and supervisory activities

In terms of organizational structure, the Group has a Board of Directors and three Committees: the Audit and Control Committee, the Appointments and Remuneration Committee, and the Real Estate Investment Committee.

During the 2025 financial year, the Board met seven times, the Audit and Control Committee met three times, the Appointments and Remuneration Committee met twice, and the Real Estate Investment Committee met twice.

The main resolutions, approvals, and supervisory activities carried out by the Board and the Committees during the 2025 fiscal year, up to the approval of the financial statements for that year, are detailed below:

- a- Agreements relating to the reduction of share capital for the purpose of returning contributions to shareholders
- b- Execution of the share capital reduction for the purpose of returning contributions to shareholders
- c- Forecast for the end of 2024
- d- Achievement of bonuses and BP targets
- e- Other achievements in 2024 not included in BP
- f- Review of the degree of achievement of senior management objectives in 2024
- g- Review of the 2024 bonus proposal for (i) senior management and other staff and (ii) Habitat employees
- h- Review of the 2025 salary increase proposal for senior management and other employees
- i- Review of the degree of achievement of the CEO's objectives in 2024 and bonus proposal
- j- Review of the proposed salary increase for the CEO in 2025.
- k- Review of the remuneration of the members of the Board and the company secretary
- l- Update on the restructuring process of Habitat's workforce
- m- Changes to the Board's calendar for 2025

n- Preparation of the individual annual accounts and individual management report of the Company for the year ended December 31, 2024
o- Preparation of the consolidated annual accounts and consolidated management report for the year ended December 31, 2024
p- Preparation of the proposal for the allocation of profits for the year ended December 31, 2024
q- Review and approval of the Annual Financial Report for the year ended December 31, 2024, following a favorable report from the Audit and Control Committee
r- Review and approval of the summary financial statements for the twelve months ended December 31, 2024, following the favorable report of the Audit and Control Committee
s- Report on the press release and explanatory presentation of the Company's annual results
t- Review and approval of the business plan: 2025 budget and forecasts for 2026-2029
u- Acknowledgment of the report on the independence of the auditors and on the provision of services other than audit services
v- Review and approval of the proposal for the reappointment of the Company's auditors, as well as for the consolidated group of which it is the parent company, for the financial year ending December 31, 2025
w- Review and approval of the Non-Financial Information Statement and Sustainability Report
x- Acknowledgement of the report issued by the Audit and Control Committee, the Appointments and Remuneration Committee and the Real Estate Investment Committee on the functioning of the Audit and Control Committee, the Appointments and Remuneration Committee and the Real Estate Investment Committee
y- Acknowledgement of the report on related party transactions and conflicts of interest
z- Review and approval of the Annual Corporate Governance Report (IAGC) for the year ended December 31, 2024, including the review of the category of each director, following the favorable report of the Audit and Control Committee and the Appointments and Remuneration Committee
aa- Review and approval of the Annual Directors' Remuneration Report (IAR) for the year ended December 31, 2024, following a favorable report from the Appointments and Remuneration Committee
bb- Review and approval of the specific bonus targets for the executive director and senior management for the 2025 financial year
cc- Review and approval of the specific bonus targets for the executive director and senior management for the 2025 financial year
dd- Review of compliance and approval of incentives accrued in relation to the 2023-2025 MIP and the 2025 targets for Total Shareholder Return and EBITDA for the 2023-2025 MIP
ee- Review and approval of the amount of deferred shares to be delivered to the beneficiaries of the 2020 LTIP
ff- Review and approval of the proposal for the re-election of directors. Proposal to the general meeting for approval
    a. Approval of the proposal for the re-election of Mr. Andreas Segal as an independent director of the Company for the statutory term of three years
    b. Approval of the proposal for the re-election of Mr. Juan Pepa as a proprietary director of the Company for the statutory term of three years
gg- Update on the Habitat integration process
hh- Review and approval of the proposal to reduce capital in order to return contributions to shareholders by reducing the par value of the shares.
ii- Review and approval of the proposal to call and set the date for the next ordinary general shareholders' meeting of the Company
jj- Report on activities carried out by Internal Audit and GRC in 2024
kk- Update and considerations on investments and asset management
ll- Training, monitoring of activities, and review of the PBC/FT control structure
mm- Status and evolution of ESG activity
nn- Quarterly report on the review of the company's internal control and risks

oo- Reports on related-party transactions
pp- Results of the votes at the General Shareholders' Meeting
qq- Update on development activity
rr- Update on the crystallization of the Rental
ss- Update on investments
tt- Recognition and approval of corporate transactions
uu- Update on capital markets
vv- Report on the formalization of a private bond issue
ww- Agreements relating to the issuance of Senior Bonds in the amount of €325 million maturing in November 2024

For details of all matters dealt with by the Neinor Homes Board and each of its Committees, please refer to the Annual Report on the Activities of the Board of Directors of Neinor Homes and its Committees on our website.

