NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, CANADA, AUSTRALIA OR JAPAN OR ANY OTHER JURISDICTION IN WHICH THE DISTRIBUTION OR RELEASE WOULD BE UNLAWFUL

In accordance with the provisions of article 226 of Law 6/2023, of 17 March, on Securities Markets and Investment Services, and concordant provisions, Neinor Homes, S.A. ("**Neinor**" or the "**Company**") hereby announces the following

INSIDE INFORMATION NOTICE

In relation to the inside information notice disclosed to the market on 23 October 2025 (registration number 2,952), and following the completion of the private placement of new shares among institutional shareholders carried out in the context of the cash capital increase approved by the board of directors of the Company on 23 October 2025, (the "**Capital Increase**"), it is hereby reported that the Capital Increase has been successfully completed on the following terms:

- The Capital Increase has been subscribed for the maximum effective amount of 140 million euros approved by the board of directors. Consequently, the Company will increase its share capital by a nominal amount of 45,746,976.60 euros, through the issuance and placement of 8,900,190 shares, at an issue price of 15.73 euros per share.
- Of the 8,900,190 shares issued, 6,357,279 have been subscribed by Orion European Real Estate Fund V, SLP, and the remaining 2,542,911 by certain existing institutional shareholders of the Company.
- The new shares represent 9.9% of the share capital of the Company before the Capital Increase and approximately 9.0% of the share capital after the Capital Increase.

The public deed of execution of the Capital Increase is expected to be formalised on Monday, 27 October 2025 and will be filed for registration with the Commercial Registry of Bizkaia also on 27 October 2025. In addition, the Company expects that the new shares will be admitted to trading on the Spanish Stock Exchanges on 27 October 2025 and will start trading the following day, 28 October 2025. Finally, the settlement of the stock exchange transactions for the delivery of the new shares to the final investors is expected to take place around 28 October 2025.

Bilbao, 24 October 2025

IMPORTANT INFORMATION

This notice has been issued by and is the sole responsibility of the Company. The information contained in this notice is for background purposes only and does not purport to be full or complete. No reliance may or should be placed by any person for any purpose whatsoever on the information contained in this notice or on its accuracy or completeness. The information in this notice is subject to change without notice.

The information contained herein is not for release, publication or distribution, directly or indirectly, in or into the United States, Canada, Australia or Japan or any other jurisdiction in which the distribution or release would be unlawful. The information contained herein shall not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the securities referred to herein, in any jurisdiction in which such offer, solicitation or sale would be unlawful.

This notice is not for publication or distribution, directly or indirectly, in or into the United States, Canada, Australia and Japan, or any jurisdiction where to do so might constitute a violation of the local securities laws or regulations of such jurisdiction. This notice is not an offer of securities into the United States. Any securities offered or sold in any potential capital raise have not been and would not be registered under the U.S. Securities Act of 1933 (the "**Securities Act**"), and may not be offered, pledged, sold, delivered or otherwise transferred, directly or indirectly, in the United States, except pursuant to an exemption from, or transaction not subject to, the registration requirements of the Securities Act. No public offering of securities is being made in the United States. This notice should not be distributed, published or reproduced in whole or in part or disclosed by recipients and any such action may be restricted by law in certain jurisdictions. Persons receiving this notice should inform themselves about and observe any such restriction: failure to comply may violate securities laws of any such jurisdiction.

In member states of the European Economic Area (the "**EEA"**), this notice and any offer if made subsequently is directed exclusively at persons who are "qualified investors" within the meaning of the Prospectus Regulation (Regulation (EU) 2017/1129) ("**Qualified Investors**"). In the United Kingdom this notice and any offer if made subsequently is directed exclusively at persons who are "qualified investors" within the meaning of the UK Prospectus Regulation (Regulation (EU) 2017/1129) as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (i) who have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Order") or (ii) who fall within Article 49(2)(A) to (D) of the Order, or (iii) to whom it may otherwise lawfully be communicated (all such persons together with Qualified Investors in the EEA being referred to herein as "**Relevant Persons**"). This document is directed only at Relevant Persons and must not be acted on or relied on by persons who are not Relevant Persons. Any investment or investment activity to which this document relates is available only to Relevant Persons and will be engaged in only with Relevant Persons. This notice is not an offer of securities or investments for sale nor a solicitation of an offer to buy securities or investments in any jurisdiction where such offer or solicitation would be unlawful. No action has been taken that would permit an offering of the securities or possession or distribution of this notice in any jurisdiction where action for that purpose is required. Persons into whose possession this notice comes are required to inform themselves about and to observe any such restrictions

The contents of this notice have not been verified by Banco Santander, S.A., J.P. Morgan SE nor Alantra Equities Sociedad de Valores, S.A. or any of their respective affiliates (together, the "**Banks**").

The Banks are acting exclusively for the Company and for no one else in connection with any transaction mentioned in this notice and will not regard any other person (whether or not a recipient of this notice) as a client in relation to any such transaction and will not be responsible to any other person for providing the protections afforded to their respective clients, or for advising any such person on the contents of this notice or in connection with any transaction referred to in this notice.

No reliance may be placed for any purposes whatsoever on the information contained in this notice or on its completeness. No representation or warranty, express or implied, is given by or on behalf of the Banks or their subsidiary undertakings, affiliates, respective agents or advisers or any of such persons' affiliates, directors, officers or employees or any other person as so to the fairness, accuracy, completeness or verification of the information or the opinions contained in this notice and no liability is accepted for any such information or opinions. Subject to applicable law, each of the Banks accordingly disclaims all and any responsibility and liability whatsoever, whether arising in tort, contract or otherwise, for any errors, omissions or inaccuracies in such information or opinions or for any loss, cost or damage suffered or incurred howsoever arising, directly or indirectly, from any use of this notice or its contents or otherwise in connection with this notice. Persons receiving this notice will make all trading and investment decisions in reliance on their own judgement and not in reliance on the Banks. None of the Banks is providing any such persons with advice on the suitability of the matters set out in this notice or otherwise providing them with any investment advice or personal recommendations. Any information communicated or otherwise made available in this notice is incidental to the provision of services by the Banks to the Company and is not based on individual circumstances.

The Banks or their affiliates may enter into financial arrangements (including swaps) with investors in connection with which such Banks (or their affiliates) may from time to time acquire, hold or dispose of securities including those of the Company. The Banks do not intend to disclose the extent of any such investment or transactions otherwise than in accordance with any legal or regulatory obligation to do so. In addition, the Banks and their affiliates may enter into financing arrangements (including swaps, warrants or contracts for difference) with investors in connection with which the Banks and their affiliates may from time to time acquire, hold or dispose of New Shares. The Banks do not intend to disclose the extent of any such investments or transactions otherwise than in accordance with any legal or regulatory obligations to do so.