



**Metrovacesa, S.A**

*(incorporated in the Kingdom of Spain)*

**Maximum outstanding balance amount of €100,000,000**

**METROVACESA 2025 Commercial Paper Program**

**BASE INFORMATION MEMORANDUM (DOCUMENTO BASE INFORMATIVO DE INCORPORACIÓN) ON THE ADMISSION (INCORPORACIÓN) OF COMMERCIAL PAPER (PAGARÉS) ON THE ALTERNATIVE FIXED-INCOME MARKET ("MARF")**

**I. GENERAL INFORMATION**

Metrovacesa, S.A. ("**Metrovacesa**", the "**Issuer**" or the "**Company**") a public limited liability company (*sociedad anónima*) organized under the laws of Spain, with corporate address at Calle Puerto Somport, 23 – Planta 1, 28050, Madrid, Spain, registered in the Madrid Commercial Registry in volume 34,472, page 205, section 8, sheet M-620,015, entry 690 and with tax identification number A-87471264 and Legal Entity Identifier (LEI) number 959800ZQW44V5U3SEZ73, will request the admission of the commercial paper notes ("**Commercial Paper**" or "**Notes**") to trading on the MARF to be issued under the provisions of this base information memorandum (the "**Information Memorandum**"). The Issuer's shares are listed on the on the Madrid, Barcelona, Bilbao and Valencia stock exchanges (the "**Spanish Stock Exchanges**") through the automated quotation system or "*Mercado Continuo*" of the Spanish Stock Exchanges (the "**AQS**") under the symbol "MVC".

MARF is a multilateral trading facility (*sistema multilateral de negociación*) ("**MTF**") and it is not a regulated market, pursuant to the provisions of article 68 of the Securities Market and Investment Services Law (*Ley 6/2023, de 17 de marzo, de los Mercados de Valores y de los Servicios de Inversión*) (the "**Securities Market and Investment Services Law**" or "**Securities Law**").

MARF has not carried out any kind of verification or testing with regard to this Information Memorandum, its schedules, or the content of the documentation and information provided by the Issuer in compliance with Circular 1/2025 from the MARF, of 16 June, on the inclusion and exclusion of securities on the Alternative Fixed Income Market (*Circular 1/2025, de 16 de junio, sobre incorporación y exclusión de valores en el Mercado Alternativo de Renta Fija*) ("**Circular 1/2025**").

The Information Memorandum on the admission of the Commercial Paper is the required document under Circular 1/2025.

The Commercial Paper will be represented by book entries form (*anotaciones en cuenta*), as it is defined in article 6 of the Securities Market and Investment Services

Law, and their accounting record (*registro contable*) will be kept by Sociedad de Sistemas de Registro, Compensación y Liquidación de Valores, S.A.U. (“Iberclear”), together with its member entities.

**An investment in the Commercial Paper involves certain risks.**

**Read section III of the Information Memorandum on risk factors.**

<b>SOLE LEAD ARRANGER</b>	
Kutxabank Investment, Sociedad de Valores, S.A.U.	
<b>PLACEMENT ENTITIES</b>	
Banco de Sabadell, S.A.	Banco Santander, S.A.
Kutxabank Investment, Sociedad de Valores, S.A.U.	
<b>REGISTERED ADVISOR</b>	<b>AGENT</b>
Kutxabank Investment, Sociedad de Valores, S.A.U.	Banco Santander, S.A.

The date of this Information Memorandum is 20 October 2025

## II. OTHER INFORMATION

This Information Memorandum is not a prospectus (*folleto informativo*) and has not been registered with the National Securities Market Commission (*Comisión Nacional del Mercado de Valores*) (“CNMV”). The offering of the Notes does not constitute a public offering in accordance with the provisions of the Securities Market and Investment Services Law and therefore there is no obligation to approve, register, and publish a prospectus with the CNMV nor with the provisions of the Regulation (EU) 2017/1129 of the European Parliament and of the Council, of 14 June 2017, on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (*Reglamento (UE) 2017/1129 del Parlamento Europeo y del Consejo de 14 de junio de 2017 sobre el folleto que debe publicarse en caso de oferta pública o admisión a cotización de valores en un mercado regulado y por el que se deroga la Directiva 2003/71/CE*) (the “Prospectus Regulation”).

No action has been taken in any jurisdiction to permit a public offering of the Commercial Paper or the possession or distribution of the Information Memorandum or any other offering material in any country or jurisdiction where such action is required for said purpose. The Information Memorandum shall not be distributed, directly or indirectly, in any jurisdiction where such distribution constitutes a public offering of securities. The Information Memorandum is not an offering to sell securities, and no public offering of securities shall be carried out in any jurisdiction where such an offer or sale is considered contrary to the applicable legislation.

The issue of the Commercial Paper is intended exclusively for professional clients, eligible counterparties and qualified investors in accordance with the provisions of the Securities Market and Investment Services Law and article 2(e) of the Prospectus Regulation, respectively, or any provision which may replace or supplement them in the future.

### PRODUCT GOVERNANCE STANDARDS UNDER MiFID II

#### THE TARGET MARKET SHALL CONSIST EXCLUSIVELY OF PROFESSIONAL CLIENTS AND QUALIFIED INVESTORS

Exclusively for the purposes of the process of approval of the product which is to be carried out by each manufacturer, the conclusion has been reached, having assessed the target market for the Commercial Paper, that: (i) the target market for the Commercial Paper consists solely of “professional clients” and “qualified investors”, in accordance with the meaning attributed to each of these expressions in the Directive 2020/1504/EU of the European Parliament and of the Council of October 7, 2020 amending the Directive 2014/65/EU of the European Parliament and of the Council of May 15, 2014 on markets in financial instruments amending Directive 2002/92/EC and Directive 2011/61/EU (*Directiva (UE) 2020/1504 del Parlamento Europeo y del Consejo, de 7 de octubre de 2020, por la que se modifica la Directiva 2014/65/UE relativa a los mercados de instrumentos financieros y por la que se modifican la Directiva 2002/92/CE y la Directiva*

**2011/61/UE) (the “MiFID II”), in the Directive (EU) 2016/97 of the European Parliament and of the Council, of 20 January 2016, on insurance distribution and in their respective implementing regulations (the “Directive (EU) 2016/97”) and in the Prospectus Regulation, as amended (in particular, in Spain, the Securities Market and Investment Services Law and its implementing regulations); and that (ii) all channels for the distribution of the Commercial Paper to professional clients, eligible counterparties and qualified investors are appropriate. Accordingly, in each issuance of Commercial Paper, the manufacturers shall identify the potential target market using the list of five categories mentioned in number 18 of the Guidelines on MiFID II Product Governance Requirements, published on 5 February 2018, by the European Securities and Markets Authority (“ESMA”).**

**Any person who, following the initial placement of the Commercial Paper, offers the Commercial Paper, sells them, makes them available in any other way or recommends them (the “Distributor”) shall be required to take into account the assessment of the target market made by the manufacturer. Any Distributor subject to the provisions of MiFID II shall nevertheless be responsible for making its own assessment of the target market for the Commercial Paper (whether by applying the target market assessment made by the manufacturer or by perfecting such assessment), and for determining the appropriate distribution channels.**

#### **PROHIBITION OF SALES TO RETAIL INVESTORS IN THE EUROPEAN ECONOMIC AREA**

**The Commercial Papers are not intended for offer, sale or any other form of making available, nor should they be offered, sold to or made available to retail investors in the European Economic Area (“EEA”). For these purposes, “retail investor” means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; (ii) client within the meaning of Directive (EU) 2016/97 of the European Parliament and of the Council of 20 January 2016, provided that they cannot be classed as a professional client based on the definition contained in point (10) of article 4(1) of MiFID II; or (iii) a retail customer as provided for in the regulations implementing MiFID in any EEA Member State (in particular in Spain as defined in Article 193 of the Securities Market and Investment Services Law). For this reason, none of the key information documents required by Regulation (EU) No. 1286/2014 of the European Parliament and of the Council of November 26, 2014 on key information documents for packaged retail and insurance-based investment products (*Reglamento (UE) nº 1286/2014 del Parlamento Europeo y del Consejo de 26 de noviembre de 2014, sobre los documentos de datos fundamentales relativos a los productos de inversión minorista empaquetados y los productos de inversión basados en seguros*) (“Regulation 1286/2014”) has been prepared for the purposes of the offering or sale of the Commercial Paper, or to make it available to retail investors in the EEA, and therefore, any of such activities could be unlawful pursuant to the provisions of Regulation 1286/2014.**

## **SELLING RESTRICTIONS**

No action has been taken in any jurisdiction to permit a public offering of the Commercial Paper or the possession or distribution of the Information Memorandum or any other offering material in any country or jurisdiction where such action is required for said purpose. In particular:

### **European Union**

The Commercial Paper will only be directed to qualified investors according to the provisions in Article 2.1.e) of the Prospectus Regulation, or any provision which may replace or supplement it in the future. Therefore, the Information Memorandum has not been registered with any competent authority of any Member State.

### **Spain**

The Information Memorandum has not been registered with the CNMV. The issue of the Commercial Paper will not constitute a public offering in accordance with the provisions of Article 35 of the Securities Market and Investment Services Law. Any issue of Commercial Paper is intended exclusively for professional clients and qualified investors in accordance with the provisions of Articles 194 and 196 of the Securities Market and Investment Services Law and Article 2.e) of the Prospectus Regulation, respectively, or any provision which may replace or supplement it in the future.

### **United States of America**

This document must not be distributed, directly or indirectly, in (or sent to) the United States of America (according to definitions of the U.S. Securities Act). This document is not an offer to sell securities or a solicitation to buy any securities in any jurisdiction in which such offer or sale is considered contrary to law. The Commercial Paper to be issued under this Information Memorandum will not be registered in the United States for the purposes of the U.S. Securities Act and may not be offered or sold in the United States without registration or an exemption application for registration under the U.S. Securities Act. There will not be a public offering of the notes in the United States or in any other jurisdiction.

### **United Kingdom**

The Commercial Paper is not intended to be offered, sold or otherwise made available and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom. For the purposes of this Information Memorandum (a) the expression "retail investor" means a person who is one (or more) of the following: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of the current domestic law of the UK by virtue of the EUWA; (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 ("**FSMA**") and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of the current domestic law of the UK by virtue of the EUWA. Consequently, no key information document required by regulation (EU) No 1286/2014 as it forms part of the current domestic law of the United

Kingdom by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Commercial Paper or otherwise making it available to retail investors in the United Kingdom has been prepared and therefore offering or selling the Commercial Paper or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation

### **ADDITIONAL INFORMATION**

The Issuer has not authorized anyone to provide information to potential investors different from the information contained in this Information Memorandum and other publicly available information. Potential investors should not base their investment decision on information other than that contained in this Information Memorandum and alternative sources of public information. Any information or representation not contained in the Information Memorandum must not be relied upon as having been authorized by or on behalf of the Issuer.

The Registered Advisor has verified that the content of the Information Memorandum is compliant with the information requirements established by MARF and has reviewed that the information disclosed by the Issuer does not omit any relevant data or may mislead potential investors, as required under Circular 2/2025, of 16 June, on Registered Advisors to the Alternative Fixed Income Market (*Circular 2/2025, de 16 de junio, sobre Asesores Registrados en el Mercado Alternativo de Renta Fija*) ("**Circular 2/2025**"). However, it shall not be assumed that the Registered Advisor has carried out any checks on the accuracy of the information provided by the Issuer.

The Placement Entities do not take responsibility for the content of this Information Memorandum. The Placement Entities have entered into a collaboration agreement with the Issuer to place the Commercial Paper but neither the Placement Entities nor any other entity has accepted any undertaking to underwrite the Commercial Paper. This is without prejudice to the Placement Entities being able to acquire part of the Commercial Paper in their own name.

Admission to MARF will be requested for the Commercial Paper issued. There is no guarantee that the price of the Commercial Paper to be issued in MARF will be maintained. There is no assurance that the Commercial Paper will be widely distributed and actively traded on the market. Nor is it possible to ensure the development or liquidity of the trading markets for the Commercial Paper.

It is recommended that the investor fully and carefully reads the present Information Memorandum prior to making any investment decision regarding the Commercial Paper. The Issuer hereby expressly declares that it is aware of the requirements and conditions necessary for the acceptance, permanence and removal of the securities on MARF, according to its current legislation, and expressly agrees to comply with them.

The distribution of this Information Memorandum and the offering, sale and delivery of Commercial Paper in certain jurisdictions may be restricted by law. Persons into whose possession this Information Memorandum comes are required by the Issuer and the Placement Entity to inform themselves about and to observe any such restrictions. For a description of certain restrictions on offers, sales and deliveries of Commercial Paper

and on the distribution of this Information Memorandum and other offering materials in relation to the Commercial Paper, see the “Selling Restrictions” section below.

In particular, the Commercial Paper have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”). Subject to certain exceptions, the Commercial Paper may not be offered, sold or delivered within the United States or to, or for the account or benefit of U.S. persons.

This Information Memorandum does not constitute an offer of, or an invitation by or on behalf of the Issuer to subscribe for, or acquire, any Commercial Paper.

