

Neinor Homes, S.A. (“**Neinor**” or the “**Company**”), in compliance with article 226 of Law 6/2023, of March 17, on the Securities Market and Investment Services, and ancillary regulations, hereby informs of the following

INSIDE INFORMATION

Under the corresponding authorisation of Neinor’s board of directors, it is expected that the official notice of voluntary early redemption of all the senior secured notes issued by the Company in April 2021 under the issuance named “€300,000,000 4.500% Senior Secured Notes due 2026” (the “**Notes**” and the “**Redemption**”, respectively) will be sent today by Neinor for its delivery to Notes holders afterwards, expectedly tomorrow. The Notes are listed on the Official List of the Irish Stock Exchange and admitted to trading on the Global Exchange Market of the Irish Stock Exchange, and its aggregate principal amount currently outstanding amounts to €142,720,000.

Redemption is expected to be completed on 27 April 2023, upon payment to the holders of the Notes of €145,931,200 (i.e. 102.25% of the principal amount of the Notes) as redemption price, plus €214,080 as accrued and unpaid interest from the last interest payment date until the date of Redemption, all in accordance with the relevant indenture and the terms and conditions of the Notes. Upon Redemption, the Notes will be fully cancelled.

Attached hereto is the notice of Redemption which is expected to be delivered to the holders of the Notes.

Redemption is subject to the drawdown by Neinor of the amount available under the facility agreement entered into by the Company, as borrower, various companies of its group, as original guarantors, and a group of financial institutions, amounting to €140,000,000, which has a three-year maturity and is intended to partially finance the Redemption. Such drawdown will require the prior satisfaction or waiver by the relevant financial institutions of the conditions precedent to which it is subject.

Furthermore, we hereby inform you that, as there is currently no drawn-down amount under the Super Senior Revolving Facility Agreement—for a maximum amount of €50,000,000, entered into in April 2021 by, among others, Neinor, as original borrower, various companies of its group, as original guarantors, and a group of financial institutions, as original lenders and managers—, this facility agreement is expected to be cancelled within the next few days.

In Madrid, on 12 April 2023

Annex

NEINOR HOMES, S.A.

NOTICE OF CONDITIONAL REDEMPTION

To the holders of the outstanding

€300,000,000 4.500% Senior Secured Notes due 2026

(ISINs: XS2332219612 / XS2332219703 and Common Codes: 233221961 / 233221970)

issued by Neinor Homes, S.A.

Reference is made to the 4.5% senior secured notes for a principal amount of EUR 300,000,000 due 2026 named “€300,000,000 4.500% Senior Secured Notes due 2026”, listed on the Official List of the Irish Stock Exchange and admitted to trading on the Global Exchange Market (the “**Notes**”), issued by virtue of the senior secured notes indenture governed by the laws of the State of New York, dated as of 29 April 2021 by and among, among others, Neinor Homes, S.A. (the “**Issuer**”), as Issuer, various companies of its group, as Guarantors, Deutsche Trustee Company Limited, as Trustee, and Deutsche Bank AG, London Branch, as Security Agent and Paying Agent (the “**Indenture**”). All capitalized terms used herein but not otherwise defined have the meaning given to them in the Indenture.

Pursuant to sections 3.03 (*Notice of Redemption*), 3.04 (*Effect of Notice of Redemption*) and 3.07 (*Optional Redemption*) of the Indenture and paragraph 5(d) of the Notes, notice is hereby given to the holders of the Notes of the exercise by the Issuer of its right of optional redemption of the outstanding Notes (i.e. €142,720,000 in aggregate principal amount) in full (the “**Redemption**”) pursuant to section 3.07 (*Optional Redemption*) of the Indenture and paragraph 5(d) of the Notes in accordance with the following terms:

- **Redemption date:** 27 April 2023 (the “**Redemption Date**”);
- **Record date:** 26 April 2023;
- **Redemption price:** EUR 145,931,200.00;
- **Accrued interest:** EUR 214,080;
- **Additional Amounts:** EUR 0;

- **Name of the Paying Agent:** Deutsche Bank AG, London Branch; and
- **Address of the Paying Agent:** Winchester House, 1 Great Winchester Street, EC2N 2DB London (United Kingdom).

It is hereby stated that:

- i) The Notes must be surrendered to the Paying Agent (i.e. Deutsche Bank AG, London Branch) to collect the redemption price, plus accrued and unpaid interest, if any, and Additional Amounts, if any;
- ii) Unless the Issuer defaults in making the redemption payment, interest and Additional Amounts, if any, on the Notes will cease to accrue on and after the Redemption Date;
- iii) The Notes are to be redeemed pursuant to section 3.07 (*Optional Redemption*) of the Indenture and paragraph 5(d) of the Notes; and
- iv) No representation is made as to the correctness or accuracy of the ISIN or Common Code numbers listed in this notice or printed on the Notes.

In addition, the Issuer hereby informs the holders of the Notes that, in accordance with section 3.04 (*Effect of Notice of Redemption*) of the Indenture, the Redemption is subject to the following condition precedent: the utilisation (upon satisfaction and/or waiver (by the relevant lenders) of all conditions precedent to which such utilisation is subject to) of the EUR 140,000,000 facility agreement entered into by, among others, the Issuer, as borrower, various companies of its group, as original guarantors, and a group of financial entities, as original lenders, bookrunners and sustainability coordinators (the “**Redemption CP**”). Accordingly, none of the Notes shall be deemed due and payable on the Redemption Date unless and until the Redemption CP is satisfied or waived by the Issuer.

In the Issuer’s discretion, the Redemption Date may be delayed until such time as the Redemption CP shall be satisfied or waived (provided that in no circumstances shall such delayed Redemption Date exceed 60 days from the date hereof), or such Redemption may not occur and this notice may be rescinded in the event that the Redemption CP shall not have been satisfied or waived by the Redemption Date, or by the Redemption Date so delayed. The Issuer will inform Holders by a further notice to Holders (with a copy to the Trustee) at least one Business Day prior to the Redemption Date if the Redemption CP has not been or will

not be satisfied or waived or if the Redemption Date will be delayed. The Issuer may rescind this notice at any time in its sole discretion prior to confirmation of the satisfaction of the Redemption CP and, following such rescission, the Redemption will not occur. If the Redemption CP is not satisfied or waived, any Notes previously surrendered to the Paying Agent shall be returned to the Holders thereof.

Neinor Homes, S.A.

Mr Jordi Argemí García
Position: Deputy CEO & CFO

In Madrid, on 12 April 2023