



GREEN BOND REPORT  
2021



## CONTENTS

1. INTRODUCTION .....	3
2. NEINOR HOMES' COMMITMENT TO SUSTAINABILITY.....	4
3. NEINOR HOMES' FRAMEWORK FOR SUSTAINABLE FINANCING.....	5
4. ELIGIBILITY CRITERIA FOR GREEN BOND FINANCING .....	7
5. BASIC DATA FOR NEINOR HOMES' GREEN BOND.....	8
6. USE OF PROCEEDS OF GREEN BOND .....	9
7. PORTFOLIO OF GREEN BUILDINGS .....	9
8. SUMMARY OF ALLOCATION OF PROCEEDS .....	11
9. SUSTAINABILITY INDICATORS .....	13
APPENDIX I – PORTFOLIO OF GREEN BUILDINGS.....	14
APPENDIX II – MEASUREMENT OF SOCIAL IMPACT .....	15

## 1. INTRODUCTION

Neinor Homes is a company whose commitment to sustainability is an essential part of its DNA. For this reason, since its inception, it has promoted the transformation of the real estate development model towards a more sustainable one focusing on the creation of value for the environment, society and people.

Its achievements in terms of deliveries, turnover and profit have propelled Neinor to the top of the Spanish residential development ranking. Furthermore, the incorporation of land purchase and urban planning services, design, construction, residential rental advisory and management (own and third-party) make it the only real estate platform in Spain that spans 100% of the real estate value chain.

In 2021 the economic value generated by Neinor Homes totalled Euros 917 million, with EBITDA of Euros 158 million, creating 328 direct jobs and 8,580 indirect jobs<sup>1</sup>.

In March 2021 it published its framework for sustainable financing (with a Second Party Opinion (SPO) from DNV) linked to the United Nations Sustainable Development Goals and in alignment with the Green Bond Principles (GBP), Social Bond Principles (SBP) and the ICMA's (International Capital Market Association) Sustainability Bond Guidelines, as well as the LMA's (Loan Market Association) Green Loan Principles.

In this context, Neinor Homes successfully issued its first Green Bond in April 2021 for a total of Euros 300 million maturing in 5.5 years. Neinor Homes was the first listed real estate developer in Europe to issue a Green Bond.

The proceeds were used to repay the company debt of Quabit Inmobiliaria and Neinor Homes, thereby eliminating all refinancing risk until 2026<sup>2</sup>; to make capital investments in the rental division; and to pay the fees and commissions associated with the issue itself.

The issuance of this Green Bond is linked to Neinor Homes' commitment to channel an amount similar to that raised by the Bond into residential projects having a positive impact on the environment, with a BREEAM® rating of at least "Good" and an energy certificate (EPC) of at least B.

Through this issuance, Neinor Homes advanced along the path of integration of sustainability into its business strategy, thereby demonstrating its commitment to the investor community and society as a whole, contributing to social well-being while creating value for its shareholders.



*Amara Homes (Las Rozas)*

<sup>1</sup> According to the Association of Real Estate Developers of Madrid (ASPRIMA), each home creates 2.4 indirect jobs.

<sup>2</sup> This figure reflects company debt.

## 2. NEINOR HOMES' COMMITMENT TO SUSTAINABILITY

In September 2021, Neinor Homes' Board of Directors approved its 2022-2025 Sustainability Plan which set out its sustainability vision: to develop an increasingly sustainable housing model that will also be profitable, generating a financial return for our shareholders and with a positive impact on society and the environment (we began to calculate this impact in 2021 by measuring our carbon footprint and the social impact of our developments).

The Plan was developed for the purpose of transforming the real estate model towards a more sustainable one, and it focuses on creating value for the environment, society and people: minimising the impact of our activity on the environment, contributing to the enhancement of the social and corporate fabric, and reducing the difficulties experienced by many groups in gaining access to housing. Consequently, it is underpinned by the company's three strategic pillars: Environmental, Social and Governance (ESG).



### ENVIRONMENTAL

#### We build homes for tomorrow

Today's housing will determine the homes of tomorrow. We want to provide society with **residential solutions that care for the environment**, consume minimal resources and are energy efficient to develop.

**In short, homes of which our children and future generations will feel proud.**



### SOCIAL

#### Our People and Our Communities

Neinor Homes does not just build housing. **We build cities** by making a commitment to our social environment regarding the health, safety and well-being of people.

Our goal, furthermore, is to **provide a residential offering to suit every segment of the population.**



### GOVERNMENT

#### The way we work

We firmly believe that **the way we do things determines who we are and who we want to be**. Consequently, we abide by **comprehensive, transparent ethical standards**, applying them both to ourselves and to the entire supply chain.