Neither this Information Memorandum nor any other financial statements are intended to provide the basis of any credit or other evaluation and should not be considered as a recommendation by any of the Issuer or any third party that any recipient of this Information Memorandum or any other financial statements should purchase the Commercial Paper. Each potential purchaser of Commercial Paper should determine for itself the relevance of the information contained in this Information Memorandum and its purchase of Commercial Paper should be based upon such investigation as it deems necessary.

### **ALTERNATIVE PERFORMANCE MEASURES**

The Information Memorandum includes financial figures and ratios such as “EBITDA” or “Net Financial Debt”, among others, that are considered to be Alternative Performance Measures (the “**APMs**”) in accordance with the Guidelines published by the European Securities and Markets Authority (“**ESMA**”) in October 2015. The APMs originate or are calculated based on the financial statements in the audited consolidated financial statements or the interim consolidated summarized financial statements, generally adding or deducting amounts from the items in those financial statements, the result of which uses a nomenclature habitual in business and financial terminology, but not used by the General Accounting Plan in Spain approved by Royal Decree 1514/2007 or by the International Financial Reporting Standards issued by the International Accounting Standards Board (“**IASB**”) adopted by the European Union (“**IFRS-EU**”). The APMs are presented so that a better assessment may be made of the financial performance, cash flows and the financial situation of the Issuer since they are used by the Company to take financial, operating or strategic decisions within the Group. Nevertheless, the APMs are not audited and are not required or presented in accordance with the General Accounting Plan in Spain approved by Royal Decree 1514/2007 or IFRS-EU. The APMs therefore must not be taken into consideration on an isolated basis, but rather as information supplementing the audited consolidated financial information regarding the Company. The APMs used by the Company and included in the Information Memorandum may not be comparable to the same or similarly named APMs by other companies.

### **FORWARD-LOOKING STATEMENTS**

Certain statements in the Information Memorandum may be prospective in nature and therefore constitute non-binding forward-looking statements. These forward-looking statements include, but are not limited to, any statements that are not declarations of past events set out in the Information Memorandum including, without limitation, any

statements relating to future financial positions and the results of the operations carried out by the Issuer, its strategy, business plans, financial situation, its development in the markets in which the Issuer currently operates or that it could enter into in the future and any future legislative changes that may be applicable. These statements may be identified because they make use of prospective terms such as “anticipate”, “believe”, “continue”, “estimate”, “expect”, “foresee”, “intend”, “may”, “must”, “plan”, “predict”, “project”, “propose” or “try”, or as the case may be, their negatives or other variations and other similar or comparable words or expressions referring to the results from the Issuer’s operations or its financial situation or offer other statements of a prospective nature. Forward-looking statements, due to their nature, do not constitute a guarantee or guideline and do not predict future performance. They are subject to known and unknown risks, uncertainties and other items such as the risk factors included in the section III called “Risk Factors” in this Information Memorandum. Many of these situations are not in the Issuer’s control and may cause the actual results from the Issuer’s operations and its actual financial situation to be significantly different from those suggested in the forward-looking statements set out in the Information Memorandum. The users of the Information Memorandum are warned against placing complete confidence in the forward-looking statements.

Neither the Issuer, nor its executives, advisors, nor any other person make statements or offer certainty or actual guarantees as to the full or partial occurrence of the events expressed or insinuated in the forward-looking statements set out in the Information Memorandum. The Issuer will update or revise the information in the Information Memorandum as required by law or applicable regulations. If no such requirement exists, the Issuer expressly waives any obligation or commitment to publicly present updates or revisions of the forward-looking statements in the Information Memorandum to reflect any change in expectations or in the facts, conditions or circumstances that served as a basis for such statements.

### **FORECASTS OR ESTIMATES**

The Information Memorandum does not contain forecasts or estimates of future earnings or results for any period.

### **ROUNDING**

Certain figures in the Information Memorandum, including financial, market and certain operating data, have been rounded for ease of reference. Accordingly, in certain cases, the sum or subtraction of the numbers shown in a column or row of a table may not exactly add up to the total figure shown for the column or row, and the sum or subtraction of certain figures expressed as a percentage may not correspond exactly add up to the total percentage shown.

### **INTERPRETATION**

All references in this Information Memorandum to “euro” and “€” refer to the lawful currency introduced at the start of the third stage of European economic and monetary union pursuant to the Treaty on the Functioning of the European Union, as amended from time to time.

In this Information Memorandum, the words “**Group**” or “**Metrovacesa Group**” refer to the Issuer (i.e. Metrovacesa, S.A.) and its related subsidiaries (according to the compiled annual financial statements prepared by the Company from time to time).

The language of this Information Memorandum is English. Certain legislative references and technical terms have been cited in their original language in order that the correct technical meaning may be ascribed to them under applicable law.

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#### **IV. RISK FACTORS**

The Issuer's understanding is that the following risk factors represent the principal or material risks inherent in investing in the Commercial Paper, and may affect its ability to fulfil its obligations under the Commercial Paper but a default on the Commercial Paper upon redemption may occur for other reasons not foreseen or known at the date of this Information Memorandum.

The Issuer believes that the factors described and included in the financial statements of the Issuer (which links are included in the Schedule II and should be read jointly with this Information Memorandum) and those described below represent the principal risks inherent in investing in the Commercial Paper, but the Issuer may be unable to pay interest, principal or other amounts on or in connection with the Commercial Paper for other reasons, and the Issuer does not represent that the statements below regarding the risks of holding the Commercial Paper are exhaustive; it is possible that the risks described in the Information Memorandum may not be the only ones which the Issuer and/or the Group are exposed to and there may be other risks, currently unknown or which, at this point in time, are not considered significant, which in themselves or in conjunction with others (whether identified in the Information Memorandum or not) could potentially have a material adverse effect on the activity, the business, the financial position and the results of the Issuer and/or of the companies of the Issuer's Group, and/or the Issuer's capacity to make the repayments and/or payments corresponding to the Commercial Paper to be issued upon maturity, in which case the market price of the Commercial Paper could decrease as a result and/or any investment made in it could be totally or partially lost.

The principal risks associated with the Issuer's and the Group's business, risks specific to the Issuer and the Group and those related to economic, political, regulatory and fiscal circumstances are set out below. The materialisation of any of these risks could have a material adverse effect on the Issuer's and/or the Group's business, business, financial condition and results of operations.

All of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring. The order in which these risks are described does not necessarily reflect a greater probability of their materialization. Factors which the Issuer believes may be material for the purpose of assessing the market risks associated with the Commercial Paper are also described below.

Investment in the Commercial Paper entails certain risks. Prospective investors should analyse carefully the risks described in this section and should also read the detailed information set out elsewhere in this Information Memorandum (including any documents incorporated by reference herein) and reach their own views prior to making any investment decision. Prospective investors should note that the risks relating to the Issuer, its industry and the Commercial Paper summarized in this section and that the risks that the Issuer believes to be the most essential to an assessment by a prospective investor of whether to consider an investment in the Commercial Paper. Were any of these risks, or any others not described herein, to materialize, the activity, business, financial position and

results of the Issuer and/or of the companies of the Issuer's group, and/or the Issuer's capacity to make the repayments corresponding to the Commercial Paper upon maturity, could be adversely affected, in which case the market price of the Commercial Paper could fall, resulting in the total or partial loss of any investment made in it.

## 1. Risks relating to the Issuer and the Group

### ***The Group's activity is geographically concentrated***

The Group's assets and operations are located in Spain and are therefore dependent on the overall condition of the Spanish housing market and, in particular, on the condition of the housing market in the regions where it is focused. The housing market and the homebuilding industry are generally cyclical and are affected by changes in general economic conditions, such as employment levels and job growth, interest rates, inflation, tax laws and consumer confidence. Cycles in the industry typically unfold in four phases —recovery, expansion, hyper supply and recession— going through multiyear cycles of booms and bursts periods.

Accordingly, the Group's performance may be significantly affected by events beyond its control affecting Spain and the Spanish residential property market in particular, such as a downturn in the Spanish economy, changing demand for residential property in Spain, changing supply within a particular geographic location, the attractiveness of property relative to other investment choices, changes in domestic and/or international regulatory requirements and applicable laws and regulations (including in relation to taxation and land use), Spain's attractiveness as a foreign direct investment destination, political conditions, the condition of financial markets, the availability of credit, the financial condition of potential buyers, interest rate and inflation rate fluctuations, accounting and control expenses and other developments.

Despite the above, the Group has a notable provinces' diversification within Spain. As of June 2025, the Group's assets and operations located in Madrid — represented approximately 26% of the Group's gross asset value ("**GAV**")—, Málaga (which represented approximately 16% of the GAV), Barcelona (which represented approximately 15% of the GAV), Seville (which represented approximately 12% of the GAV), Valencia (which represented approximately 8% of the GAV), Cádiz (which represented approximately 3% of the GAV), the Canary Islands (which represented approximately 3% of the GAV) and the rest of provinces (which represented approximately 17% of the GAV). Likewise, the Group's land bank diversification in Spain's provinces may result in lower volatility and other risks associated with diversification, and any downturn in such market could have a limited adverse effect on the Group's activity, business, financial condition and results of operations.

For more information, see "*Risks relating to general economic, political and demographic conditions – Since all of the Group's operations and assets are located in Spain, adverse developments in general political (including the military conflicts abroad), economic (including inflation and increase of Euribor) or health (including potential pandemic) conditions in Spain, the EU or globally could have a*

*material adverse effect on the Group's business, results of operations, financial condition or prospects."*

***The group may not be able to meet its expected growth and returns if it is not able to successfully implement its business strategy***

As of 30 June 2025, the Group has delivered 423 units, and has 7,501 active units expected to be delivered in the next years. In addition, it expects to deliver units that, depending on the sale of lands, generate an operating cash flow on top of EUR 150 million in 2025. The residential development is Metrovacesa's core activity focus, but the Company also has exposure to commercial assets and its aim is to progressively reduce its exposure to commercial assets through sales, joint ventures or turnkey projects.

Metrovacesa plans to expand its business operations in the coming years. However, the Group's success and ability to implement its business strategy and meet expected growth and returns may be impacted by: (i) the Group's inability to successfully respond to a potentially increasing real estate demand; (ii) the Group's failure to make correct assumptions, estimates and judgments with respect to its properties and the number of units it can develop; (iii) the Group's inability to allocate adequate resources to monitor and administer a larger active portfolio; (iv) the supply and demand for housing and future housing prices; (v) the future value of its land bank; (vi) the Group's inability to develop commercially attractive products; (vii) the Group's inability to acquire land in attractive locations to reach the financial margins embedded in the Group's business plan; (viii) future construction and development costs; (ix) the Group's inability to manage projects efficiently; (x) the availability and cost of service providers the Group uses to develop its business; (xi) the Group's inability to obtain any necessary permits on a timely basis; (xii) future laws and regulations that apply to the Group's business; (xiii) the availability of external financing to grow its business, among others; and (xiv) the Group's inability to effectively manage its expansion.

Any of these factors may impact the success of the Group's business plans, the commercial success of its projects, its financial condition, prospects or results of operations, which could result in the Group being unable to meet its expected growth or to develop its growth strategy and meet the demands of the market. Even if the Group is able to implement some or all of the initiatives of its business strategy successfully, its operating results may not improve to the extent it anticipates, or at all.

Implementation of the Group's business strategy could also be affected by a number of external factors such as increased competition, legal developments, government regulation, general economic conditions or increased operating costs or expenses. In addition, in the event that the Group misjudged the nature and extent of industry trends or the Group's competition, the Group may have difficulty in achieving its strategic objectives. Any failure to implement its business strategy successfully may adversely affect the Group's business, results of operations, financial condition or prospects and thus its ability to service the Group's debt.

***The Group depends upon its senior management team and on the expertise of its key personnel and may be unable to attract and retain a highly skilled and experienced workforce***

The success of the Group's business depends upon the recruitment, retention and development of highly skilled, competent people at all levels of the organization.

In particular, the Group has a senior management team with an extensive track record in the housing development industry in Spain. The Group's success depends, to a significant degree, on the continued contribution of its senior management, who are critical to the overall management of the Company, as well as its culture, strategic direction and operating model. The ability to retain the senior management team or to attract suitable replacements is dependent upon competition in the labor market. The unexpected loss of the services of any member of senior management, a limitation in their availability, difficulties to implement a disciplined management process and culture with local management or a failure by the Group to develop a succession plan for its senior management could have a material adverse effect on the Group's know-how and internal best practices as well as on its business, results of operations, financial condition or prospects.

In addition, experienced employees in the homebuilding industry and commercial development in general and with expertise in the land-permitting process are fundamental to the Group's ability to generate, obtain and manage business opportunities. In particular, local knowledge and relationships are critical to source attractive land acquisition opportunities. The Group's success may make its employees attractive hiring targets for competitors, and in order to retain key employees the Group may be required to keep pace with increases in remuneration in the market. Failure to attract and retain such personnel or to ensure that their experience and knowledge is retained within the Issuer and its Group even when they leave the Group, through retirement or otherwise, may materially adversely affect the Group's business, results of operations, financial condition or prospects.

