

Neinor Homes, S.A. (“**Neinor**” or the “**Company**”), pursuant to article 228 of the consolidated text of the Securities Market Act, approved by Royal Legislative Decree 4/2015, of 23 October, hereby informs of the following:

### **MATERIAL FACT**

On 5<sup>th</sup> and 6<sup>th</sup> September 2017, Neinor Homes closed the acquisition of three fully permitted land plots in Valencia and Tarragona for EUR 22.6m

A press release is attached.

Madrid, 7th September 2017.

**Neinor Homes, S.A.**

## **Neinor Homes acquires three plots in Valencia and Tarragona for EUR 22.6m, suitable for c. 34,000 sqm and more than 300 units. Company already closed ca. EUR 90m of immediate pipeline announced upon signing bridge financing last week**

- **The Company closed yesterday the acquisition of one land plot in Valencia, which together with the acquisition of two land plots in Tarragona on Tuesday, add c. 34,000 sqm and more than 300 units to the Company's fully permitted land bank. These acquisitions take the fully permitted land bank to c. 12,000 units**
- **These acquisitions have a projected gross margin of c. 28%, well above Company's targets; they were also funded with the JP Morgan bridge financing announced last week; and complete c.90% of the advanced negotiations pipeline the Company had when communicating the bridge financing**
- **Total acquisitions since January now reached EUR 248m, having fulfilled 100% of 2017 and 27% of 2018 targets**
- **The acquisitions continue to show Neinor Homes anticipation of the recovery in new geographies: strengthening the land bank in the City of Valencia and entering into a new area of Catalonia: Tarragona**

Madrid, September 7th, 2017.- Neinor Homes has just submitted to the CNMV (the Spanish stock regulator) a relevant fact to communicate the acquisition of three fully permitted land plots. Highlights below:

- Neinor Homes closed yesterday the acquisition of a fully permitted land plot in Valencia with a buildable area of c. 24,000 sqm suitable for the development of more than 200 units. The asset is located in Benicalap district, a consolidated residential area of the city. Neinor Homes announced in Q1 the opening of an office in Valencia to conduct business in the Levante region. The local team is already putting into production the regional land bank of c. 100,000 sqm or over 800 residential units, with one development already launched.
- Furthermore, the Company closed on Tuesday the acquisition of two land plots located in Tarragona with a buildable area of c. 10,000 sqm suitable for the development of more than 90 units. The assets are located in the sector Juan XIII, a residential area with lack of new product that is experiencing a strong demand, and marks the expansion of the East Division into a new market that now shows favorable dynamics.
- These transactions present a projected gross margin of c.28%, well above the Company targets. Total acquisitions since January now reached EUR 248m, having fulfilled 100% of 2017 and 27% of 2018 targets, showing the Company's commitment to capturing market momentum. The Company's fully permitted land bank grew to ca. 12,000 units.
- The acquisitions continue to show Neinor Homes anticipation of the recovery of regional markets strengthening the Levante Region adding prime land to Valencia's land bank; entering into a new sub-market in Catalonia (Tarragona), and two days after announcing the opening of Eastern Andalusia Region to seize the momentum in Malaga and the Coastal region.

### **About Neinor Homes**

Neinor Homes is the leading residential developer in Spain with one of the largest and best quality land bank in the country, valued at over 1.3 billion euros in June 2017. It has a buildable area of more than 1.25 million square meters and presence in Madrid, Catalonia, Balearic Islands, Basque country, Andalusia and Valencia.

Its 30-year track record as a residential developer took a new dimension on March 29th 2017, when Neinor Homes shares were listed on the Spanish continuous market and became the largest ever European residential developer IPO. Neinor Homes continues to drive the change in the sector basing its daily activity on three pillars: institutionalisation, product and customer.

### **For further information**

#### **KREAB**

José Luis González / [jlgonzalez@kreab.com](mailto:jlgonzalez@kreab.com) / 917 027 170 / 661 850 384

#### **Neinor Homes. Marketing and Communication Director**

Ana Ramos / [ana.ramos@neinorhomes.com](mailto:ana.ramos@neinorhomes.com) / 91 287 51 30 / 618 524 603

#### **Neinor Homes. Chief Investor Relations Officer**

Juan Gómez Vega / [investor.relations@neinorhomes.com](mailto:investor.relations@neinorhomes.com) / 91 287 51 30