With regard to the control and compliance model, the Neinor Homes Group has implemented an integrated GRC (Governance, Risk and Compliance) structure based on:

- Analysis and assessment of risks affecting the company internally and its stakeholders.
- Integration of all regulatory environments and business processes.
- A consistent methodology for compliance implementations and projects.

This model is based on the analysis and assessment of the company's strategic risks, all control environments, and the entire value chain. In this way, all gross and residual risks are analyzed and rated according to their economic, reputational, and organizational impact.

Currently, the model integrates all of the company's business processes and different regulatory areas, including SCIIF, Corporate Criminal Liability Prevention, Cybersecurity, RDL 5/2018 on data protection, PBC/FT, LSC, Good Governance recommendations, Law 5/2021 on Related Party Transactions under the LSC, and Circular 3/2015 of the CNMV.

The model's scorecard includes:

- The processes and procedures that affect a regulatory or operational compliance environment.
- The controls assigned to each risk and each environment.
- What risks each control mitigates or eliminates, and which processes it affects.
- Who is responsible for each control, its supervision, and when it is reported.

The GRC, Internal Audit & ESG department, comprising the Internal Audit, Corporate Governance, Compliance, Risk, and Sustainability areas, is responsible for overseeing the entire integrated control and assurance system.

The Annual Corporate Governance Report is an integral part of the management report and can be accessed on the CNMV website (www.cnmv.es) and on the Neinor Homes website https://www.neinorhomes.com/corporate/esg/buen-gobierno/informacion-corporate-governance/annual-reports/annual-corporate-governance-report/.

2. Business performance and results - Significant figures

During the first half of 2025, the Group recorded revenue of €146,216 thousand, generating a gross margin of €58,132 thousand and Company EBITDA of €17,546 thousand. In terms of assets and liabilities, total assets amounted to €1,817,084 thousand, equity to €993,013 thousand, and current and non-current liabilities to €824,336 thousand.

Revenue and Gross Margin

With respect to revenue and gross margin, the development activity generated revenue of €134,981 thousand (€122,677 thousand from sales and €12,305 thousand from construction revenue) and a gross margin of €47,263 thousand, representing a gross margin of 35.0%. The rental business line generated revenue of €4,247 thousand.

Development sales are mainly attributable to the completion and delivery of various developments. In the first half of the year, sales from deliveries of previous years amounted to €97,809 thousand, including San Agustín Homes with €17,209 thousand, Ática Homes I with €12,560 thousand, Evergreen Homes with €11,751 thousand, Patriarca Homes with €8,562 thousand, and Gran Capitán Homes with €8,517 thousand. Sales from new deliveries during the period amounted to €13,913 thousand, corresponding to the only delivery in the first half of the year, No Ba Homes. In addition, sales of three land plots totaled €10,955 thousand.

EBITDA

The Company EBITDA for the period amounted to €17,546 thousand, mainly generated by the Development business line with EBITDA of €13,841 thousand, Rental with Company EBITDA of €1,024 thousand, and Asset Management with €2,427 thousand.

Result for the period

The consolidated result for the six-month period ended June 30, 2025, amounted to €3,252 thousand, of which €3,195 thousand correspond to the parent company.

Financial position

As of June 30, 2025, the Group's leverage position continues to show very solid debt ratios: 30.9% LTC and 22.9% LTV.

The heading "Bank borrowings" under current and non-current liabilities amounted to €174.0 million as of June 30, 2025.

Breakdown of bank debt:

- Capex financing lines: €91.2 million drawn down
- Land financing lines: €65.1 million drawn down
- Rental financing lines: €16.9 million drawn down
- Corporate financing lines: €0 million drawn down
- Factoring lines: €4.8 million drawn down
- Accrued expenses: € (4.7) million
- Interest payable: €0.7 million
- VAT financing lines: €0 million drawn down

3. ***Environmental and personnel matters***

Given the nature of the business carried out by the Neinor Homes Group, it has no environmental liabilities, expenses, assets, provisions or contingencies that could be significant in relation to its equity, financial position or results. Furthermore, the Group has no circumstances related to greenhouse gas emission rights.