***Real estate appraisals are an inherently subjective process, therefore the value of the Group's property portfolio included in the Info Memo may not reflect the current market value of the portfolio*** Valuations of property portfolios have a significant effect on the Group's financial standing on an ongoing basis and on the Group's ability to obtain further financing.

The valuation of real estate, including those contained in valuation reports, is inherently subjective and subject to uncertainty, in part because land and property valuations are made on the basis of assumptions which may not prove to be accurate, and in part because of the individual nature of each land and property, and is heavily affected by broader market conditions outside the Group's control (changes in regulatory requirements and applicable laws –including in relation to building and environmental regulations, taxation and planning–, transport and infrastructure policies, political conditions, the condition of financial markets, the financial condition of customers, applicable tax regimes and interest and inflation rate fluctuations, also contribute to the uncertainty and potential volatility of forward-looking valuations). For example, the valuation reports include

assumptions as of and prior to the date of valuation reports as to land tenure, lawful construction and the absence of land contamination or adverse site or soil conditions based in part on information provided by the Group, and which may have varied if made as of the date of the Information Memorandum. There can be no assurance that the estimated Gross Development Values (“**GDVs**”) relating to the land bank and the proposed developments assessed in the valuation reports will reflect the actual sales prices achieved by any developments built on the land. Any failure to sell as many residential units as anticipated, or for the sales prices expected, could result in the Group not achieving the estimated GDVs. There can be no assurance that the valuations of land in the Group’s financial statements or the GDV estimates for the Group’s land bank and proposed developments reflect the actual sales prices achieved of either the land itself or any developments built thereon.

In addition, the valuations contained in the valuation reports are stated as of 31 December 2024, and there can be no assurance that these figures accurately reflect the market value of the Group’s properties as of any other date. The market value of the Group’s properties may vary significantly over time due to various factors. In addition, the values ascribed by the Group’s appraisers should not be taken as an indication of the amounts that could be obtained by the Group upon disposal of such properties, whether in the context of the sale of individual properties or the portfolio as a whole.

***The Group is dependent on information technology systems, which may fail, be inadequate to the tasks at hand, or be subject to cyber-attack, and face a risk of misappropriation of customer and employee data from its information systems***

The Group is dependent on sophisticated information technology (“**IT**”) systems, including in relation to its internal reporting, the sale of its products and, generally, the implementation of working-from-home policies. IT systems are vulnerable to a number of problems such as software or hardware malfunctions, malicious hacking, physical damage to vital IT centers and computer viruses, and need regular upgrading. Failure to protect the Group’s operations from cyber-attacks could result in the loss of sensitive information, which could result in reputational damage, litigation and remediation costs. Moreover, a major disruption to the Group’s IT systems could have a material adverse effect on the Group’s business, results of operations, financial condition or prospects.

The Group also collects, retains, processes and, in some cases, reports large volumes of internal and customer data, including personally identifiable information during the normal course of business. The Group or any of the Group’s third-party service providers could fail to transmit customer information in a secure manner, the Group’s security and information systems could be compromised, or the Group’s employees, franchisees or vendors could breach data protection laws (and as a result, customer and employee information would be obtained by unauthorized persons or used inappropriately). If any of the foregoing occurred, the Group could be subject to liabilities and penalties, a damage to its reputation, litigation or government enforcement actions, substantial costs and a loss of

consumer confidence. All of this could materially adversely affect the Group's business, results of operations, financial condition and prospects.

***The Group, in case of inefficient execution of built to rent projects, may be unable to get appropriate returns***

The Group is aware of the possibility of using part of its land plots to deliver built-to-rent units, signing turnkey agreements with institutional investors, and gaining presence in a different part of the home real estate market, the rental market. Metrovacesa may be considered one of the first Spanish home developers to move into this new rental business, with its first agreement in the first quarter of 2019. Metrovacesa only acts as a developer of the buildings and does not have to deal with the operating activity risk of the rental agreement. However, this business operates with margins that are smaller than the built-to-sale business ones. In addition, the Group has limited experience operating a built-to-rent business line, and the expansion of its business may place significant demands on its administrative, operational and financial personnel and systems. The Group may be unable to achieve the anticipated benefits of any such growth or expansion or it may incur greater costs than expected in attempting to achieve the anticipated benefits. Growth or expansion could disrupt its ongoing operations and divert management resources that would otherwise focus on developing its existing business, in which case it may need to employ additional personnel or consultants. There can be no assurance that the Group will be able to employ or retain the necessary personnel, to successfully implement a disciplined management process and culture with local management, or that its expansion operations will be successful. Any of the above could have a material adverse impact on the Group's business, results of operations, financial condition and prospects.

***The Group's acquisition and divestiture activities may present risks not contemplated at the time of the transactions***

Prior to entering into an agreement to acquire any property, the Group performs due diligence on the proposed asset. There can be no assurance, however, that due diligence examinations carried out by the Group or third parties in connection with any properties the Group has acquired or may acquire did or will reveal all of the risks associated with that asset, or the full extent of such risks. Properties the Group acquires or invests in may be subject to hidden material defects that were not apparent at the time of acquisition.

To the extent that the Group and other third parties underestimate or fail to identify risks and liabilities associated with an asset, the Group may be subject to one or more of the following risks: defects in title; environmental liabilities or structural or operational defects or liabilities requiring remediation and/or not covered by indemnities or insurance; lack or insufficiency of permits and licenses (e.g., occupancy and activity licenses from municipal authorities); an inability to obtain permits enabling the property to be used as intended; or the acquisition of properties that are not consistent with the Group's business strategy or that fail to perform in accordance with expectations. Any of these consequences may have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

## **Risks relating to the Issuer's business and industry**

### ***The Group's operating performance is subject to risks associated with the real estate and residential development industry generally***

The Group's principal activity is the development and sale of residential properties, hence land permitting process, which carries numerous inherent risks and is subject to fluctuations and cycles in value and demand that are beyond the Group's control. Population growth and the rate of new household formation, along with the general perception among consumers of the continuous increase in property prices over time, have, in the past, contributed to an increase in home ownership and demand for new residential property in Spain. However, the financial crisis and its economic impact in Spain demonstrated that property prices and demand could fall rapidly. There is no assurance that the recent increase in demand will continue, or that any future recovery would result in a recovery of residential property prices and sales volumes to levels experienced in the past.

The residential real estate market started to recover in 2014 in some Spanish provinces, just as the Spanish economy showed signs of improvement. However, there can be no assurance that this expected growth and the general recovery of the Spanish housing market will be achieved or sustained as there continues to be uncertainties in the global, European and Spanish economic and political outlook and the further impact of the military conflicts abroad cannot be fully assessed. Other factors such as unemployment rates, fiscal deficit, and interest rates, political instability, other geopolitical uncertainties, volatility in commodity prices or a negative market reaction to central bank policies may affect the growth of the Spanish economy and, in particular, disposable income or the cost and availability of credit and, consequently, may have a material adverse effect on the business, results of operations, financial condition and prospects. See "*Risks relating to general economic, political and demographic conditions – Since all of the Group's operations and assets are located in Spain, adverse developments in general political (including military conflicts abroad), economic or health (including potential pandemic) conditions in Spain, the EU or globally could have a material adverse effect on the Group's business, results of operations, financial condition or prospects.*"

The Spanish real estate and residential market may generally be further adversely affected by (i) changes in short-term and long-term interest rates and the inflation rate; (ii) employment levels and cost-of-living and real income dynamics; (iii) decreases in residential property demand due to demographic and social changes; (iv) foreign and intra-country immigration trends; (v) the availability and affordability of mortgage loans and other forms of credit for homebuyers; (vi) including private party and government mortgage loan programs and restrictive measures by banking authorities; (vii) consumer confidence in general and potential homebuyer confidence in particular; (viii) financial system and credit market stability; (ix) regulation, oversight and legal action regarding lending, appraisal, foreclosure and short-sale practices; (x) increases in personal income tax rates, decreases in the deduction of mortgage loan interest payments and increases in real estate taxes; (xi) the supply and prices of available new or resale residential property and

general consumer interest in purchasing a home compared to choosing other housing alternatives, such as rental housing; (xii) supply chain availability or cost increases; (xiii) acquisition risks related to the Group's land plots, including due to deficiencies in the due diligence process; (xiv) changes in government and local authorities' regulation or policies, including infrastructure policies and planning and environmental regulations; and (xv) political uncertainties, among others.

For internal purposes, the Group weighs its geographical presence in the real estate market in which it operates, among others, according to GAV. As of June 2025, approximately 77% of the Group's GAV (c. EUR 1,972 million) was located in the top five provinces of Spain, i.e. Madrid, Málaga, Barcelona, Seville and Valencia. As of 30 June 2025, the overall GAV of the Group amounted to approximately EUR 2,561 million, out of which EUR 2,186 million were residential units and the remaining EUR 375 million were commercial units. The provinces where the Group operates may be adversely affected by additional factors and market dynamics including, among others, attractiveness of the area where the development is located, political stability of the region and Spain, safety, relocation due to the possibility of working or studying remotely and tourism.

Any of these factors could reduce the funding available for the Group's developments or decrease demand for its products, which could materially adversely affect its business, results of operations, financial condition or prospects.

***Competition in the residential development market may affect the Group's ability to make appropriate acquisitions and to secure buyers at satisfactory prices***

The homebuilding industry is highly competitive. Homebuilders compete not only for homebuyers, but also for desirable land, financing, raw materials, skilled management, contractors and labor resources. Competitors include real estate developers with in-depth knowledge of local markets, as well as property portfolio companies, including funds that invest nationally and internationally, institutional investors, foreign investors, financial institutions and SAREB (*Sociedad de Gestión de Activos Procedentes de la Reestructuración Bancaria*).

Competitors may have greater financial resources than the Group and/or a greater ability to borrow funds to acquire land, and may have the ability or inclination to acquire land at a higher price or on terms less favorable than those the Group may be prepared to accept or to pay higher compensation to contractors. The appearance of other players in the market has led to an increase in competition in the residential development market in general and the Spanish homebuilding market in particular. Competition could also increase as a result of consolidation in the sector. The Group also competes with sellers of existing homes, including foreclosed homes, and with rental housing. These competitive conditions can reduce the number of homes it delivers, negatively impact its selling prices, reduce its profit margins, and cause impairments in the value of its inventory or other assets. Competition can also affect the Group's ability to acquire suitable land, raw materials and skilled contractors at acceptable prices or other terms, which could

decrease its margins. Any of the foregoing could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

Furthermore, the Spanish government has promoted certain measures which incentivize rental housing, the refurbishment of the existing housing park or the promotion of social housing, and which are regulated in Royal Decree 42/2022, of 18 January, which regulates the Youth Rental Voucher and the National Housing Plan for 2022-2025 (*Real Decreto 42/2022, de 18 de enero, por el que se regula el Bono Alquiler Joven y el Plan Estatal para el acceso a la vivienda 2022-2025*) and Law 12/2023, of the 24 May, on the right to housing (*Ley 12/2023, de 24 de mayo, por el derecho a la vivienda*) (the "**Housing Law**"), which entered into force on 26 May 2023. These measures could favor the interests of some of the Group's competitors to its detriment or adversely affect demand for the Group's houses, which could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

***The Group's growth and profitability depend upon its ability to identify and acquire land plots suitable for its purposes***

The Group's growth and profitability depend upon its ability to successfully identify and acquire additional land plots for residential property development at commercially reasonable prices and on terms that meet its profitability targets. The Group's ability to acquire sufficient additional land plots that satisfy its investment criteria may be adversely affected by the willingness of land sellers to sell them at commercially viable prices, the availability of financing to acquire them, regulatory requirements including those in relation to zoning, housing density and the environment and other market conditions. In addition, the ongoing recovery in the real estate market in Spain and the emergence of competitors with a business model and strategy similar to ours may lead to increased competition among developers for land, which may make it more difficult to acquire suitable plots at commercially viable prices or at all and could lead to an increase in land acquisition costs. Moreover, measures taken by the Spanish Government related to access to housing could increase housing demand. If the availability of land plots that are suitable for the Group's purposes becomes limited, its ability to grow could decrease significantly, the number of homes it may be able to develop and sell could be reduced, and its costs could be substantially increased, which could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

***The Group may be unable to develop and sell its projects successfully or within the expected time frames***

The Group's land-permitting process may be subject to delays that may limit its ability to generate positive cash flows with respect to a specific project, including delays in obtaining the relevant permits (see "*Regulatory and Legal Risks—The Group's business may be adversely affected if failing to obtain, or if there are any material delays in obtaining the required permits and approvals for their development projects.*"). Similarly, the Group's land development process typically requires substantial capital outlays during construction periods, and it may take months or years before positive cash flows, if any, can be generated. In addition,

consumer protection laws may increase the period needed for the execution of each mortgage loan by customers, delaying the period to formalize sales by the Group (see “*Risks relating to general economic, political and demographic conditions—Constraints on the availability of mortgage lending and/or interest rate increases may adversely affect the Spanish real estate market and the Group.*”).