We complement our conduct with a focus on **innovation, digital culture and sustainable financing.**

The Sustainability Plan comprises 16 areas of action, 30 goals and 95 lines of action designed with the aim of helping to further the 17 Sustainable Development Goals (SDG). One of the 16 areas is sustainable financing, which is included in the Governance sphere and defines theoretical frameworks for raising funds under ESG criteria.



*Bolueta Homes (Bilbao)*

### 3. NEINOR HOMES' FRAMEWORK FOR SUSTAINABLE FINANCING

In 2021, Neinor Homes published its Framework for Sustainable Financing, which will enable it to issue and receive social, sustainable green bonds and loans, respectively, and to use the funds to finance or refinance:

- The acquisition or development of green buildings and the promotion of energy efficiency.
- Projects aimed at providing affordable social housing and creating jobs.

The Framework was submitted for evaluation by DNV, an independent external advisor, which considered that our Framework aligns with the Green Bond Principles and the Social Bond Principles published by the International Capital Markets Association (ICMA) and the Green Loan Principles published by the Loan Market Association (LMA).

#### ▪ **Use of proceeds**

Neinor Homes intends to use the proceeds from the bonds and loans to finance or refinance green projects that help further the SDGs. Proceeds will be used for the acquisition or development of projects in the following categories: green buildings, energy efficiency, affordable housing and job creation.

DNV concluded that the eligible categories described in the Framework are consistent with the categories described in the Green Bond and Green Loan Principles and the Social Bond Principles. Only projects financed in the past three years are eligible for refinancing.

#### ▪ **Project evaluation and selection**

DNV reviewed the Framework that describes the process used to evaluate and select projects. Neinor Homes has set up a Sustainability Committee (SC) to ensure that projects meet eligibility criteria, apply exclusion criteria and monitor eligible projects during the term of the Bond.

The Framework also describes the measures that are to be taken if a project ceases to meet the eligibility criteria.

#### ▪ **Management of proceeds**

DNV has reviewed the Framework and the evidence which establishes that the proceeds of any issue or loan will be used to finance or refinance Neinor Homes' green and/or social projects that contribute to the achievement of the SDGs.

The Framework establishes the creation of a Sustainable Financing Issuances Register to monitor eligible projects/assets and the allocation of proceeds to these projects/assets.

Neinor Homes intends to disburse all proceeds at the point of issuance. However, funds pending allocation shall be placed in Neinor Homes' portfolio of cash and cash equivalents.

#### ▪ **Reporting**

DNV can confirm that Neinor Homes has undertaken to publish a specific annual report on the allocation of expenses and the unallocated balance for this bond issuance until the tracked proceeds have been fully allocated to eligible projects.

Neinor Homes has also undertaken to provide impact reports on the foreseen environmental impact of eligible green projects. Neinor Homes clearly describes the impact indicators proposed for each eligible category and the metrics to be used.

DNV's Second Party Opinion, published at the time of issuance, is available on Neinor Homes' website in the 'Responsible Business and Innovation' section under 'Sustainability'.



*Serena Homes Fase 1B (Málaga)*

#### 4. ELIGIBILITY CRITERIA FOR GREEN BOND FINANCING

The proceeds of Green Bonds will be used to finance or refinance eligible green and social projects. The criteria for inclusion in eligible green and social projects are as follows:

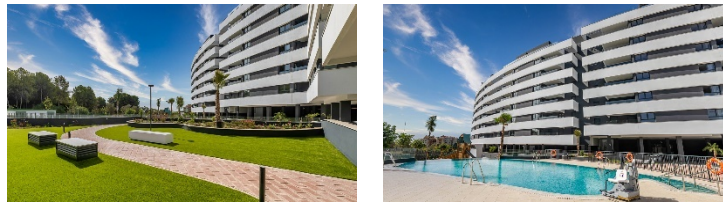
Category	Subcategory	Description of ecological benefits available
<b>Green buildings</b>	Compliance with internationally recognised standards and certifications.	Acquisition or development of buildings in Spain which meet recognised standards, for example BREEAM® “Good” or “Very Good” rating. This type of project or building will have a positive impact on the environment and, more specifically, on climate change mitigation, pollution prevention and control, and resource efficiency.
<b>Energy efficiency</b>	New, more energy-efficient buildings.	Acquisition or development of buildings whose energy performance is above market (Energy Performance Certificates - EPC rating “B” or higher). This type of project or asset will have a positive impact on the environment and, more specifically, on climate change mitigation, pollution prevention and control, and resource efficiency.
<b>Affordable housing</b>	Affordable social housing	Acquisition or development of buildings for affordable housing for rent. In Spain, affordable housing for rent is broadly defined as that which offers a rent discount of approximately 20% vs the market price.  Acquisition or development of buildings for social housing. In Spain, the exact parameters may differ between autonomous regions but in general three definitions are commonly used: i) Official Subsidised Housing (VPO); ii) Basic Publicly Subsidised Housing (VPPB); iii) Social Housing with Limited Price (VPPL).
<b>Job creation</b>	Employment and impact on local communities	Housing development activity has a direct impact on job creation and on local communities through preference for local suppliers.