The average number of people employed in the six-month period ended June 30, 2025, and 2024 by Quabit Construcción, S.A. and Renta Garantizada S.A. is 206 and 39 people, respectively (192 and 39 in the six-month period ended June 30, 2024), with the breakdown by category of the number of people employed in the six-month period ended June 30, 2025 and 2024 for Neinor Homes as follows:

	30.06.25			30.06.24		
	Women	Men	Total	Women	Men	Total
Higher education graduates	87	111	198	91	124	215
Secondary school graduates	58	2	86	34	12	46
Total	**145**	**139**	**284**	**125**	**136**	**261**

4. ***Liquidity and capital resources***

The Group has sufficient cash and cash equivalents to carry out its activities.

During the six-month period ended June 30, 2025, the refinancing of corporate debt stands out, which extends the term and maintains the cost, as well as the financing, mainly for land and developer loans linked to developments, obtained by the Group, which amounts to a total of €495 million on the balance sheet.

In addition, the outlook is to formalize developer financing to cover the investment, linking the vast majority of the payments and investments required to the delivery of the development and, therefore, the collection of the sale.

The group is in ongoing talks with financial institutions to secure financing for new developments in order to continue its solid financial results and cash position.

The group's capital management is focused on achieving a financial structure that optimizes the cost of capital to ensure a solid financial position. This policy allows the creation of value for shareholders to be compatible with access to the financial markets at a competitive cost, in order to cover the debt refinancing needs and financing of the investment plan not covered by the funds generated by the business.

5. ***Main risks and uncertainties***

The Group has drawn up its risk map. To this end, the organization's procedures have been analyzed, potential sources of risk have been identified and quantified, and appropriate measures have been taken to prevent them from occurring.

The most significant financial risks may be:

Market risk

Exposure to interest rate risk

Changes in interest rates affect the fair value of assets and liabilities that earn a fixed rate of interest, as well as the future cash flows of assets and liabilities referenced to a variable interest rate.

The Group is exposed to interest rate volatility risk, although this has been reduced by the purchase of fixed-rate corporate bonds.

Furthermore, during 2023, the Parent Company contracted two derivatives with a CAP of 2% to hedge interest rate risk. During 2023, these derivatives were modified to accommodate a third derivative contract.

Exposure to credit risk

The Group does not have significant credit risk with third parties arising from its own real estate activity, as it collects virtually all of its sales at the time of signing, either through subrogation of the buyer in the part of the developer loan that corresponds to them or by another method chosen by the buyer. The credit risk arising from payment deferrals on sales of land or completed buildings is mitigated by obtaining guarantees from the buyer.

In general, the Group maintains its cash and cash equivalents in financial institutions with high credit ratings.

Exposure to solvency risk

The Group periodically analyzes the insolvency risk of its accounts receivable and updates the corresponding impairment provision. The directors of the parent company consider that the amount of trade and other receivables approximates their fair value.

Exposure to exchange rate risk

Given the Group's limited international exposure to markets outside the euro zone, its exposure to exchange rate risk is insignificant**.**

6. <u>Significant events after the end of the financial year</u>

Between June 30, 2025 and the date of preparation of these condensed consolidated interim financial statements, the Parent Company's Board of Directors does not consider that any significant subsequent events have occurred, other than the voluntary takeover bid launched for AEDAS Homes, S.A. and the one described in relation to the rental business, that would have a material effect on these condensed consolidated interim financial statements or on the information contained therein.

7. <u>Information on the foreseeable development of the entity for the year 2025</u>

The Group's main lines of action for the second half of 2025 focus on:

Development business line

- Monitoring of the construction projects that were completed in December 2024, plus the tendering and contracting of new construction projects until the end of the year.
- Continuing the growth trend in the number of pre-sales. Also capturing the price increases that are occurring in each of the locations due to growing demand and low supply of quality products.
- Delivering developments scheduled for completion in 2025, ensuring customer satisfaction and a positive experience.

Asset Management Business

- Acquisition of land linked to agreements signed to date.
- Monitoring of construction work on projects already underway.

Rental business line

- Provision of property and asset management services to third parties through the acquired company Renta Garantizada, S.A., one of the leading rental management companies in Spain.
- Partnership with Cevasa and Habitatge Metròpolis Barcelona (HMB) to build 4,500 social rental homes in Barcelona and its metropolitan area, which are expected to come into operation between 2025 and 2029.

8. <u>R&D&I activities</u>

Given Neinor Homes' business lines, there are no significant research, development, and innovation activities.