During the construction of development projects, the Group may encounter unexpected operational issues or other difficulties, including those related to technical engineering issues, regulatory changes, disputes or insolvency of third-party contractors, subcontractors and suppliers, accidents, bad weather, natural disasters (such as earthquakes, droughts, floods and fires) and changes in purchaser requirements that may require the Group to amend, delay or terminate a development project, delay home sales, increase costs and affect demand for new homes. If the Group’s insurance does not fully cover business interruptions or losses resulting from these events, any of the foregoing could have a material adverse effect on the Group’s business results of operations, financial condition or prospects.

Any failure to meet deadlines could expose the Group to additional costs and result in the termination of contracts or contractual penalties (or the enforcement of bank guarantees by a purchaser) and could also affect the Group’s reputation, which could materially adversely affect the Group’s business, results of operations, financial condition or prospects.

Following the development phase, the Group may be unable to sell all or some of the units of a development within the expected time frames due to such reasons as changes in economic or market conditions, including supply chain problems or otherwise. In such cases, its inventory of completed but unsold units would increase, leading to additional costs, including property taxes and community expenses (*gastos de comunidad*) corresponding to the unsold units. Alternatively, the Group may have to sell units at significantly lower margins or at a loss, which could have a material adverse effect on its business, results of operations, financial condition or prospects.

***The Group’s business depends upon the availability, skills and performance of contractors, subcontractors and other service providers and suppliers***

The Group relies on the services of third-party contractors (which, in turn, may rely on the services of subcontractors) to develop and monitor its projects, help sell its products and provide post-construction warranty service. As of 30 June 2025, the Group had 63 development sites under construction or completed, equivalent to 4,403 units under construction or completed. If the Group is unable to hire qualified and reliable third-party contractors for any of its projects, its ability to successfully complete projects in time or with the required quality or to sell its units within the expected time frames and price could be impaired.

Despite the contractor selection and monitoring processes that the Group has implemented, its contractors may fail to meet the Group’s standards and deadlines. If its service providers fail to successfully perform the services for which they have been engaged, either as a result of their own fault or negligence, or due to the

Group's failure to properly supervise any such service providers, this could have a material adverse effect on the Group's reputation, business, results of operations, financial condition and prospects. In particular, although the Group attempts to verify the compliance of contractors with health, safety and environmental regulations (the "HSE"), labor laws and other applicable laws and regulations, any failure by contractors to so comply could render the Group liable in respect of these obligations. Moreover, the Group generally relies on contractors to select and obtain building materials. In some cases, despite the Group's detailed specifications and quality control procedures, contractors may use improper construction processes or defective materials that do not meet the Group's specifications and quality requirements. Defective materials used by the homebuilding industry can result in the need to perform extensive repairs to large numbers of homes. The cost of complying with the Group's obligations may be significant if it is unable to recover the cost of repairs from contractors, materials suppliers and insurers.

Pursuant to Law 38/1999, of 5 November, Regulating Construction (*Ley de Ordenación de la Edificación*, or "LOE"), the Group may be qualified as a "developer" (*promotor*), and would therefore be jointly responsible, together with the participants intervening in the building construction process, to its customers for any material damages in the Group's homes caused by any defects in the construction of these real estate assets. Unlike the case with the other construction participants, the liability that the LOE imposes is not linked to a breach of duties. The developer takes liability for the acts (and failures to act) of all other individuals/legal entities involved in the development and is a *de facto* guarantor of the obligations of third parties. As such, any damages caused by a third party involved in the construction process could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

Pursuant to the Spanish Civil Code, failure by contractors to pay sub-contractors may entitle sub-contractors to seek redress from the property's owner or developer, up to an amount equivalent to the amounts owed in turn by the owner or developer against the contractor, so if the contractors breach their payment obligations, sub-contractors could claim the amounts owed to them by the contractor directly to the Group.

The Group may hire a contractor that subsequently becomes insolvent, causing cost overruns and project delays and increasing the risk that the Group will be unable to recover costs in relation to any defective work performed by such contractor, to the extent such costs are not covered by insurance or other security provided by the contractor. The insolvency or other financial distress of one or more of the Group's contractors could have a material adverse impact on its business, results of operations, financial condition or prospects.

However, the Group has implemented strict protocols for hiring contractors, including the following essential requirements: (i) financial analysis of the contractor from an independent third-party, (ii) approval of the contractor from the financial entity that will provide financing for the project, (iii) provision of a guarantee (bank guarantee (*aval*) or surety bonds) covering 10% of the contracted

amount, and (iv) withholding of 5% of the amount of each completion certificate as an additional guarantee.

***Unanticipated costs might arise in relation to the Group's projects and it could affect the returns***

The Group is subject to risks related to the cost of executing its projects. Unanticipated costs can arise due to a number of factors, including: errors, omissions and other human factors including those of senior management and key personnel; increases in costs of raw materials, such as concrete and steel; increases in costs of financing projects; labor shortages or increases in labor costs; events affecting the Group's contractors, such as their insolvency; increases in costs of subcontractors and professional services; lack of certain materials due to the military conflicts abroad; increases in costs of obtaining permits; unforeseen technical and ground conditions; or delays and cost overruns resulting from the land-permitting process.

Before launching a development, the Group estimates costs based on certain assumptions, estimates and judgments, which may ultimately prove to be inaccurate. In addition, if a contractor's or supplier's cost estimates or quotes are incorrect, the Group may incur additional costs or be required to source products and services at a higher price than anticipated, as well as face delays in its development projects if the estimate is incorrect by a large enough margin that the project becomes more viable by finding an alternative contractor or supplier. The Group may be unable to pass on such increases in construction costs, in whole or in part, to customers.

Any unanticipated costs arising during the execution of the Group's development projects, or a failure to manage them effectively, may result in losses or lower profits than anticipated or cause material construction delays, which could have a material adverse effect on the Group's business, results of operations, financial condition or prospects. In addition, sustained increases in construction costs may, over time, erode its margins, particularly if pricing competition or weak demand restricts its ability to pass additional costs of materials and labor on to homebuyers, which could have a material adverse effect on the Group's business, results of operations, financial condition or prospects.

***Demand for the Group's real estate assets depends on customer preferences for types of accommodation or locations of property and perceptions as to the attractiveness or quality of the Group's products as well as changes in certain laws and regulations may affect demand for the Group's homes***

Trends in customer preferences have an impact on demand for new residential properties, and any unanticipated changes in such trends, or the Group's misunderstanding of such trends, could have a material adverse effect on its business, results of operations, financial condition or prospects. For example, changes to the general consumer interest in purchasing a home compared to choosing other housing alternatives, such as rental housing, could have a material adverse effect on demand for its homes. Over the past ten years, the number of people living in rented accommodation, as opposed to purchased accommodation,

has gradually increased in Spain, primarily driven by restricted access to residential mortgage lending, uncertainty regarding the evolution of residential property prices and regulatory changes in taxation.

In addition, events outside of the Group's control may occur that shift customers' perceptions of the attractiveness or quality of its products, including (i) preferences for specific neighborhoods or locations in certain regions (in particular, in regions in which the Group does not own land), (ii) macroeconomic or employment dynamics that concentrate demand in specific areas (such as the establishment of a large employer in a particular area), (iii) preferences for a specific home design type (such as multifamily condominiums, rental properties or detached houses) or (iv) the overall quality of materials and products used for the finished units. Any of the foregoing may have a material adverse effect on the Group's business, results of operations, financial condition or prospects.

Moreover, uncertainty regarding the evolution of residential property prices may also adversely affect demand for the Group's homes. Changes in the attractiveness of an investment in residential property could adversely affect the Group's ability to sell its homes and have a material adverse effect on its business, results of operations, financial condition and prospects.

Demand for the Group's homes may also be directly or indirectly affected by a number of laws, regulations and government policies, including regarding lending, appraisal, foreclosure and short-sale practices, leases and eviction of illegal occupants, government mortgage loan programs, down payment assistance programs and taxes. For example, increases in personal income tax rates have in the past adversely affected demand for residential properties. Additionally, certain regulations such as Royal Decree-Law 5/2023 of 28 June, adopting and extending certain measures in response to the economic and social consequences of the conflict in Ukraine, supporting the reconstruction of the island of La Palma and other situations of vulnerability; transposing European Union directives on structural changes in commercial companies and reconciling family and professional life for parents and carers; and implementing and enforcing European Union law (*Real Decreto-ley 5/2023, de 28 de junio, por el que se adoptan y prorrogan determinadas medidas de respuesta a las consecuencias económicas y sociales de la Guerra de Ucrania, de apoyo a la reconstrucción de la isla de La Palma y a otras situaciones de vulnerabilidad; de transposición de Directivas de la Unión Europea en materia de modificaciones estructurales de sociedades mercantiles y conciliación de la vida familiar y la vida profesional de los progenitores y los cuidadores; y de ejecución y cumplimiento del Derecho de la Unión Europea*) ("**RDL 5/2023**"), introduced measures to temporarily protect tenants with respect to their primary residence that may affect demand for the Group's homes. In addition, taxes and duties relating to the acquisition of real estate property (such as value-added tax incurred in the acquisition of new residential property) are an important part of the cost of acquiring or owning a home, and an increase in such taxes may have a material adverse impact on demand for residential property. It is possible that new measures impacting demand of the Group's products or its business in general are introduced in the future.

Changes in laws, regulations and government policies and increases in taxes and duties relating to the acquisition of real estate property, may have a material adverse effect on the Group's business, results of operations, financial condition or prospects.

***The Group's pre-sales may not materialize on the terms agreed to at the time the contract is signed, if at all***

Pre-sales are an essential part for the financing and execution of the Group's developments. The Group's pre-sales revenue (the expected revenue that will be generated by units that have been pre-sold) may be adjusted following the withdrawal of buyers, early cancellation of existing contracts, new contracts, or changes in the scope of projects in progress. Moreover, the Group may not be able to perform its obligations under its pre-sale contracts due to various reasons, such as an increase in costs which makes the development not viable, not being able to obtain the construction license and not reaching the level of pre-sales necessary to launch the development. As a consequence of the above, the Group may need to refund its customers for the funds that they had advanced, or the Group's customers may terminate their contracts or seek to renegotiate the terms of their contracts to obtain more favorable terms. The occurrence of any of these events could affect the Group's pre-sales and eventual revenues and have a material adverse effect on its business, results of operations, financial condition or prospects.

Nevertheless, the Group includes in all its sales agreements enough grace periods in order to mitigate, as much as possible, potential impacts due to delays in deliveries.

***If the Group cannot obtain sufficient capital on acceptable terms, it may be unable to acquire land or develop its land bank portfolio or may experience increased costs and delays in the completion of its development projects***

The real estate development industry is capital-intensive and the Group requires significant up-front expenditures to acquire land plots, transform its land plots into fully permitted land and to develop its projects. Therefore, the Group may need to borrow additional funds from third parties, the availability of which, especially for development financing, may be constrained regionally or nationally, and lenders may impose several requirements to the Group for any financing to be granted and to be able to draw its funds. Lenders may also require increased amounts of equity to be invested in a project by borrowers in connection with both new loans and the extension of existing loans, higher interest rates, the completion of other milestones or other requirements. The Group's inability to meet the requirements imposed by its lenders may have a material adverse effect on its business, results of operations, financial condition and prospects.

In addition, if the Group chooses to seek additional financing to fund its operations through the capital markets, volatility in these markets may restrict the Group's access to such financing. If the Group is not successful in obtaining sufficient funding for its planned capital and other expenditures, it may be unable to acquire additional land for development or transform and develop its existing land bank.

Moreover, any difficulty in obtaining sufficient capital for planned development expenditures could also cause project delays, and any such delay could result in cost increases. Any, one or more of the foregoing events could have a material adverse effect on the Group's business, results of operations, financial condition or prospects.

As of 30 June 2025, the Group had a 15.90% of Loan To Value ("LTV"), keeping a strict policy of prudence in terms of indebtedness, being its aim to keep a LTV non-higher than 25%.

***Land plots and real estate properties can be illiquid assets and can therefore be difficult to sell***

Land and real estate properties can be relatively illiquid, meaning that they may not be easily sold and converted into cash. As of June 2025, the Group's residential GAV related to land bank under management amounts to approximately EUR 577 million. The Group may seek to, or be required to, sell entire land plots in certain circumstances, including due to changes in development plans, failure to obtain regulatory approvals, its decision not to proceed with the development, changes in economic or property market conditions or financial distress. In this regard, land illiquidity may affect the Group's ability to value, or dispose of or liquidate part of, its land bank in a timely fashion and at satisfactory prices when required or desirable and may incur additional costs until selling the land. This could have a material adverse effect on the Group's activity, business, financial condition and results of operations.

***The Group is exposed to liability claims from third parties***

The nature of the Group's business exposes it to potential liability claims from third parties related to the development and construction of the units it delivers.