In order for eligible green and social projects to meet the evaluation and selection criteria, Neinor Homes has created a Sustainability Committee (SC), which is composed of the CEO, the Deputy CEO and CFO, the COO, the Head of Governance, Risk and Compliance (GRC), Internal Audit and Sustainability, the Head of Capital Markets and Investor Relations, and the Head of Product and Innovation.

The Sustainability Committee is responsible for:

- Reviewing and certifying which assets or projects have financing needs that meet eligibility criteria.
- Identifying and managing potential environmental and social risks associated with the projects.
- Supervising the portfolio of eligible projects, over the life of the transaction, specifically during the term of each bond. The SC may decide to replace eligible projects if an eligible project ceases to meet eligibility criteria.
- Managing future updates to the Framework.

Through this document, Neinor Homes reports on the annual allocation of funds and on the impact obtained.



*Hacienda Homes (Málaga)*

## 5. BASIC DATA FOR NEINOR HOMES' GREEN BOND

<b>Issuer</b>	Neinor Homes, S.A.
<b>Guarantors</b>	Neinor Homes, S.A.; Neinor Sur, S.A.U.; Neinor Península, S.L.U.; Neinor Norte, S.L.U. and Promociones Neinor 1, S.L.U.
<b>Rating</b>	B+/BB (S&P/Fitch)
<b>Type of debt</b>	Senior Unsecured
<b>Nominal amount (EUR)</b>	€300,000,000
<b>Issue date</b>	29 April 2021
<b>Maturity date</b>	15 October 2026 (5.5 years)
<b>Interest</b>	4.5% Half-yearly interest payments (15 April and 15 October)
<b>Interest rate</b>	Permanent
<b>Second Party Opinion</b>	DNV
<b>Bond trading</b>	"Global Exchange Market" of the Irish Stock Exchange plc ("Euronext Dublin").
<b>ISIN code</b>	XS2332219612
<b>Initial underwriters</b>	Deutsche Bank, J.P. Morgan AG, Banco Santander, S.A., Banco Bilbao Vizcaya Argentaria, S.A., CaixaBank, S.A., Natixis and Credit Suisse Securities, Sociedad de Valores, S.A.



## 6. USE OF PROCEEDS OF GREEN BOND

The funds obtaining through the issuance of the Green Bond were used to repay the company debt of Quabit Inmobiliaria and Neinor Homes, thereby eliminating all refinancing risk until 2026<sup>1</sup>; and to make capital investments in the rental division, and to pay the fees and commission associated with the issuance itself.

The issuance of this Green Bond is linked to Neinor Homes' commitment to channel an amount similar to that raised by the Bond into residential projects having a positive impact on the environment, with a BREEAM® rating of at least "Good" and an energy certificate of B or higher.

This document contains information on:

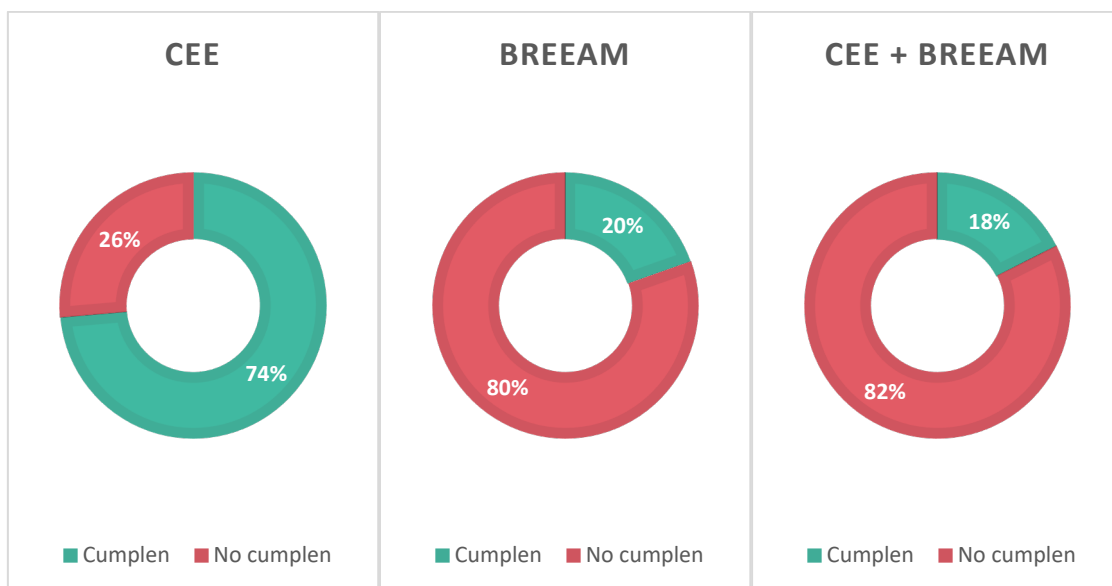
- The use and allocation of the proceeds of the Green Bond issued by Neinor Homes, which to date is the only green financing instrument issued.
- Information on assets financed by the Green Bond issued in 2021.