9. <u>Treasury shares</u>

As of June 30, 2025, the Parent Company's share capital consists of 89,962,501 shares with a par value of €5.14 each, fully subscribed and paid up.

As of June 30, 2025, the total number of treasury shares held by the Parent Company amounted to 329,571 shares. The average acquisition price per share was €14.68 as of June 30, 2025.

10. <u>Alternative Performance Measures</u>

As indicated in Note 2 to the consolidated financial statements, the Group prepares its consolidated financial statements in accordance with International Financial Reporting Standards as adopted by the European Union (IFRS-EU). In addition, it presents certain Alternative Performance Measures (APMs) to provide additional information that facilitates the comparability and understanding of its financial information and facilitates decision-making and evaluation of the Group's performance.

The most significant APMs are as follows:

Gross profit or margin:

Definition: external sales + cost of sales

Reconciliation: the company presents the calculation of gross profit or margin in the consolidated financial statements.

Explanation of use: gross profit or margin is considered by the company as a measure of the performance of its activity, as it provides information on the gross profit or margin obtained from external sales, less the cost incurred to achieve those sales, including impairment losses applied to real estate assets that have been sold during the period.

Comparison: the company presents a comparison with the previous period.

Consistency: the criteria used to calculate gross profit is the same as in the previous year.

EBITDA Company

Definition: Gross profit or margin + Personnel expenses + External services + Change in traffic provisions + Impairment and results from disposals of fixed assets + Other operating income - incentives and restructuring and growth expenses after the business combination (extraordinary expenses) + other financial income.

Reconciliation: the company presents the calculation of Company EBITDA in the consolidated financial statements.

Explanation of use: Company EBITDA is considered by the company as a measure of the performance of its business, as it provides an analysis of operating results excluding depreciation and other effects that do not represent cash or are not related to the Company's normal business.

Comparison: the company presents a comparison with the previous period.

Consistency: the criteria used to calculate EBITDA is in line with 2020 and 2021, incorporating the Company's expansion costs and additional after-sales provision.

Financial debt

Definition: Debt with credit institutions recorded as non-current liabilities + Debt with credit institutions (non-current liabilities held for sale) + Debt with credit institutions recorded as current liabilities.

Reconciliation: the company presents the calculation of financial debt in the consolidated financial statements.

Explanation of use: Financial debt is a financial indicator that measures the company's indebtedness. It is also widely used by investors to assess the financial leverage of companies, as well as by rating agencies and creditors to evaluate the level of indebtedness.

Comparison: the company presents a comparison with the previous period.

Consistency: the criteria used to calculate financial debt is the same as in the previous year.

Net financial debt

Definition: Debts with credit institutions (non-current liabilities, non-current liabilities held for sale and current liabilities) + Other financial liabilities (current and non-current) – Cash and other cash equivalents.

Reconciliation: the reconciliation of this APM with the consolidated financial statements is as follows:

	June 30, 2025
Debts with credit institutions - non-current liabilities	15,084
Debts with credit institutions – non-current liabilities held for sale	25,923
Debts with credit institutions - current liabilities	158,932
Other financial liabilities – non-current liabilities	318,898
Other financial liabilities – current liabilities	2,084
Non-current assets held for sale	(5,819)
Cash and other cash equivalents	(446,094)
Net financial debt (thousands)	**69,007**

Explanation of use: Net financial debt is a financial indicator that measures a company's net debt position. It is also widely used by investors to assess a company's net financial leverage, as well as by rating agencies and creditors to evaluate the level of net debt.

Comparison: the company includes current financial assets in net financial debt.

Consistency: the criterion used to calculate net financial debt is the same as in the previous year, adjusted for the amount outstanding for the acquisition of Renta Garantizada.

Adjusted net financial debt

Definition: Debts with credit institutions (non-current liabilities, non-current liabilities held for sale and current liabilities) + deferred payment for the purchase of land recorded under Trade payables and other long- and short-term payables + other financial liabilities (current and non-current) - Cash and other cash equivalents (excluding the unavailable component associated with advances received and associated with a development that are deposited in a special account and are only available for purposes related to the construction of the developments).