The land and homebuilding activities could rise to legal claims brought against the Group in respect of actual or alleged deficiencies in its units (including due to the construction materials used), including possible deficiencies attributable to third parties under agreements entered into with the Group, such as architects, engineers and building contractors. With respect to the construction of the Group's residential development projects, it is exposed to various risks relating to defective construction work or the use or installation of defective construction materials by third-party suppliers or contractors. The warranty, guarantee or indemnity protection set forth in its contracts with such third-party suppliers and contractors, and the arrangements with insurance providers to insure against certain risks, may prove to be insufficient or may not adequately protect the Group against relevant risks. Furthermore, the Group may not be able to enforce claims in the respective amount, or at all, due to the third-party contractor's or supplier's insolvency, or for other reasons. Significant liabilities may not be identified or may only come to light after the expiry of our warranty, guarantee or indemnity claims. Any claims relating to defects arising from or related to residential development projects may give rise to contractual or other liabilities, which can extend, depending on the relevant contractual or statutory provisions, for ten years following completion of the development project and may not be covered by claims against the Group's

contractors or suppliers. Unexpected levels of expenditure attributable to such construction defects or defective construction materials arising in relation to a residential development project may have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

The Group may also face liability as a result of delays and non-compliance with delivery schedules of units, non-performance with obligations to buyers of land plots or third-party contractors, and the conveyance of defective property title or property misrepresentations. In particular, real estate developers are liable for a ten-year period with respect to any damages arising from building deterioration, provided that such deterioration is caused by flaws or improper execution in the design or construction of the building. The foregoing could result in civil or criminal liability towards third parties, as well as reputational harm, especially if public safety is impacted. These liabilities may not be insurable or may exceed the insurance limits of the Group's existing insurance policies, and the Group may eventually need to divert financial and management resources from the operation of the Group's business and incur additional costs, which could have a material adverse effect on the Group's business, results of operations, financial condition or prospects.

Moreover, pursuant to the LOE, the Group may qualify as a "developer" (promotor), and could be jointly responsible together with the participants intervening in the building construction process, see *"Risks relating to the issuer's business and industry–The Group's business depends upon the availability, skills and performance of contractors, subcontractors and other service providers and suppliers."*

### ***The Group is subject to the risks associated with joint ventures***

As of the date of the Information Memorandum, the Group is part of a joint venture arrangement with Tishman Speyer to develop up to 20,339 sqm over a land plot historically owned by Metrovacesa and suitable for building in Las Tablas in Madrid (Monteburgos), signed in 2018, through the jointly-owned company Monteburgos Holding Spain, S.L. Moreover, the Group's business plan developments in commercial land are linked to future joint venture agreements.

Joint venture arrangements, and the minority stakes the Group may have in the future, may expose the Group to the risk that: (i) business partners become insolvent or bankrupt, or fail to fund their share of any capital contribution which might be required, which may result in the Group having to pay the business partner's share or risk losing its investment, (ii) business partners have economic or other interests that are inconsistent with the Group's interests and are in a position to take or influence actions contrary to its interests and plans, which may create impasses on decisions and affect the Group's ability to implement its strategies, (iii) disputes arise between the Group and business partners, with any litigation or arbitration resulting from any such disputes increasing the Group's expenses and distracting its management from other managerial tasks, (iv) the Group is liable for the actions of business partners, and (v) a default by a business partner constitutes a default under mortgage loan financing documents relating to an investment, which could result in a foreclosure and the loss of all or a substantial

portion of the Group's investment. Any of the foregoing may have a material adverse effect on the Group's activity, business, financial condition and results of operations.

***The Group may suffer uninsured losses or suffer material losses in excess of insurance proceeds***

While the Group has, and many of its contractors have, general liability, property, workers compensation and other business insurance, such insurance policies are intended to protect the Group against a portion only of its risk of loss from claims, subject to certain self-insured retentions, deductibles and coverage limits. Accordingly, it is possible that this insurance will not be adequate to address all warranty, construction defect and liability claims to which the Group may be subject. Additionally, the coverage offered and the availability of general liability insurance for construction defects are currently limited and policies that can be obtained are costly and often include exclusions based upon past losses those insurers suffered. As a result, the Group's properties or developments could suffer physical damage, resulting in losses which may not be fully compensated by insurance.

In addition, certain types of risks may be, or may become, either uninsurable or not economically insurable, or may not be currently or in the future covered by the Group's insurance policies. In addition, the Group could be liable to repair damage to a property or development or construction defects caused by uninsured risks out of its own funds and would also remain liable for any debt or other financial obligation related to the affected property, even if the property is no longer available for its intended use. Any of the foregoing could have a material adverse effect on the Group's activity, business, financial condition and results of operations.

***Negative publicity could adversely affect the Issuer and the Group's reputation as well as its business and financial results***

The Group's business and growth strategy is dependent in part on the maintenance of the integrity of the Metrovacesa brand and its reputation for quality. Unfavorable media related to the Group's or Issuer's industry, company, brands, marketing, personnel, operations, business performance, or prospects may affect the performance of its business, regardless of its accuracy or inaccuracy. The Group's success in maintaining, extending and expanding its brand image depends on its ability to adapt to this rapidly changing media environment. Adverse publicity or negative commentary from any media outlets could damage the Group's reputation, having a negative effect in their relationship with sellers of land and contractors and reducing the demand for their homes, which could materially adversely affect the Group's activity, business, financial condition and results of operations.

Favorable brand reputation is essential to the Group, and its business and growth strategy are dependent in part on the maintenance of the integrity of the Metrovacesa brand and its reputation for quality. Unfavorable media related to the Group's or Issuer's industry, company, brands, marketing, personnel, operations, business performance, or prospects may affect the performance of its business,

regardless of its accuracy or inaccuracy. The speed at which negative publicity can be disseminated has increased dramatically with the capabilities of electronic communication, including social media outlets, websites, blogs or newsletters. The Group's success in maintaining, extending and expanding its brand image depends on its ability to adapt to this rapidly changing media environment. Adverse publicity or negative commentary from any media outlets could damage the Group's reputation, having a negative effect in their relationship with sellers of land and contractors and reducing the demand for their homes, which could materially adversely affect the Group's business, results of operations, financial condition and prospects.

***Soil contamination or other environmental/climate challenges affecting the Group's current land bank which the Group is not aware of could drive to a partial or significant impairment of the value of those affected land plots***

The Group's land bank is a critical asset for its activities. However, potential soil contamination and other environmental or climate-related challenges pose significant risks that may not be fully known or understood by the Group at the date of the Information Memorandum.

More specifically, the Group may encounter unexpected environmental issues such as natural disasters, including, but not limited to, fire, floods, windstorms, earthquakes and other catastrophes, all of which are events beyond its control.

Additionally, it may be affected by the discovery of contaminated soil not identified by the soil samples, analyses and investigations conducted during the planning phase or other environmental and climate challenges, such as rising sea levels or altered weather patterns. Undiscovered contamination and these challenges could lead to having less attractive properties for development, costly remediation efforts, delays in development, or even render certain parcels of land unsuitable for development.

As a result, the Group may be subject to legal and administrative proceedings which may drive to a partial or total impairment of the value of the land, all of which could have a material adverse effect on the Group's business, financial condition and results of operations.

**Risks relating to general economic, political and demographic conditions**

***Since all of the Group's operations and assets are located in Spain, adverse developments in general political (including military conflicts abroad), economic (including inflation and increase of Euribor) or health conditions in Spain, the EU or globally could have a material adverse effect on the Group's business, results of operations, financial condition or prospects***

All of the Group's operations are located in Spain. Accordingly, the Group's operating and financial performance can be influenced significantly by political and economic conditions in Spain, and to a certain extent, the European Union ("EU") and global financial performance. The Spanish economy experienced a period of improvement since the beginning of 2014, which has been halted by the crisis

derived from the COVID-19 pandemic and the military conflicts abroad.

The global economic and financial system and the uncertainty that is generated, with a decrease in current global growth rates and geopolitical instability as a consequence of the war taking place in Ukraine, the conflicts in Middle East and the imposition of tariffs in the US, may adversely affect the current or potential level of demand from clients.

Although at the date of the Information Memorandum the Group has no activity in Russia, Ukraine or Middle East, it cannot be ruled out that the Issuer might be affected by the conflicts that commenced at the end of February 2022 and October 2023, respectively, as a result of the impact that it could have at an economic level. The effects of these conflicts are evident at present on the prices of energy and other raw materials, the tensions in financial markets, the impact on growth and inflation, among others.

Furthermore, the imposition of tariffs by the government of the United States could have several significant risks that could lead to a global trade instability, as other countries might retaliate with their own tariffs, creating a cycle of protectionism that disrupts international trade. This could result in higher prices for consumers and businesses, reduced economic growth, and increased uncertainty in global markets. Additionally, tariffs can strain diplomatic relations between countries, potentially leading to broader geopolitical tensions. The imposition of tariffs could also negatively affect global supply chains, as companies may need to find alternative sources for materials and products, leading to inefficiencies and increased costs.

A further increase in geopolitical tensions, may have a material adverse effect on the Group's activities, results, and/or financial situation. Other factors that could affect the volume of client demand are access to financing, fiscal deficits, restrictive monetary policies, commercial policies and other macroeconomic factors, such as sustained inflation over time or rising interest rates. On the other hand, the increase in energy prices adds to a context of already high inflation rates, both in Spain and in most developed countries. In this situation, central banks have accelerated interest rate increases, which could trigger an environment of increased risk aversion and a tightening of financial conditions globally. Furthermore, inflationary pressures could be further increased, even for a prolonged period of time. See *"Risks relating to general economic, political and demographic conditions—Inflation may adversely affect the Group by increasing costs beyond what it can recover through price increases."* All of the above may have a material adverse impact on macroeconomic factors which affect the Group's activities, results of operation, financial condition and prospects.

According to the European Central Bank ("**ECB**") macroeconomic projections as of September 2025, the real GDP is projected to grow in the EU by 1.2% in 2025, 1.0% in 2026 and 1.3% in 2027. The Bank of Spain registered a real GDP increase in 2024 for Spain of 3.2%. The forecasts as of September 2025, as published by Bank of Spain and prepared in collaboration with the Spanish National Institute for Statistics (*Instituto Nacional de Estadística*) ("**INE**"), forecast a GDP positive annual variation of 2.6% for 2025. In addition, they envisage positive annual

variation of 1.8% in 2026 and a positive annual variation of the Spanish GDP of 1.7% for 2027.

***Restrictions on the availability of mortgage loans and/or decreases in interest rates may negatively affect the Spanish real estate market and the Group's sales***

The purchase of residential properties in Spain is generally facilitated by mortgage loans, so the Group's business partly depends on its customers' ability to obtain such financing for the purchase of their homes. The Group believes that most of its customers will obtain mortgage loans to finance a substantial portion of the price of the real estate assets they acquire, but access to loan facilities provided by financial institutions may change for a number of reasons that are entirely beyond the Group's control. The Group develops its residential projects using development loans, so customers generally obtain loans on real estate assets for approximately 80% of the purchase price at the time of delivery, as the Group's development loan is replaced by real estate loans granted to the Group's customers.

After the global financial crisis that began in 2008, access to residential mortgage loans in Spain has been restricted by various factors. Stricter loan qualifications make it more difficult for a buyer to finance the purchase of a new home or the purchase of an existing home from a potential buyer who wishes to acquire one of the Group's real estate assets. The limited availability of mortgage loans may restrict growth in sales volumes and prices in the home construction industry in Spain. Additionally, consumer protection laws, which regulate certain pre-contractual obligations and transparency for financial institutions granting mortgage loans, and other regional regulations that establish additional consumer protections, may increase the time required for each mortgage loan to be processed by customers, delaying the Group's sales closing period.

Mortgage variable interest rates in Spain are predominantly linked to the EURIBOR. According to the Bank of Spain, the average 12-month EURIBOR rate in September 2025 was 2.172%. In this regard, over the past year, we have experienced a period of decreasing official rates, thanks to the improvement of the inflation (the first interest rate cuts by the ECB began in June 2024, being followed by successive reductions, the latest of which took place in June 2025). This is expected to provide a more favourable environment for credit availability. In this context, this could create a more favourable environment for mortgage loans, as potential buyers may be able to access cheaper financing. However, lower interest rates can also have adverse consequences for the real estate market. On the one hand, lower interest rates may increase housing demand due to the lower cost of financing, but they could also incentivize investors to opt for assets with higher returns than real estate, which could negatively affect housing demand, the valuation of real estate portfolios, and reduce profit margins for investors.

Although lower interest rates tend to stimulate real estate activity, in some cases they may reduce the future value of properties by putting pressure on profit margins, as property prices may stabilize or even decline due to increased market supply. Additionally, discount rates used to calculate the fair value of real estate portfolios may decrease, affecting the revaluation of the Group's portfolio. A

reduction in interest rates, while potentially facilitating access to loans for buyers, could negatively impact the Group's ability to generate income from fair value adjustments of its investment properties, as the value of assets could be adjusted downward.

A decrease in interest rates could reduce mortgage loan costs and increase the availability or attractiveness of mortgage loans as a source of financing for residential property purchases. However, this could also attract a larger number of first-time homebuyers, increasing competition and potentially leading to price stabilization or even a drop in property prices. Potential customers may be more incentivized to acquire a new home thanks to lower monthly payments, but they may also wait for further rate reductions before deciding to buy, which could delay purchase decisions and affect the Group's sales cycles.

On the other hand, while a reduction in interest rates usually makes it easier for buyers to obtain loans, increased demand could saturate the market, affecting sales prices and potentially slowing asset appreciation. Additionally, those who do not need financing to purchase a property may be impacted by the difficulties potential buyers of their current properties face in obtaining loans, which could delay sales and complicate the acquisition of a new home. In this regard, although lower interest rates are usually beneficial for mortgage access, a saturated real estate market could have adverse effects on the Group's operations.

