

Neinor Homes, S.A. (“**Neinor**” or the “**Company**”), in compliance with the reporting requirements provided for in article 227 of Law 6/2023, of 17 March, on the Securities Market and Investment Services, and ancillary regulations, hereby informs of the following

### OTHER RELEVANT INFORMATION

The following is a trading update containing unaudited interim financial information of the Company and its group for the financial year ended 31 December 2024, as well as preliminary operational data for the Company and its group during said period:

- During financial year 2024, Neinor has managed, both directly and indirectly through its joint ventures and collaboration agreement, pre-sales for more than 2,600 housing units for a total consideration of approximately €840 million.
- Furthermore, the Company informs that has closed financial year 2024 with a pre-sales orderbook, which includes both its direct operations and those carried out through such collaborations, above 3,600 housing units worth nearly €1,300 million.
- Neinor announces that it has fulfilled its 2024 guidance of €65 million of adjusted Net Income (*beneficio neto ajustado*).

The audited financial information of the Company and its group for the financial year ended 31 December 2024 is expected to be published on 25 February after market closing, once reviewed and approved by the corresponding corporate bodies of the Company.

Lastly, in view of the interim data disclosed and following the resolution passed by the extraordinary general shareholders meeting of Neinor on 18 December 2024, under item Second of its agenda, regarding the share capital reduction in an amount of 62,224,063.33 euros with the aim of refunding shareholder contributions by reducing 0.83 euros the nominal value of the shares (the “**Reduction**”), we hereby inform you that the Company will carry out the following distribution:

	Euros
Gross amount per share entitled to receive it	0.83
Withholding tax per share	0.0083
<b>Net amount per share</b>	<b>0.8217</b>

In accordance with the provisions of Chapter I of Title II of Provincial Law 1/2011, of 24 March, on Capital Transfer Tax and Stamp Duty (*Impuesto de Transmisiones Patrimoniales y Actos Jurídicos Documentados*, “**ITPAJD**”), the refund of contributions envisaged herein is subject to ITPAJD, in its modality of corporate transactions, at the tax rate of 1% on the value of the contributions refunded to the shareholders as share capital reduction. In this regard, the Company will withhold an amount of 0.0083 euros per share, which will be settled and paid by the Company to the Tax Authorities (*Hacienda Foral*) of Bizkaia on behalf of the shareholders.

Subject to compliance with the applicable legal requirements for the Reduction, the relevant dates for the above distribution are as follows:

- Last trading date of Neinor's shares entitling to receive the amount to be repaid (Last Trading Date): 11 March 2025
- Date from which the shares will be traded without the right to receive the amount to be repaid (Ex-Date): 12 March 2025
- Date on which shareholders entitled to receive the amount to be repaid will be determined (Record Date): 13 March 2025
- Payment date: 14 March 2025

The refund of contributions will be made through the means that Sociedad de Gestión de los Sistemas de Registro, Compensación y Liquidación de Valores, S.A.U. (Iberclear) makes available to its participating entities, with CaixaBank, S.A. being the paying entity.

In Bilbao, on 20 January 2025

*This document has been prepared by Neinor and contains unaudited interim financial information for the Company and its group for the financial year ended 31 December 2024, as well as a trading update with preliminary operational data for the Company and its group during said period. For the purposes of this disclaimer, “Presentation” means this document, its contents or any part of it.*

*The information contained in this Presentation does not purport to be comprehensive or to include all information that may be required to fully analyze the issues referred to therein.*

*The financial information for the financial year ended 31 December 2024 contained in this Presentation has not been audited or otherwise reviewed by the Company’s auditors and is subject to review, modification and approval by the corresponding corporate bodies of the Company. Likewise, the trading update contained in this Presentation is a preliminary advance of operational data of the Company and its group for said period and, hence, is subject to verification, correction, completion and modification. Consequently, both financial information for the financial year ended 31 December 2024 and the trading update are subject to possible adjustments. Certain financial and operational information contained in the Presentation is subject to rounding adjustments.*

*This presentation may include alternative performance measures (“APMs”) that have not been prepared under IFRS-EU and have not been reviewed or audited by the Company’s auditors nor by any independent expert. Moreover, the way the Company defines and calculates these measures may differ to the way similar measures are calculated by other companies. Accordingly, they may not be comparable.*

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