<u>Reconciliation</u>: the reconciliation of this APM with the consolidated financial statements is as follows:

	June 30, 2025
Debts with credit institutions - non-current liabilities	15,084
Debts with credit institutions – non-current liabilities held for sale	25,923
Debts with credit institutions - current liabilities	158,932
Other financial liabilities – non-current liabilities	318,898
Other financial liabilities – current liabilities	2,084
Deferred payment land	141
Non-current assets held for sale	(5,819)
Other current and non-current assets	(3,655)
Cash and other cash equivalents - cash on hand (*)	(177.350)
Adjusted net financial debt (thousands)	**334,237**

(*) The amount collected from the capital increase (Notes 3.2 and 11.1) is not included, as from July 2025 and following the notification of the takeover bid to the Spanish National Markets and Competition Commission (CNMC) described in Note 3.2, such cash has become restricted.

<u>Explanation of use</u>: net financial debt is a financial indicator that measures a company's net debt position. It is also widely used by investors to assess the net financial leverage of companies, as well as by rating agencies and creditors to evaluate the level of net debt.

<u>Comparison</u>: the company includes current and non-current financial assets in net financial debt.

<u>Consistency</u>: the criterion used to calculate net financial debt is the same as in the previous year, adjusted as mentioned in the "comparison" section.

Loan to Value (LTV)

Definition: Net financial debt / market value of assets.

Explanation of use: LTV is an indicator that measures the company's debt position. It is widely used by investors when assessing the financial leverage of real estate companies, as well as by rating agencies and creditors to assess the level of indebtedness.

Reconciliation: The reconciliation of this APM with the consolidated financial statements is as follows:

	June 30, 2025
Net financial debt (thousands)	69,007
Market value of assets (thousands)	1.457,230
LTV	**4.7%**

Adjusted loan-to-value ratio (LTV adjusted)

Definition: Adjusted net financial debt / market value of assets.

Explanation of use: LTV is an indicator that measures a company's debt position. It is widely used by investors when assessing the financial leverage of real estate companies, as well as by rating agencies and creditors to evaluate the level of indebtedness.

Reconciliation: The reconciliation of this APM with the consolidated financial statements is as follows:

	June 30, 2025
Adjusted net financial debt (thousands)	334,237
Market value of assets (thousands)	1,457,230
Adjusted LTV	**22,9%**

Loan to Cost (LTC)

Definition: Net financial debt / (Inventories + Non-current assets for sale + Real estate investments)

Explanation of use: LTC is an indicator that measures a company's debt position. It is widely used by investors when assessing the financial leverage of real estate companies, as well as by rating agencies and creditors to evaluate the level of indebtedness.

Reconciliation: The reconciliation of this APM with the consolidated financial statements is as follows:

	June 30, 2025
Net financial debt (thousands)	69,007
Inventories (thousands)	943,602
Non-current assets held for sale (thousands)	88,822
Real estate investments (thousands)	48,961
LTC	**6,4%**

Adjusted loan to cost (adjusted LTC)

Definition: Adjusted net financial debt / (Inventories + Real estate investments)

Explanation of use: LTC is an indicator that measures a company's debt position. It is widely used by investors when assessing the financial leverage of real estate companies, as well as by rating agencies and creditors to evaluate the level of indebtedness.

Reconciliation: The reconciliation of this APM with the consolidated financial statements is as follows:

	June 30, 2025
Net financial debt (thousands)	334,237
Inventories (thousands)	943,602
Non-current assets held for sale (thousands)	88,822
Real estate investments (thousands)	48,961
Adjusted LTC	**30.9%**

FORMULATION OF THE HALF-YEAR CONSOLIDATED SUMMARY FINANCIAL STATEMENTS FOR THE PERIOD ENDED JUNE 30, 2025

The members of the Board of Directors of Neinor Homes, S.A. at its meeting held on July 24, 2025, prepare these Consolidated Half-Year Summary Financial Statements for the period ended June 30, 2025, which include the Consolidated Summary Statement of Financial Position, the Consolidated Summary Profit and Loss Account, the Consolidated Summary Statement of Changes in Equity, the Consolidated Summary Statement of Cash Flows and the Explanatory Notes to the Half-Year Financial Statement.

All this in accordance with the provisions of the Articles of Association of the Company and current legislation.

Madrid, July 24, 2025

D. Ricardo Martí Fluxá ***Chairman of the Board***	*D. Borja García-Egotxeaga Vergara* ***Director and Chief Executive Officer***
D. Juan Pepa ***Director***	*D. Aref H. Lahham* ***Director***
Dª. Anna M. Birulés Bertran ***Director***	*D. Van J. Stults* ***Director***
D. Alfonso Rodés Vilà ***Directo***	*D. Felipe Morenés Botín-Sanz de Sautuola* ***Director***
D. Andreas Segal ***DIrector***	