In summary, while a reduction in interest rates may facilitate access to financing, it could also affect the demand for the Group's products, result in a decrease in the value of its real estate portfolio, and, in some cases, put pressure on profit margins, all of which could have a material adverse impact on the Group's activity, business, financial condition, and operating results.

#### ***A future decline in land values could result in significant write-downs***

Inventory risks are inherent to the Group's business. There are risks derived from controlling, owning and developing land and, if housing demand declines, the Group may own land or home sites it acquired at costs that it will not be able to recover fully, or on which the Group cannot build and sell dwellings profitably. Also, there can be significant fluctuations in the value of the Group's owned undeveloped land, building lots and any future housing inventories as a result of changes in market conditions.

If market conditions were to deteriorate significantly in the future, the Group could be required to make significant write-downs with regard to its land inventory, which could decrease the asset values reflected on its balance sheet and adversely affect the Group's earnings and the Group's shareholders' equity. In addition, the Group may have to sell residential units or land for lower-than-anticipated profit margins, which could have a material adverse effect on the Group's business, results of operations, financial condition or prospects.

In addition, the Group may seek to, or be required to, sell entire land plots in certain circumstances, and land illiquidity may affect the Group's ability to value, or dispose of or liquidate part of, its land bank at satisfactory prices when required or

desirable and it may incur additional costs until selling the land, which could have a material adverse effect on its business, results of operations, financial condition and prospects.

***Changes in demographic patterns may adversely affect demand for the Group's real estate assets***

Long-term demand for new residential property is directly related to, *inter alia*, population growth and the rate of new homes formation. These trends, along with the general perception among consumers of the continuous increase in property prices over time, have, in the past, contributed to an increase in home ownership and demand for new residential property in Spain. Even though the population in Spain (whose growth was one of the main drivers of the real estate boom that ended in 2007) has steadily decreased since 2012, exceptionally, according to the INE forecasts, population in Spain will increase from 49 million in January 2025 to more than 53.7 million between 2038 and 2039 and more than 54.6 million between 2073 and 2074.

In an event of a decrease in residential property demand due to population decrease (including as a result of changes in foreign and intra-country immigration trends), lower levels of homes formation and other demographic changes in the regions where the Group operates could adversely affect demand for its real estate assets and have a material adverse effect on its business, results of operations, financial condition or prospects.

***Inflation may adversely affect the Group by increasing costs beyond what it can recover through price increases***

During the last few months, the European inflation rate has begun to stabilize . In any case, European inflation is expected to decline in the coming months and is expected to stay at 2,1% ECB objective over the medium term until the end of 2025 or beginning of 2026. According to the European Central Bank macroeconomic projections as of September 2025, inflation will stay at 2.1% during 2025, before declining to 1.7% in 2026. For Spain, the forecasts as of September 2025, as published by Bank of Spain and prepared in collaboration with the INE, are projected to decrease from an average of 2.5% in 2025 to 1.7% in 2026 and afterwards increase to 2.4% in 2027.

Inflation can adversely affect the Group in the future by increasing the costs of land, materials and labor. Inflation on certain materials critical for homebuilding could affect the Group's operations. In addition, significant inflation is often accompanied by higher interest rates, which have a negative impact on demand for the Group's homes. In an inflationary environment, it could be difficult for the Group to raise home prices enough to keep up with the rate of inflation. Any of the foregoing could have a material adverse effect on the Group's business, results of operations, financial condition or prospects.

**Regulatory and legal risks**

***The Group's business may be adversely affected if failing to obtain, or if***

***there are any material delays in obtaining the required permits and approvals for their development projects***

As of 30 June 2025, approximately 21% of the Group's land bank portfolio in terms of GAV (approximately EUR 538 million) consisted of land plots under the land-permitting process, while the remaining 79% (approximately EUR 2,023 million) consisted of fully-permitted land plots.

Given the composition of the Group's land bank portfolio, it is subject to risks associated with the extended time period required for transforming non-urban land (no *urbanizable*) into fully permitted land, and for transforming fully permitted land into a fully completed residential or commercial development (including as a result of the type and quality of the soil). These risks could result in substantial unanticipated delays, or an increase of the Group's expenses in transforming such land and, under certain circumstances, could prevent completion of the development of the Group's projects or require the scope of planned developments to be reduced or their design to be changed, any of which could have an adverse effect on the Group's business, results of operations, financial condition or prospects.

In addition, the Group must obtain a variety of permits to develop its land and for the Group to be able to begin construction of its projects. The Group's ability to obtain these permits is dependent on the Group's ability to meet the relevant regulatory and planning requirements. Moreover, the granting of these permits is regulated at a regional and municipal level and may be subject to the relevant authorities' discretion. The time needed to obtain these permits also varies depending on the region or municipality. Any failure to obtain required permits on favorable terms, or at all, or any material delays in obtaining such permits, could have a material adverse impact on the Group's business, results of operations, financial condition or prospects. In addition, planning regulations and permits could be challenged within the relevant statutory period, which could eventually lead to delays in the delivery of the Group's units or even incompleteness of a particular development on the expected terms, or at all, which could have a material adverse impact on the Group's business, results of operations, financial condition or prospects.

Moreover, planning regulations and permits could be challenged within the relevant statutory period, which could eventually lead to delays in the delivery of units or even incompleteness of a particular development on the expected terms or at all, which could have a material adverse impact on the Group's activity, business, financial condition and results of operations.

***The construction of new developments involves HSE risks***

Operating in the homebuilding industry poses certain HSE (Health, Safety and Environment) related risks. A significant HSE incident at one of the Group's developments could put its employees, contractors or subcontractors or the general public at risk of injury or death and could lead to potential litigation, significant penalties or damage to the Group's reputation, which could, in turn, have a negative impact on the Group's ability to generate new business.

In addition, the Group may be liable for the costs of removal, investigation or remediation of hazardous or toxic substances located on, under or in a property currently or formerly owned by it. The costs of such removal, investigation or remediation or those incurred for the Group's defense against HSE claims may be substantial, and they may not be covered by warranties and indemnities or insurance policies. They may also cause substantially increased costs or delays in developments. The presence in the Group's developments of non-HSE-compliant substances or the failure to remove such substances may also adversely affect the Group's ability to sell the relevant developments' units. Laws and regulations may impose liability for the release of certain materials into the environment, and such release may form the basis for damages, as well as potential criminal liability.

***The business of the Group is subject to complex and substantial regulations of which the application, interpretation or enforcement are subject to change***

The Group is subject to extensive national, regional and local and other laws and substantial regulations and administrative requirements and policies that relate to, among other matters, urban planning, developing, building, land use, sales, fire, HSE, consumer protection, employment, anti-money laundering, anti-bribery and corruption and securities law. Additionally, applicable laws and regulations within Spain may vary from one autonomous region to another, from one municipality to another and between different assets within different regions, which limits the Group's ability to rapidly implement a business strategy and increases its monitoring costs.

For instance, the Housing Law has implemented measures to promote renting and public housing. These measures include: (a) maximum annual rent increases of 2% and 3% for agreements in force during 2023 and 2024, respectively, (b) the consideration as "major tenant" of owners of 10 or more dwellings located in the same area declared as stressed (which threshold can be reduced to 5 dwellings by Spain's autonomous regions in certain circumstances), (c) the increase of the percentage of land allocated to social housing, and (d) an increase in the portion of land to be allocated to social housing from 30% to 40% in developable land, and from 10% to 20% in unconsolidated urban land.

The laws and regulations that govern the Group's activities often provide broad discretion to the relevant authorities to impose penalties or shut down any of its development projects if it fails to comply with any of them. In addition, a material change in relevant law, regulations or policies, or the interpretation thereof, or delays in such interpretation being delivered, may delay or increase the cost of the Group's development activity or prevent it from selling residential units already developed. In particular, changes in (but not limited to) the following areas could have a significant adverse impact on its business, results of operations, financial condition or prospects: planning or urbanization requirements, laws regarding land classification building and construction regulations, insurance regulations, labor or social security laws, HSE, tax regulations, environmental and sustainability requirements or any rental market applicable regulation. Any of the foregoing factors could have a material adverse effect on the Group's business, results of operations, financial condition or prospects.

***The Group is subject to certain liabilities for ten years following the completion of construction***

In connection with the Group's fully integrated project management, the Group acts as general contractors for certain of the Group's projects. In accordance with the provisions of the Spanish Civil Code, building contractors and architects are liable for a ten-year period in respect of any damages arising from building degradation, provided that such degradation is caused by flaws or improper execution in the design or construction of the building. The Group may not be able to obtain adequate, if any, indemnification from the Group's sub-contractors for such liabilities.

Moreover, Spanish courts have extended this liability to real estate developers, and as such the Group can be held liable even in instances where the Group did not act as the general contractor. The LOE expressly makes it mandatory for real estate developers to grant the buyers of their homes a ten-year guarantee covering certain types of construction defects. In case of construction defects, the Group may incur substantial obligations.

Although the Group makes provisions for such contingencies, amounts ultimately payable by the Group could exceed these provisions. In addition, any legislative amendments imposing further obligations on the Group would have an impact on the Group's business. If the Group has significant obligations related to these legal guarantees, this could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

***The Group is subject to risks associated with its buildings' construction materials***

The Group's land and homebuilding activities have in the past and could in the future give rise to legal claims brought against it in respect of the materials used and any defects existing in the buildings sold, including possible deficiencies attributable to third parties under agreements entered into with the Group, such as architects, engineers and building contractors, or to the Group with respect to projects for which the Group employs its fully integrated project management function and acts as a general contractor. The Group may use materials which, though allowed at the time of construction, may be subsequently banned. Despite the Group's endeavors to ensure at all times that the materials used in its development projects duly comply with current regulations, any subsequent change in the regulations could lead to the use of any of these materials being banned, giving rise to claims. Although the Group has not been subject to any substantial claim in respect of the construction materials used in the Group's buildings, there can be no assurance that this will continue to be the case in the future. In order to defend itself against any such claims, the Group could incur additional costs, as well as liability for any damages, including personal injury. If the Group becomes subject to material claims in the future, it could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

**Risks relating to the Group's indebtedness**

### ***The Group is exposed to risks associated with its indebtedness***

As of 30 June 2025, the Group's current liabilities amounted to EUR 607.1 million, of which EUR 355.5 million correspond to trade and other current liabilities, and its non-current liabilities amounted to EUR 298.4 million, of which EUR 232.0 million correspond to banking debt. The Group's LTV as of 30 June 2025 was set at a 15.90%, versus a ratio of 13.53% as of 31 December 2024. This increase is due to an increase in net debt as a result of investments in projects under construction, as well as a reduction in the market value of the Group's real estate assets and deliveries.

If operating cash flows and other resources are not sufficient, the Group may not be able to repay its debt when due or be forced to restructure or refinance all or a portion of its debt on or before maturity in less favorable conditions than those currently in place. The Group cannot assure that its business will generate cash flows from operations, or that future borrowings will be available to it in an amount sufficient to enable it to meet its payment obligations under its indebtedness, including the Commercial Paper, or to fund its liquidity needs. In addition, the use of leverage may increase the Group's exposure to, and reduce its flexibility to respond to, adverse economic factors, such as rising interest rates (with a corresponding negative impact on its results of operation), downturns in the economy and deterioration in the condition of its investments and/or the Spanish real estate and banking sectors, as well as adverse changes in its business and the competitive environment and the industry in which it operates (it could place the Group at a competitive disadvantage compared to competitors with lower leverage). All of these factors could have a material adverse effect on the Group's business, results of operations, financial condition or prospects.

The Group is also party to certain financing agreements which require compliance with certain covenants limiting its ability to freely dispose of certain assets and incur additional indebtedness and which also require the Group to comply with certain financial ratios, where non-compliance could be considered a breach of contract that may accelerate the Group's repayment obligations. Furthermore, the Group's level of indebtedness may limit its ability to access additional funding on comparable or even less favorable conditions (and increasing the cost of any such borrowing), independently of its capacity to generate sufficient cash flows to cover its debt obligations, which may delay or reduce the Group's investments or cause it to forgo business transactions, which could in turn materially and adversely affect the Group's business, results of operations, financial condition or prospects. The Group's level of indebtedness may require the dedication of a substantial portion of the Group's cash flow from operations to the payment of principal of, and interest on, indebtedness, thereby reducing the availability of such cash flow to fund working capital, capital expenditure, acquisitions, investments, joint ventures or other general corporate purposes.

Moreover, some of the Group's obligations under its financing agreements are secured by mortgages over the assets it owns, particularly its land plots. As a result, the acceleration of any of its loans secured by mortgages over its land plots may result in the liquidation of the mortgages securing those loans that could have

a material adverse effect on the Group's business, results of operations, financial condition or prospects.

Any of these or other consequences or events could have a material adverse effect on the Group's ability to satisfy its debt obligations, including the Commercial Paper. Failure to satisfy the Group's debt obligations could have a material adverse effect on its business, results of operations, financial condition and prospects.