Information details are shown in the following point, "Portfolio of green buildings".

## 7. PORTFOLIO OF GREEN BUILDINGS

Among Neinor Homes' portfolio of land and developments at different stages of progress (study, development, construction, etc.), there are 148 developments for which there is data regarding BREEAM® and EPC ratings or that are in the process of being certified. This means that 148 developments would be eligible.

As shown below, 74% of these developments have an Energy Performance Certificate (EPC) of "A" or "B", 20% have obtained BREEAM® "Good" or "Very Good" rating and 18% meet both requirements.



Based on the foregoing, this is the list of developments for which the proceeds from the Green Bond have been used (for further details see Appendix I):

Sociedad	Promoción	Ciudad	Provincia	Nº viviendas	Superficie (m <sup>2</sup> )	Importe destinado (miles de €)	BREEAM Si / No	BREEAM Bueno / Muy Bueno	CEE	AÑO	Fecha entrega	Venta/Renta	Status
0201 - NEINOR NORTE, S.L.U.	2941 - SOPELA HOMES	SOPELANA	VIZCAYA	70	7.382	12.163,00	SI	Bueno	BA	2021	mayo-21	Venta	Finished Product
0042 - NEINOR SUR, S.A.U.	4313 - SALTER HOMES (QUATRE CARRERES, PARC. 3D)	VALENCIA	VALENCIA	100	13.259	16.709,00	SI	Bueno	BA	2021	mayo-21	Venta	Finished Product
0042 - NEINOR SUR, S.A.U.	4368 - ZAHIR HOMES	CORDOBA	CORDOBA	56	7.456	11.475,15	SI	Bueno	BA	2021	mayo-21	Venta	Finished Product
0042 - NEINOR SUR, S.A.U.	4371 - PLAÇA EUROPA 38 HOMES	HOSPITALET DELLOBREGAT	BARCELONA	91	7.843	15.523,00	SI	Bueno	BB	2021	junio-21	Venta	Finished Product
0042 - NEINOR SUR, S.A.U.	4373 - SOLAGUA HOMES	LEGANES	MADRID	31	3.978	6.362,91	SI	Bueno	AA	2021	junio-21	Venta	Finished Product
0042 - NEINOR SUR, S.A.U.	4393 - AIGUADOLC HOMES II (PARC. B1- B2)	SITGES	BARCELONA	35	3.991	6.262,14	SI	Bueno	BA	2021	julio-21	Venta	Finished Product
0042 - NEINOR SUR, S.A.U.	4154 - HACIENDA HOMES	MÁLAGA	MÁLAGA	341	36.457	26.319,00	SI	Bueno	BA	2021	septiembre-21	Venta	Finished Product
0201 - NEINOR NORTE, S.L.U.	2860 - ARETXABALETIA HOMES	VITORIA-GASTEIZ	ALAVA	38	5.185	7.010,00	SI	Bueno	BB	2021	octubre-21	Venta	Finished Product
0201 - NEINOR NORTE, S.L.U.	2912 - BOLIETA HOMES (RE-2-FASE I)	BILBAO	VIZCAYA	328	32.905	52.245,16	SI	Bueno	AA	2021	noviembre-21	Venta	Finished Product
0042 - NEINOR SUR, S.A.U.	4173 - AMARA HOMES, LAS ROZAS	LAS ROZAS	MADRID	316	43.015	55.532,04	SI	Bueno	AA	2021	noviembre-21	Venta	Finished Product
0042 - NEINOR SUR, S.A.U.	4176 - BULEVAR HOMES, TEMPRANALES	SAN SEBASTIAN REYES	MADRID	119	16.240	27.509,00	SI	Bueno	BB	2021	noviembre-21	Venta	Finished Product
0201 - NEINOR NORTE, S.L.U.	2931 - RIBERA HOMES	LEDA	VIZCAYA	122	13.356	16.924,00	SI	Bueno	AA	2021	diciembre-21	Venta	Finished Product
0201 - NEINOR NORTE, S.L.U.	2526 - DESIGN HOMES III	URDULIZ	VIZCAYA	36	3.680	5.304,27	SI	Bueno	BB	2022	mayo-22	Venta	WIP
0042 - NEINOR SUR, S.A.U.	4164 - MISTRAL HOMES, JUAN XXIII, VALENCIA	VALENCIA	VALENCIA	212	24.257	26.197,37	SI	Bueno	BB	2022	septiembre-22	Venta	WIP
0042 - NEINOR SUR, S.A.U.	4461 - SERENA HOMES FASE 1B	MÁLAGA	MÁLAGA	60	7.193	10.817,37	SI	Muy Bueno	BB	2022	diciembre-22	Venta	WIP
0201 - NEINOR NORTE, S.L.U.	2887 - ARBAIZENA HOMES 2ª FASE	DONOSTIA	GUIPUIZCOA	12	1.493	3.647,00	SI	Bueno	AA	2023	octubre-23	Venta	WIP
						1.967	227.689	300.000,41					
								300.000.412,04					

