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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

At its meeting held today, the board of directors of the Company has approved to carry out a share capital increase in a nominal amount of up to 77,067,876.02 euros by issuing up to 14,993,750 new ordinary shares of the Company, each with a nominal value of 5.14 euros, of the same class and series as those currently outstanding (the "**New Shares**"), in consideration for cash contributions and excluding the pre-emptive subscription rights of the Company's shareholders, through a private placement exclusively addressed to qualified investors (the "**Capital Increase**"). The Capital Increase has been approved by the board of directors of the Company pursuant to the authorisation granted by the Company's shareholders at the ordinary general meeting held on 13 April 2022.

The Capital Increase will be carried out through a private placement which will be executed in accordance with the terms of the placement agreement entered into today by the Company and by Banco Santander, S.A. and J.P. Morgan SE (the "**Joint Global Coordinators**"), Citigroup Global Markets Europe AG, Crédit Agricole Corporate and Investment Bank and Société Générale (together with the Joint Global Coordinators, the "**Joint Bookrunners**"), and Alantra Equities Sociedad de Valores, S.A. (jointly with the Joint Bookrunners, the "**Managers**") pursuant to which an accelerated book-building process (the "**ABO**"), available exclusively to qualified investors, will be conducted to determine the issue price and the final number of New Shares to be issued in the Capital Increase.

The ABO will begin immediately after the publication of this inside information notice and it is expected to finalize on 25 June 2025 no later than 8:00 a.m. (CEST), although it could be extended by agreement between the Managers and the Company as they deem appropriate. Once the ABO is completed, and provided that the indications of interest received from investors in the book-building process are satisfactory, the issue price and number of New Shares to be issued by the Company in the Capital Increase will be set.

The Company will announce the result of the Capital Increase by way of publication of the relevant inside information notice, including therein the detail of the final issue price and number of New Shares to be issued.

The net proceeds of the Capital Increase will be used to finance, in part, the voluntary tender offer (the "**Tender Offer**") for all of the shares of Aedas Homes, S.A. made by Neinor DMP Bidco, S.A.U., a wholly-owned subsidiary of the Company, which was announced by the Company by means of a notice of inside information communicated to the market on 16 June 2025 (registration number 2,773).

The Capital Increase is being carried out on the back to the positive market reaction to the announcement of the Tender Offer, as reflected in the favourable performance of Neinor's shares in the trading sessions following the publication of the preliminary announcement of the Tender Offer. This initiative is also in line with the Company's intention, as stated in the preliminary announcement, to evaluate the possibility of launching a capital increase if market conditions or the Company's situation were favourable.

The Company intends to maximize the proceeds from the Capital Increase, with the objective of achieving greater financial flexibility and raising additional resources beyond those already secured to finance the Tender Offer.

With the Capital Increase, the standby volume underwriting commitment from Banco Santander, S.A. and J.P. Morgan SE for an aggregate amount of 175 million euros will be terminated. However, the irrevocable subscription commitments from the three key shareholders to subscribe, at the Company's request, a capital increase of up to 225 million euros will remain in full effect. Based on the proceeds raised through the Capital Increase and the availability of current and future cash on balance sheet (including cash from undistributed 2025 dividends), the Company will assess the advisability of proceeding with such capital increase of up to 225 million euros. This capital increase would be approved prior to obtaining CNMV's authorisation of the Tender Offer and would be carried out at the then prevailing market prices.

The Capital Increase will be carried out on the terms set out below:

- Following the publication of this inside information notice, the Managers will begin the ABO with the purpose of receiving indications of interest from qualified investors to whom the offer of New Shares is addressed to. Likewise, the Company will proceed to execute the public deed of corporate resolutions relating to the Capital Increase and to its filing for registration in the Commercial Registry of Bizkaia.
- Upon completion of the ABO (i) the final issue price per New Share and the final number of the New Shares will be issued based on the results of the ABO, (ii) the market will be informed of the results of the Capital Increase by means of the publication of an inside information notice, and (iii) the subscription proposals submitted by investors will be selected and confirmed, following which the New Shares will be definitely allocated among the relevant investors.
- Once the New Shares are allocated, they will be subscribed and fully paid-up, initially and temporarily by the Joint Global Coordinators, acting on behalf of the final investors. Subsequently, the following will be carried out: (i) the public deed of corporate resolutions relating to the Capital Increase will be registered; (ii) the public deed of closing of the Capital Increase will be granted and registered with the Commercial Registry of Bizkaia; (iii) the New Shares will be registered with the Sociedad de Gestión de los Sistemas de Registro, Compensación y Liquidación de Valores, S.A. Unipersonal ("**Iberclear**"); (iv) the Company will apply for the Spanish Securities Market Commission ("**CNMV**") to verify the satisfaction of the requirements for the admission to listing of the New Shares and (v) for the admission to listing of the New Shares by the Barcelona, Bilbao, Madrid and Valencia Stock Exchanges (the "**Spanish Stock Exchanges**"). The New Shares are expected to be admitted to trading on the Spanish Stock Exchanges on 26 June 2025

and to start trading on 27 June 2025, once the above steps have been completed. The New Shares will grant their holders the same rights as those granted to the holders of the outstanding shares of the Company and will be registered in the book-entry records maintained by Iberclear.

- Once the New Shares have been registered by Iberclear, the requirements for the admission to trading have been verified by the CNMV and the New Shares have been admitted to trading by the Spanish Stock Exchanges, the New Shares initially subscribed by the Joint Global Coordinators will be transferred to the relevant investors through the corresponding stock exchange transactions, which will be settled in accordance with the procedures established by Iberclear for this type of transactions. The settlement of such stock exchange transactions is expected to take place on around 30 June 2025.
- The Company has agreed to a 90-day lock-up period, subject to certain customary exceptions.

The New Shares will only be offered to qualified investors, that is: (i) in any Member State of the European Economic Area, as provided for in article 2(e) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 (the “**Prospectus Regulation**”); and (ii) in other countries outside the European Union where the placement is carried out, to those who hold the status of qualified investors or equivalent category in accordance with the applicable regulations in each jurisdiction and taking into account the remaining requirements to exclude the registration or approval of the Capital Increase by the competent authorities. The New Shares will be offered exclusively (i) in the United States to qualified investors within the meaning of and pursuant to Rule 144A under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”) or pursuant to another exemption from the registration requirements of, or in transactions not subject to, the Securities Act and (ii) outside the United States, through “offshore transactions”, as defined in, and in reliance on, Regulation S of the Securities Act.

In accordance with the provisions of the consolidated text of the Spanish Companies Law, approved by Royal Legislative Decree 1/2010, of 2 July, regarding the resolution to increase share capital with exclusion of pre-emptive subscription rights, the board of directors has drawn up the corresponding directors’ report. Such report will be made available to the shareholders of the Company in the manner prescribed by applicable regulations.

In Bilbao, on 24 June 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, Citigroup Global Markets Europe AG, Société Générale, Crédit Agricole Corporate and Investment Bank 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 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.