***The Group will require a significant amount of cash to service the Group's debt and to sustain the Group's operations, which the Group may not be able to generate or raise. The Group's ability to generate sufficient cash depends on many factors beyond the Group's control***

The Group's ability to make payments on and to refinance the Group's debt, and to fund working capital and capital expenditures, will depend on the Group's future operating performance and ability to generate sufficient cash.

This depends, to some extent, on the success of the Group's business strategy (including the acquisition) and on general economic, financial, competitive, market, legislative, legal, regulatory and other factors, as well as other factors discussed in these "Risk Factors", many of which are beyond the Group's control.

The Group cannot assure you that the Group's business will generate sufficient cash flows from operations, that the Group will realize revenue growth and operating improvements that the Group anticipates or that future debt and equity financing will be available to the Group in an amount sufficient to enable it to pay its debts when due, including the Commercial Paper, or to fund the Group's other liquidity needs.

If the Group's future cash flows from operations and other capital resources are insufficient to pay the Group's obligations as they mature or to fund the Group's liquidity needs, the Group may be forced to:

- reduce or delay the Group's business activities and capital expenditures;
- sell assets;
- obtain additional debt or equity capital; or
- restructure or refinance all or a portion of the Group's debt, including the Commercial Paper, on or before maturity.

The type, timing and terms of any future financing will depend on the Group's cash needs and the prevailing conditions in the financial markets. The Group cannot assure you that it would be able to accomplish any of these alternatives on a timely basis or on satisfactory terms, if at all.

Any failure to make payments on the Group's indebtedness, including the Commercial Paper, on a timely basis would likely result in a reduction of the Group's credit rating, which could also harm the Group's ability to incur additional

indebtedness. Any refinancing of the Group's debt could be at higher interest rates and may require the Group to comply with more onerous covenants, which could further restrict the Group's business, results of operations or financial condition. There can be no assurance that any assets which the Group could be required to dispose of could be sold or that, if sold, the timing of such sale and the amount of proceeds realized from such sale will be on a timely basis or in a sufficient amount. Any of the foregoing could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

***The Group expects to incur additional indebtedness in the future***

The Group has historically relied on external funding to acquire land and for construction, and the Group expects to incur additional debt in the future. By way of example, the Issuer completed in 2021 a senior secured notes issuance for an amount of EUR 30 million.

The indebtedness that the Group has incurred, or that the Group may incur in the future, could reduce the Group's financial flexibility. If certain extraordinary or unforeseen events occur, including a breach of financial covenants, the Group's borrowings and any hedging arrangements that the Group may have entered into may be repayable prior to the date on which they are scheduled for repayment or could otherwise become subject to early termination. If the Group is required to repay borrowings early, the Group may be forced to sell assets when the Group would not otherwise choose to do so, and below the Group's expected prices, in order to make the payments; and the Group may be subject to prepayment penalties. The Group's ability to raise additional debt in the future may impact the Group's ability to engage in developments and acquire new land. The Group may find it difficult or costly to refinance indebtedness as it matures, and if interest rates are higher when the indebtedness is refinanced, the Group's costs could increase.

On 28 July 2021, Metrovacesa signed an agreement with eleven financial entities to refinance its sustainable corporate debt, initially signed on December 2017, which is increased up to EUR 260 million, with an annual initial interest of 3.35% and maturing on July 2026 (which was refinanced on October 2024 and amended on March 2025, in order to increase the amount to EUR 276 and 296 million, respectively and extend the maturity date to October 2029), which will be used for the investment in urbanization, financing the start of sustainable developments with proven commercial interest, susceptible of turnkey agreements with institutional investors or with commercial progress until the corresponding developer financing is signed, or one-off land purchases, among others.

In addition, the use of leverage may increase the Group's exposure to adverse economic factors such as rising interest rates (with a corresponding negative impact in the Group's margins). Other adverse economic factors that affect the use of leverage may increase the Group's exposure to downturns in the economy and deterioration in the condition of the Group's investments and/or the Spanish real estate and banking sectors. All of these factors could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

Moreover, the Group's obligations under certain of its financing agreements are secured through security interests such as mortgages over assets (in particular, as of 30 June 2025, EUR 1,041.3 million % of GAV land plots were mortgaged in connection with the Group's financing agreements).

***Despite the Group's current level of indebtedness, it may still be able to incur substantially more debt in the future, which will support its growth strategy but may make it difficult for the Group to service its debt, including the Commercial Paper, and impair its ability to operate its businesses***

The Group may incur substantial additional indebtedness in the future. The restrictions on the incurrence of additional indebtedness in existing financing agreements of the Group are subject to a number of significant qualifications and exceptions, and under certain circumstances the amount of indebtedness that could be incurred in compliance with those restrictions could be substantial.

#### **Risks relating to taxation**

***Taxes have an important impact on the business of the Group, and a change in national, regional or local tax regulations may have a material impact on demand for residential property***

Given the Group's business, it is regularly involved in the exploitation and disposal of real estate assets in Spain. As a result, its real estate activity can be affected by direct and indirect taxation, particularly transfer taxes, stamp duties, real estate property taxes and value-added tax, which is subject to the interpretation and scrutiny of the corresponding Spanish tax authorities (whether national, regional (including those applicable in the Historical Regions (*comunidades o territorios forales*) of Spain) or local).

Furthermore, changes in tax regulations could affect the Company's activities. In this regard, the Housing Law has amended the Law Regulating Local Treasuries, approved by Royal Legislative Decree 2/2004 of 5 March 2004 (*Ley Reguladora de las Haciendas Locales, aprobada por el Real Decreto Legislativo 2/2004, de 5 de marzo*) so that the town halls will be able to apply the Real Estate Tax (*Impuesto sobre Bienes Inmuebles*) surcharge on properties that have been vacated for more than 2 years, provided that the owner has a minimum of 4 dwellings in this situation. The Real Estate Tax surcharge is currently 50% of the tax quota, which may reach 150%.

Although the Group believes that it is in material compliance with applicable tax laws (including in connection with the Group's real estate and financing activities), it may be subject to a reassessment by the tax authorities, and, in that event, it cannot be disregarded that the Spanish tax authorities' interpretation of such laws may differ from the Group's. As a consequence, the occurrence of any of the above may have an impact on the cash and financial position of the Company, and may materially affect its business, results of operations, financial condition or prospects.

***The recoverability of the Group's deferred tax assets depends on the Group's future taxable income, which may not materialize as estimated***

As of 31 December 2024, a significant portion of the Group's deferred tax assets are tax loss carryforwards whose recoverability depends mostly on the Group's capacity to generate future taxable income. Based on the Group's current estimates, the Group expects to generate sufficient future taxable income to achieve the realization of the Group's current tax loss carryforwards, supported by the Group's historical trend of business performance. However, the Group's current and deferred income taxes may be impacted by events and transactions arising in the normal course of business as well as by special non-recurring items or changes in the applicable tax laws. Changes in the assumptions and estimates made by management may result in the Group's inability to recover the Group's deferred tax assets if the Group considers that it is not probable that taxable profit will be available against which the deductible temporary difference can be utilized. A future change in applicable tax laws could also limit the Group's ability to recover the Group's deferred tax assets. Additionally, currently ongoing or potential future tax audits may affect the recoverability of the Group's deferred tax assets.

If the Group is unable to recover the Group's deferred tax assets, it could have a material adverse effect on the Group's business, results of operations, financial condition and prospects.

**2. Specific risks relating to the Commercial Paper**

***The Commercial Paper will not be rated***

The Commercial Paper issued under the Program will not be rated. To the extent that any credit rating agencies assign credit ratings to the Commercial Paper, such ratings may not reflect the potential impact of all risks related to structure, market, additional factors discussed above, and other factors that may affect the value of the Commercial Paper. A rating or the absence of a rating is not a recommendation to buy, sell or hold securities.

***There is no liquid public trading market for the Commercial Paper and the ability to transfer them is limited, which may adversely affect the value of the Commercial Paper***

There is no liquid trading market for the Commercial Paper, and the Issuer cannot predict how liquid that trading market might become. As a result, investors may face price volatility and wider bid-ask spreads, particularly during periods of market stress. Moreover, the market price of the Commercial Paper may be influenced by many factors, some of which are beyond the Issuer's control, including:

- changes in demand or pricing of real estate assets;
- general economic conditions;
- the activities of competitors;

- the issuer’s quarterly or annual earnings or those of its competitors;
- investors’ perceptions of the issuer and its industry;
- the public’s reaction to the issuer’s press releases or its other public announcements;
- future sales of notes; and
- other factors described under these “Risk Factors”.

Therefore, there is a risk of investors not finding a counterparty for the Commercial Paper when wishing to execute their sale before maturity.

In this regard, the Issuer has not entered into any liquidity agreement, and, consequently, no institution is obliged to quote sale and purchase prices. Therefore, investors may not find any counterparty for the Commercial Paper. This may entail problems for investors who need to sell the Commercial Paper urgently.

#### ***Market risk***

The market price of the Commercial Paper could be subject to significant fluctuations in response to actual or anticipated variations in the Issuer’s appraisals, operating results, adverse business developments, changes to the regulatory environment in which the Issuer operates, changes in financial estimates by securities analysts and the actual or expected sale of a large number of Commercial Paper as well as other factors. In addition, in recent years the global financial markets have experienced significant price and volume fluctuations, which, if repeated in the future, could adversely affect the market price of the Commercial Paper without regard to the Issuer’s operating results, financial condition or prospects.

Moreover, the Commercial Paper is a fixed-income security and its market price is subject to potential fluctuations, mainly due to the evolution in interest rates. Increases in benchmark interest rates generally result in a decline in the secondary market price of fixed-income instruments. Consequently, the Issuer cannot guarantee that the Commercial Paper will be traded at a market price that is equal to or higher than the subscription price.

#### ***Credit risk***

The Commercial Paper is subject to the risk of the Issuer defaulting on their obligations. Although the Commercial Paper is secured by the Issuer’s total net worth, credit risk arises from the potential inability of the Issuer to satisfy the required payments under the Program. The risk is that of the investor and includes loss of principal and interest. The loss may be complete or partial. If the Issuer defaults, investors may not be able to receive interest and principal. The Issuer’s solvency could be deteriorated as a result of an increase in borrowings or due to deterioration in its financial ratios, which would represent a decrease in the Issuer’s capacity to meet its debt commitments. Additionally, the Issuer’s total net worth

may vary from time to time as a result, for example, of dividend distributions or corporate reorganizations that will not require the consent of the holders of the Commercial Paper.

Credit ratings may not reflect all risks, are not recommendations to buy or hold securities and may be subject to revision, suspension or withdrawal at any time

Ethifinance Ratings, S.L. assigned the Issuer on 16 April 2025 a credit rating of BB+, with a stable outlook.

Ratings from rating agencies are a way to measure risk. In addition, ratings may not reflect the potential impact of all risks related to structure, market, additional factors discussed above, and other factors that may affect the value of the Commercial Paper. A rating or the absence of a rating is not a recommendation to buy, sell or hold securities.

The risk of changes to the Issuer's credit rating is that it can be revised upward or downward, suspended or even withdrawn by the rating agency. The downward revision, suspension or withdrawal of the credit rating by the rating agencies could alter the price of the Commercial Paper for the perception of the markets and hinder the Issuer's access to debt markets and impact its ability to obtain financing. Moreover, in the market investors demand higher returns on higher risk and should assess the likelihood of a downward variation in the credit quality of the Issuer, which could lead to a loss of liquidity in the Commercial Paper purchased in the market and a loss in value.

### ***Clearing and settlement***

The Commercial Paper will be represented in book-entry form (*anotaciones en cuenta*) and registered with Iberclear. Consequently, no physical notes will be issued. Clearing and settlement relating to the Commercial Paper, as well as redemption or adjustment of principal amounts, will be performed within Iberclear's account-based system. Holders are therefore dependent on the functionality of Iberclear's account-based system. Operational disruptions or failures at Iberclear or its members could delay settlement and the receipt of payments by holders.

Title to the Commercial Paper will be evidenced by book entries and each person shown in the Spanish Central Registry (*Registro Central*) managed by Iberclear and in the registries maintained by the Iberclear members as being a holder of the Commercial Paper shall be (except as otherwise required by Spanish law) considered the holder of the principal amount of the Commercial Paper recorded therein.

The Issuer will discharge its payment obligation by making payments through Iberclear. Holders of the Commercial Paper must rely on the procedures of Iberclear and the Iberclear members to receive payments. The Issuer has no responsibility or liability for the records relating to, or payments made in respect of, holders of the Commercial Paper according to book entries and registries as described above. In addition, the Issuer has no responsibility for the proper performance by Iberclear or the Iberclear members of its obligations under their

respective rules and operating procedures.

The issues under the Program may not be suitable for all types of qualified investors, eligible counterparties or professional clients. Prospective investors should also assess concentration limits and liquidity needs.