#### Notes:

- All of the proceeds of the Green Bond issued in 2021 have been used to finance or refinance eligible green developments (as established in point 4.1 of the Framework for Sustainable Financing).
- The proceeds have been used for 16 developments with a BREEAM® “Good” or “Very Good” rating and with a BB, BA or AA energy certificate.
- The 16 developments have a total of 1,967 housing units and a buildable surface area of 227,689 m<sup>2</sup> (this surface area refers only to the homes).



*Saler Homes (Valencia)*

## 8. SUMMARY OF ALLOCATION OF PROCEEDS

The following table shows that all the developments for which the proceeds used meet two or more eligibility criteria for financing with green bonds.

Promoción	Ciudad	Provincia	Edificios ecológicos	Eficiencia energética	Vivienda asequible	Generación de empleo
2941 - SOPELA HOMES	SOPELANA	VIZCAYA	✓	✓	✗	En análisis
4313 - SALER HOMES (QUATRE CARRERES, PARC.3D)	VALENCIA	VALENCIA	✓	✓	✗	En análisis
4368 - ZAHIR HOMES	CORDOBA	CORDOBA	✓	✓	✗	En análisis
4371 - PLAÇA EUROPA 38 HOMES	HOSPITALET DE LLOBREGAT	BARCELONA	✓	✓	✗	En análisis
4373 - SOLAGUA HOMES	LEGANES	MADRID	✓	✓	✗	En análisis
4393 - AIGUADOLÇ HOMES II (PARC.B1-B2)	SITGES	BARCELONA	✓	✓	✗	En análisis
4154 - HACIENDA HOMES	MÁLAGA	MÁLAGA	✓	✓	✗	En análisis
2860 - ARETXABAETA HOMES	VITORIA-GASTEIZ	ALAVA	✓	✓	✗	En análisis
2912 - BOLUETA HOMES (RE-2-FASE I)	BILBAO	VIZCAYA	✓	✓	✗	✓
4173 - AMARA HOMES, LAS ROZAS	LAS ROZAS	MADRID	✓	✓	✗	✓
4176 - BULEVAR HOMES, TEMPRANALES	SAN SEBASTIAN REYES	MADRID	✓	✓	✗	En análisis
2931 - RIBERA HOMES	LEIOA	VIZCAYA	✓	✓	✗	En análisis
2526 - DESIGN HOMES III	URDULIZ	VIZCAYA	✓	✓	✗	En análisis
4164 - MISTRAL HOMES, JUAN XXIII, VALENCIA	VALENCIA	VALENCIA	✓	✓	✗	En análisis
4461 - SERENA HOMES FASE 1B	MÁLAGA	MÁLAGA	✓	✓	✗	En análisis
2887 - ARBAIZENEA HOMES 2º FASE	DONOSTIA	GUIPUZCOA	✓	✓	✗	En análisis

✓ All of the developments meet the criteria for green, energy efficient buildings: they have BREEAM® “Good” or “Very Good” ratings and an energy certificate of B or higher. This means that the homes that form part of these developments have the following characteristics\*, among others:

- Ventilation is 20% greater than normally required by regulations.
- All lighting is high frequency, reducing the risk of health problems related to the flickering of fluorescent lighting, and 100% of lamps and lights used in the common and outdoor zones use LED technology, which has low energy consumption and high efficiency.
- The design of the thermal cladding of the building provides savings of between 56% and 78% on heating energy demand compared to a standard building of similar characteristics.
- The choice of efficient lifts with an energy recovery system provides savings of between 26% and 79% compared to the lifts normally used in similar developments.
- Private car journeys are reduced by between 50% and 80% thanks to the homes’ access to public transport and basic services such as supermarkets and schools.
- The building reduces CO<sup>2</sup> emissions by between 68% and 79% compared to a conventional building of similar characteristics.

\* Source: BREEAM® technical specification sheet for the developments.

- Ecological reports have enabled the introduction of indigenous plant species with low water requirements.
- ✓ Two developments meet the criterion of job creation and a study is being performed on the rest.

Neinor Homes is measuring the social impact of all of its developments on people, especially the developments that are eligible for sustainable financing.

