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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 for a maximum total effective amount (nominal value plus share premium) of 140 million euros, through the issuance of up to 8,900,190 new ordinary shares of the Company, at an issue price of 15.73 euros per share, of the same class and series as those currently outstanding (the "**New Shares**" and 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 extraordinary general meeting held on 20 October 2025 and will be carried out in consideration for cash contributions, disapplying shareholders' pre-emptive subscription rights.

The issue price of 15.73 euros per share represents: (i) a 6.4% discount to the closing price of the Company's shares on 22 October 2025 (the trading day prior to the execution of the Capital Increase); and (ii) a 3.1% premium to the issue price of the accelerated bookbuild offering completed in June 2025 (inside information notice dated 25 June 2025 with registration number 2,794).

In the context of the Capital Increase, Orion European Real Estate Fund V, SLP ("**Orion**") has agreed to subscribe for—and the Company has agreed to allocate to Orion—6,357,279 new shares for a total consideration of 100 million euros.

The remaining portion of the Capital Increase will be placed amongst existing institutional shareholders of the Company. This portion will be placed through an accelerated bookbuilding process, to be conducted by Banco Santander, S.A. and J.P. Morgan SE, acting as joint global coordinators and joint bookrunners (the "**Joint Global Coordinators**"), and Alantra Equities Sociedad de Valores, S.A., acting as joint bookrunner.

Following the completion of the Capital Increase, the remaining, unused irrevocable shareholder funding commitments from other shareholders described in the announcement of the tender offer for the acquisition of all shares of AEDAS Homes, S.A. ("**AEDAS**"), launched by the Company's wholly-owned subsidiary Neinor DMP Bidco, S.A.U. (inside information notice dated 16 June 2025 with registration number 2,773), will cease to have effect between the Company and the relevant shareholders.

With the Company having the necessary resources already committed to complete the acquisition of AEDAS, the Capital Increase is intended to further strengthen the Company's balance sheet and enhance its financial flexibility, providing additional optionality to pursue near-term growth opportunities in the

Spanish residential market. In view of the foregoing, the Company has agreed to a 90-day lock-up period vis-à-vis the Joint Global Coordinators, subject to certain customary exceptions.

The Company will provide further market updates confirming the final size of the Capital Increase and the execution of the public deed formalising the Capital Increase, including the expected timeline for the admission to trading of the New Shares.

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 23 October 2025

IMPORTANT INFORMATION

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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

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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

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