- This indicator measures the impact of each development on habitability, well-being and social cohesion, how it contributes to economic sustainability and social advancement, and its level of resource and environmental efficiency.
- Appendix II shows a summary of the measurement of social impact of the Bolueta Homes and Amara Homes developments.



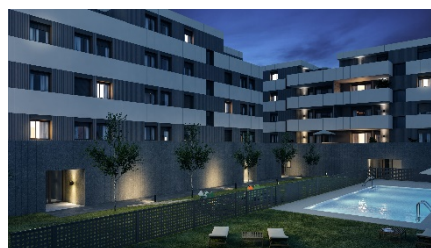
*Ribera Homes (Leioa)*

## 9. SUSTAINABILITY INDICATORS

The sustainability indicators of the Green and Social Developments for which 100% of the proceeds of the Green Bond were used are shown below:

	By no. of developments	By amount allocated	No. of homes
<b>BREEAM® “Good” rating</b>	94%	96%	1,907
<b>% BREEAM® “Very Good” rating</b>	6%	4%	60
<b>BB energy certificates</b>	38%	31%	556
<b>BA energy certificates</b>	31%	24%	602
<b>AA energy certificates</b>	31%	45%	809
<b>Finished developments</b>	75%	85%	1,647
<b>WIP developments</b>	25%	15%	320
<b>North</b>	37.5%	32.4%	606
<b>Centre</b>	18.8%	29.8%	466
<b>Levant</b>	12.5%	14.3%	312
<b>South</b>	18.8%	16.2%	457
<b>East</b>	12.5%	7.3%	126

- ✓ 6% of developments (60 homes) have a BREEAM® “Very Good” rating and received 4% of the proceeds.
- ✓ 31% of developments (809 homes) have an AA energy certificate and received 45% of the proceeds.
- ✓ 25% of developments (320 homes) are in the construction phase (15% of proceeds) and 75% were completed and began to be delivered from May to December 2021.
- ✓ Most of the developments are in the North region (37.5%), followed by Centre and South (together 18.8%) and, lastly, East and Levant (together 12.5%).
- ✓ The allocation of proceeds was greatest for developments in the North (32.4%), followed by developments in the Centre (29.8%), South (16.2%), Levant (14.3%) and East (7.3%).



*Aiguadolç Homes II (Sitges)*

## APPENDIX I – PORTFOLIO OF GREEN BUILDINGS

Company	Development	City	Province	No. homes	Surface area (m2)	Amount allocated* (thousands of Euros)	BREEAM® Yes / No	BREEAM®	CEE	YEAR	Date delivered	Sale /Rental	Status
NEINOR NORTE, S.L.U.	2941 - SOPELA HOMES	SOPELANA	VIZCAYA	70	7,382	12,163.00	YES	Good	BA	2021	May-21	Sale	Finished Product
NEINOR SUR, S.A.U.	4313 - SALER HOMES (QUATRE CARRERES, PARC.3D)	VALENCIA	VALENCIA	100	13,259	16,709.00	YES	Good	BA	2021	May-21	Sale	Finished Product
NEINOR SUR, S.A.U.	4368 - ZAHIR HOMES	CORDOBA	CORDOBA	56	7,456	11,475.15	YES	Good	BA	2021	May-21	Sale	Finished Product
NEINOR SUR, S.A.U.	4371 - PLAÇA EUROPA 38 HOMES	HOSPITALET DE LLOBREGAT	BARCELONA	91	7,843	15,523.00	YES	Good	BB	2021	June-21	Sale	Finished Product
NEINOR SUR, S.A.U.	4373 - SOLAGUA HOMES	LEGANES	MADRID	31	3,978	6,362.91	YES	Good	AA	2021	June-21	Sale	Finished Product
NEINOR SUR, S.A.U.	4393 - AIGUADOLÇ HOMES II (PARC.B1-B2)	SITGES	BARCELONA	35	3,991	6,262.14	YES	Good	BA	2021	July-21	Sale	Finished Product
NEINOR SUR, S.A.U.	4154 - HACIENDA HOMES	MÁLAGA	MÁLAGA	341	36,457	26,319.00	YES	Good	BA	2021	September-21	Sale	Finished Product
NEINOR NORTE, S.L.U.	2860 - ARETXABAETA HOMES	VITORIA-GASTEIZ	ALAVA	38	5,185	7,010.00	YES	Good	BB	2021	October-21	Sale	Finished Product
NEINOR NORTE, S.L.U.	2912 - BOLUETA HOMES (RE-2-FASE I)	BILBAO	VIZCAYA	328	32,905	52,245.16	YES	Good	AA	2021	November-21	Sale	Finished Product
NEINOR SUR, S.A.U.	4173 - AMARA HOMES, LAS ROZAS	LAS ROZAS	MADRID	316	43,015	55,532.04	YES	Good	AA	2021	November-21	Sale	Finished Product
NEINOR SUR, S.A.U.	4176 - BULEVAR HOMES, TEMPRANALES	SAN SEBASTIAN DE LOS REYES	MADRID	119	16,240	27,509.00	YES	Good	BB	2021	November-21	Sale	Finished Product
NEINOR NORTE, S.L.U.	2931 - RIBERA HOMES	LEIOA	VIZCAYA	122	13,356	16,924.00	YES	Good	AA	2021	December-21	Sale	Finished Product
NEINOR NORTE, S.L.U.	2526 - DESIGN HOMES III	URDULIZ	VIZCAYA	36	3,680	5,304.27	YES	Good	BB	2022	May-22	Sale	WIP
NEINOR SUR, S.A.U.	4164 - MISTRAL HOMES, JUAN XXIII, VALENCIA	VALENCIA	VALENCIA	212	24,257	26,197.37	YES	Good	BB	2022	September-22	Sale	WIP
NEINOR SUR, S.A.U.	4461 - SERENA HOMES FASE 1B	MÁLAGA	MÁLAGA	60	7,193	10,817.37	YES	Very good	BB	2022	December-22	Sale	WIP
NEINOR NORTE, S.L.U.	2887 - ARBAIZENEA HOMES 2ª FASE	DONOSTIA	GUIPUZCOA	12	1,493	3,647.00	YES	Good	AA	2023	October-23	Sale	WIP
				<b>1,967</b>	<b>227,689</b>	<b>300,000.41</b>							

\* The amount includes the investment made in these buildings, excluding the investment in land.

## APPENDIX II – MEASUREMENT OF SOCIAL IMPACT

### MEASUREMENT RESULTS FOR BOLUETA HOMES SOCIAL IMPACT OF BOLUETA HOMES IN FIGURES

#### Habitability, Well-being and Social Cohesion

**19%**

Greater **access to housing** due to the increase in the **supply of real estate** involving new construction in the province of Vizcaya in 2021 with the construction of **328 homes** in Bolueta.

**x8.2**

Improvement in **access to basic services** for the residents of Bolueta (health, education, food, etc.) compared to the average for the province

**x1.1**

Improvement in **access to sporting facilities** for families compared to the average for the Basque Country, promoting a healthy lifestyle.

**x2.1**

Increase in size of the **green zones** which the residents of Bolueta have access to within a 10-minute walk compared to the average for Bilbao.

**23%**

Improvement in **family well-being and social cohesion** due to larger homes with **common areas** compared to the average for the Basque Country.

#### Economic Sustainability and Social Development

**809** jobs

Created during the **construction period** (98% of total jobs) and **habitability** of the homes (2% of the total).

**3.6** M€

In contributions to the Administration for the **payment of municipal taxes of €2.3M** by the company at the **start of construction**, and **€1.1M** on **delivery**. The residents contribute **€0.13M/year**.

**3.1** M€

**Estimated annual economic impact on business in the area<sup>1</sup>**, a key factor to ensuring the well-being of the community and create wealth in the neighbourhood.

#### Energy and Environmental Efficiency

**Very high access<sup>2</sup>**

To **public transport**, as the residents of Bolueta have **access to better sustainable transport than 65.5% of the population of Bilbao**.

**904** €/home

In average annual savings thanks to the **qualities of the building in Bolueta**, which promote energy efficiency.

1: Does not include VAT because it does not contribute to the increase in the revenues of the local businesses; 2: According to the European Commission, very high access to public transport means having easy access on foot to a bus stop with more than ten departures per hour and to an underground or train stop with more than ten departures (both).

## MEASUREMENT RESULTS FOR AMARA HOMES

### SOCIAL IMPACT OF AMARA HOMES IN FIGURES

#### Habitability, Well-being and Social Cohesion

**1.9%**

Greater **access to housing** due to the increase in the **supply of real estate** involving new construction in the province of Madrid in 2021 with the construction of **316 homes** in Amara.

**x6.8**

Improvement in **access to basic services** for the residents of Amara (health, education, food, etc.) compared to the average for the province.

**x1.1**

Improvement in **access to sporting facilities** for families compared to the average for the Community of Madrid, promoting a healthy lifestyle.

**x21**

Increase in size of the **green zones** which the residents of Amara have access to within a 10-minute walk compared to the average for Las Rozas.

**115%**

Improvement in **family well-being and social cohesion** due to larger homes with **common areas** compared to the average for the Community of Madrid.

#### Economic Sustainability and Social Development

**777** jobs

Created during the **construction period** (99% of total jobs) and **habitability** of the homes (1% of the total).

**3.3** M€

In contributions to the Administration for the **payment of municipal taxes** of **€1.7M** by the company at the **start of construction**, and **€1.1M** on **delivery**. The residents contribute **€0.4M/year**.

**3.7** M€

**Estimated annual economic impact on business in the area<sup>1</sup>**, a key factor to ensuring the well-being of the community and create wealth in the neighbourhood.

#### Energy and Environmental Efficiency

**Average access<sup>2</sup>**

To **public transport**, as the residents of Amara have **access to better sustainable transport than 23% of the population of Las Rozas**.

**1,457** €/home

In average annual savings thanks to the **qualities of the building in Amara**, which promote energy efficiency.

<sup>1</sup>: Does not include VAT because it does not contribute to the increase in the revenues of the local businesses; <sup>2</sup>: According to the European Commission, average access to public transport means having easy access on foot to a bus or train stop with between four and ten departures per hour.





KPMG Asesores S.L.  
Pº de la Castellana, 259 C  
28046 Madrid

## **Independent Limited Assurance Report on the Green Bond Principles Compliance Report of Neinor Homes S.A.**

(Translation from the original in Spanish. In case of discrepancy, the Spanish language version prevails.)

To management of Neinor Homes S.A.

Pursuant to our engagement letter dated 5 April 2022, we have performed an independent limited assurance review of the accompanying Green Bond Principles Compliance Report (hereinafter the "Report") prepared by Neinor Homes, S.A. (hereinafter "Neinor Homes"), for the purpose of delivering a report which indicates that, based on the work performed and the evidence obtained, nothing has come to our attention that causes us to believe that the Report has not been prepared, in all material respects, in accordance with the criteria provided for by the Green Bond Principles framework published by the International Capital Market Association (hereinafter "ICMA").

The reviewed information is limited to the content of section "9. Sustainability indicators" of the Report, in which Neinor has included performance indicators per the eligibility criteria and sustainable financing framework, available at <https://www.neinorhomes.com/negocio-responsable-e-innovacion/sostenibilidad/marco-de-financiacion-sostenible/>, in relation to green financing so as to comply with the fourth core component of the Green Bond Principles (Reporting).

### **Responsibilities of Neinor Home Management**

---

Neinor Home management is responsible for the preparation and presentation of the Report in accordance with the Green Bond Principles published by the ICMA. It is also responsible for selecting the eligible projects and the methodology for assessing them.

These responsibilities include the design, implementation and maintenance of such controls as management determines necessary for the calculation of sustainability performance indicators that is free from material misstatement, whether due to fraud or error.

### **Our Responsibility**

---

Our responsibility consists of examining the Report and issuing an opinion thereon in the form of an independent limited assurance conclusion based on the evidence obtained. We conducted our engagement in accordance with ISAE 3000 Assurance Engagements Other than Audits or Reviews of Historical Financial Information, issued by the International Auditing and Assurance Standards Board (IAASB). This standard requires that we plan and execute our procedures to obtain limited assurance on whether the content of the Report has been prepared, in all material respects, in accordance with the criteria and guidelines of the Green Bond Principles.



(Translation from the original in Spanish. In case of discrepancy, the Spanish language version prevails.)

We apply International Standard on Quality Control 1 (ISQC1) and accordingly we maintain a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We have complied with the independence and other ethical requirements of the International Code of Ethics for Professional Accountants (including international standards on independence) issued by the International Ethics Standards Board for Accountants, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

## **Procedures Performed**

---

Our limited assurance work consisted of making inquiries of management and persons responsible for the preparation of the information presented in the Report and applying analytical and other evidence gathering procedures. These procedures included:

- Reviewing the consistency of the Report with the criteria and guidelines of the Green Bond Principles framework published by the ICMA.
- Reviewing the consistency with the principles and guidelines for determining the criteria defined in the Green Bond Principles published by the ICMA.
- Reading the information presented in the Report to determine whether it is in line with our overall knowledge of, and experience with, the environmental performance of the projects per the criteria defined by Neinor Homes' sustainable financing framework.
- Contrasting the remaining non-financial information reflected in the Report against that included in Neinor Homes' 2021 Sustainability Report verified by an independent third party.

Our multidisciplinary team included specialists in social and environmental performance of companies.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

## **Conclusion**

---

Our conclusion has been formed on the basis of, and is subject to, the matters outlined in this report. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Based on the procedures performed and the evidence obtained, nothing has come to our attention that causes us to believe that the Report has not been prepared, in all material respects, in accordance with the criteria provided for by the Green Bond Principles published by the ICMA, which includes the relationship between Neinor Homes' sustainability strategy and the objective pursued, the eligibility of the green projects, the definition of sustainability performance indicators, and commitments regarding reporting and external review.

## **Purpose of our Report**

---



(Translation from the original in Spanish. In case of discrepancy, the Spanish language version prevails.)

In accordance with the terms of our engagement, this Independent Limited Assurance Report has been prepared for Neinor Homes in connection with the Green Bond Principles Compliance Report and for no other purpose or in any other context.

KPMG Asesores, S.L.

*(Signed on original in Spanish)*

Ramón Pueyo Viñuales

21 April 2022