Each potential qualified investor in the Commercial Paper issued under the Program should determine the appropriateness of such investment in light of their own circumstances, in particular such investors should:

- Have sufficient knowledge and experience to make a meaningful evaluation of the Commercial Paper, the benefits and risks of their investments, and the information contained in the Information Memorandum.
- Have access to and knowledge of appropriate analytical tools to evaluate, in the context of their particular financial situation, an investment in the Commercial Paper, and the impact that such investment will have on their portfolio.
- Have sufficient financial resources and liquidity to bear all of the risks of an investment in the relevant Commercial Paper.
- Have a thorough understanding of the terms of the Commercial Paper, as well as the performance of the financial markets in which they participate.
- Evaluate possible economic scenarios, interest rate variations and other factors that may affect to the investments and the ability to take risks.

### ***Risk relating to Spanish Insolvency Law***

In accordance with the classification and order of priority of debt claims laid down in the restated text of the Insolvency Law approved by Royal Legislative Decree 1/2020, of 5 May (*Texto refundido de la Ley Concursal*) (the “**Insolvency Law**”), in the event of insolvency (concurso) of the Issuer, credits held by investors as a result of the Commercial Paper shall rank behind privileged credits, but ahead of subordinated credits (except if the Commercial Paper could be classified as subordinated in accordance with article 281.1 of the Insolvency Law) and would not have any preference among them. For additional information, see section 11 of this Information Memorandum.

According to article 281.1 of the Insolvency Law, the following are deemed to be subordinated credits, among others:

- (i) Claims which, having been communicated late, are included by the insolvency administrators (*administradores concursales*) in the creditors’ list, as well as those which, not having communicated or having done so late, are included in such list as a result of subsequent communications, or by the judge when resolving on an action contesting the list.
- (ii) Claims corresponding to surcharges and interest of any kind, including late-

payment interest, except for those corresponding to claims which are secured by an *in rem* guarantee, up to the amount covered by the respective guarantee.

- (iii) Claims held by any of the persons especially related to the debtor, as referred to in articles 282 and 283 of the Insolvency Law.

## V. INFORMATION ON THE ISSUER

### 1 Issuer

- a. Corporate name, Tax Id Number (*NIF*) and Legal Entity Identifier (LEI)

The Issuer corporate name is Metrovacesa, S.A. ("**Metrovacesa**"). The Issuer's tax identification number is A-87471264 and its LEI code is 959800ZQW44V5U3SEZ73.

- b. Corporate address and Commercial Registry data

The Issuer corporate address is Calle Puerto Somport, 23 – Planta 1, 28050, Madrid, Spain and it is currently registered in the Commercial Registry of Madrid in volume 34,472, page 205, section 8, sheet M-620,015, entry 690.

- c. Shareholding distribution<sup>1</sup>

As of 31 December 2024, the Issuer's issued and paid-up share capital was represented by 151,676,341 shares with a par value of EUR 7.20000001476829 each, meaning a nominal value of EUR 1,092,069,657.44. The shares are fully subscribed and paid in.

As of 10 September 2025, the shareholding base according to the information on significant shareholdings contained in the register of the CNMV is composed of:

Shareholder	%
Banco Santander, S.A. (grupo)	49.36%
Control Empresarial de Capitales, S.A. de C.V.	21.19%
Banco Bilbao Vizcaya Argentaria, S.A.	20.85%
Quasar Investments, S.à.r.L.	3.95%

d. Corporate purpose

The Issuer's main corporate purpose pursuant to article 2 of its By-Laws is as follows:

*"Article 2.- corporate purpose*

- a) The acquisition or building of all kinds of properties and constructions for its building or refurbishment for their subsequent sale;*
- b) Development, building and subdividing real estate assets in general;*
- c) Acquisition of land, plots for urban developments or any kind of real rights on real estate properties for their sale;*
- d) Development, directly or via its subsidiaries, actions in connection with (i) property management for its own benefit or for third parties; and (ii) the development and management of real estate communities;*
- e) Restoration, refurbishment or equipment of entire buildings or parts thereof;*
- f) Creation, formation, operation and implementation of developments of all kinds;*
- g) Render of technical advice and studies and projects relating to the real estate activities set forth generally in the preceding sections; and, in particular, to develop and implement the technical, legal and commercial urban development actions required to launch, build or in any other manner operate residential areas, car parks, elderly care homes and student halls, hotels and any other kind of community or social facility; and*
- h) To participate, in the terms determined by the Board of Directors, in the capital of other companies whose corporate purpose is similar to that described above."*

The complete text in Spanish of said article can be found in the following link:  
[https://metrovesesa.com/wp-content/uploads/2024/04/Estatutos-Sociales-Metrovesesa-abril-2024.pdf?\\_gl=1\\*au851i\\*\\_up\\*MQ..\\*\\_ga\\*MTlwNzEyMjgxMS4xNzU2ODE0ODg3\\*\\_ga\\_B18GF80Q9V\\*cze3NTY4MTQ4ODcjbzEkZzEkdDE3NTY4MTUyMDgkajU3JGwwJGgw](https://metrovesesa.com/wp-content/uploads/2024/04/Estatutos-Sociales-Metrovesesa-abril-2024.pdf?_gl=1*au851i*_up*MQ..*_ga*MTlwNzEyMjgxMS4xNzU2ODE0ODg3*_ga_B18GF80Q9V*cze3NTY4MTQ4ODcjbzEkZzEkdDE3NTY4MTUyMDgkajU3JGwwJGgw)

e. Main activities

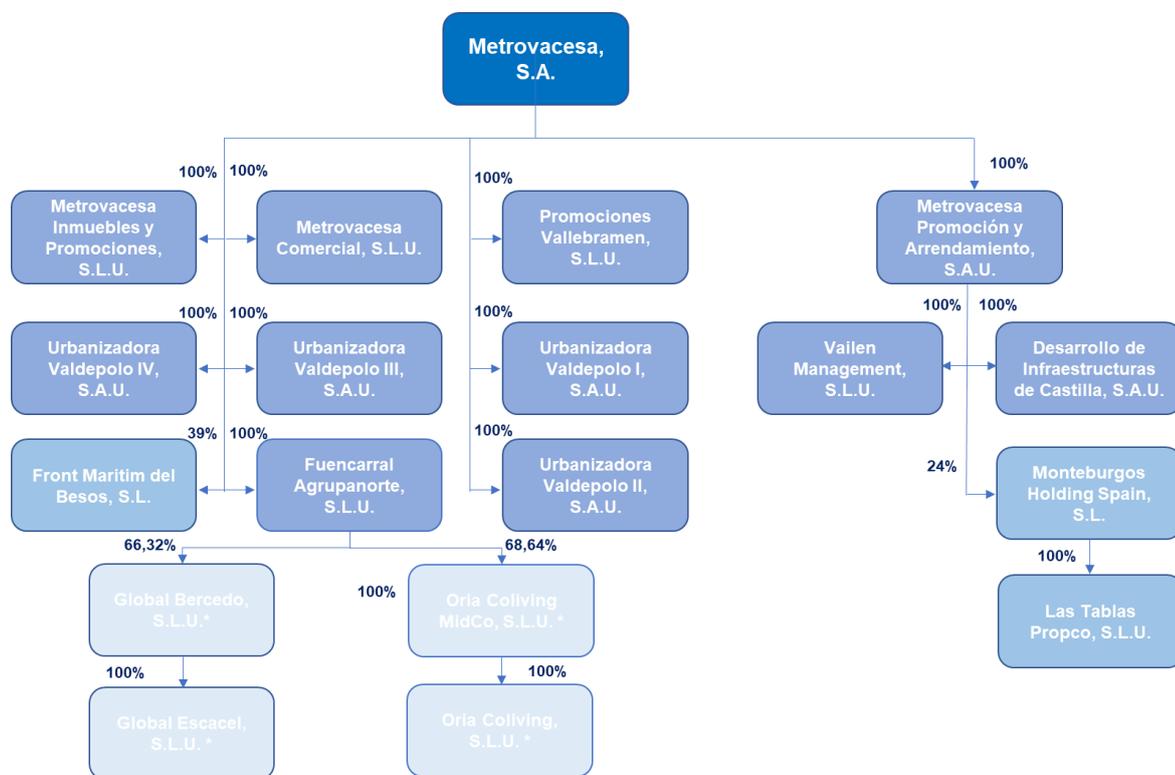
The Issuer is the parent company of the Group, a company created in 1918 with the purpose of creating spaces that improving people's quality of life and contribute to the sustainable growth of cities, driving urban transformation and communities' development and objective of be a leading real estate developer in Spain. The main activities of the Issuer and the Group are (i) residential development, (ii) commercial development and (iii) land bank management, with a main focus on the first one.

f. Organization chart of the Group of the Issuer

The Issuer heads up a group of entities and carries out its business activities either directly or through investments in other companies with an identical or similar corporate object.

The corporate structure of the Group comprising the Issuer and its subsidiaries as of the date of the Information Memorandum is the following<sup>2</sup>:

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(\*) These companies are outside of the scope of consolidation

#### g. Governing body composition and chief officers

At the date of this Information Memorandum the governing body of the Issuer has the form of a board of directors which composition is as follows:

Name	Office
Mr. Ignacio Moreno Martínez	Independent <sup>3</sup>
Mr. Jorge Pérez de Leza Eguiguren	Executive
Mr. Carlos Manzano Cuesta	Proprietary <sup>4</sup>
Mr. Alberto Quemada Salsamendi	Proprietary
Mr. Jaime Ybarra Loring	Proprietary
Ms. Ana Bolado Valle	Proprietary

<sup>3</sup> Non-executive Chair.

<sup>4</sup> Non-executive deputy Chair.

<b>Name</b>	<b>Office</b>
Mr. Cesáreo Rey-Baltar Oramas	Proprietary
Mr. Enrique Migoya Peláez	Proprietary
Mr. Juan Antonio Franco Díez	Proprietary
Ms. Beatriz Puente Ferreras	Independent
Ms. Emma Fernández Alonso	Independent
Mr. Vicente Moreno García-Mansilla	Independent
Ms. Azucena Viñuela Hernández	Independent

At the date of this Information Memorandum the management or chief officers of the Issuer are:

<b>Name</b>	<b>Office</b>
<b>Management Committee</b>	
Jorge Pérez de Leza Eguiguren	CEO
Borja Tejada Rendón-Luna	CFO
Eduardo Carreño Orgaz	Residential Operations
Pilar Martín Bolea	Legal
Miguel Ángel Melero Puerta	People, Processes and Technology
Raquel Bueno Montavez	ESG
Miguel Díaz Batanero	Land
Enrique García Coldeforns	Commercial
Carmen Chicharro Sanz	Sales, Innovation and Marketing
Juan Carlos Calvo Mateos	Corporate Development and IR

Name	Office
<b>Regional Directors</b>	
Luis Miguel Pascual Asiain	Centre/North
Antonio Gil Ramírez	West Andalusia
Lorenzo Santana Enríquez	East Andalusia
Pablo Andreu Llaneras	Levante
Jesús Osorio Torrens	Catalonia
<b>Operations structure</b>	
Alfonso Menéndez-Pidal Eiras	Technical
David Sierra Lluch	Projects and Sustainability
Arturo Perales Navas	Investments

h. Auditors

Pricewaterhousecoopers Auditores, S.L. with corporate address at Madrid, Paseo de la Castellana, 259 B and registered in R.O.A.C. (*Registro Oficial de Auditores de Cuentas*) with number S0242 is the independent auditor who has audited the annual accounts of the Issuer corresponding to the financial years ended December 31, 2023 and December 31, 2024 and the compilation of the financial statements of the Group corresponding to the financial years ended December 31, 2023 and December 31, 2024, which have been audited without qualifications.

i. Material judicial, administrative or arbitration proceedings

Since the publication of the latest audited annual accounts as of and for the year ended 31 December 2024 and until the date of this Information Memorandum, apart from the litigations described in the latest audited annual accounts of the Issuer if applicable, there are currently certain legal proceedings against the Group arising from the ordinary course of its business. These proceedings have not, to date, materially impacted the Group's ability to conduct operations or meet forecasted goals. As of the date of the Information Memorandum, the Group does not have any outstanding material litigation proceedings.

Although it is difficult to accurately estimate the total amount of potential costs that the Group may incur in connection with the legal proceedings in which it is a defendant, the management of the Group considers that Company's

provisions are adequate to meet probable and reasonably estimated losses in the event of unfavorable court decisions on said proceedings.

## **VI. REGISTERED ADVISOR**

- a. Corporate name, Tax Id Number (*NIF*) and Legal Entity Identifier (LEI)

Kutxabank Investment, Sociedad De Valores, S.A.U. (the "**Registered Advisor**" or "**Kutxabank**") is a public limited company with Tax Identification Number A48403927 and LEI Code number 54930004R80KGT0Y1X66.

Kutxabank has been designated as registered advisor of the Issuer under the Programme.

- b. Corporate address and Commercial Registry data

The Registered Advisor has its registered office at Torre Iberdrola, Planta 26, Plaza Euskadi n.º 5, 48009 Bilbao, which is registered in the Bizkaia Commercial Registry in volume 2,205, book 1,639, page 32, sheet BI-16,034.

- c. Operation instruction data

Kutxabank is in the Register of Registered Advisors of the MARF pursuant to Operating Instruction 10/2014 of 23 June on the admission of registered advisors to the Alternative Fixed Income Alternative Market.

- d. Representation of the Registered Advisor

Kutxabank, as the Registered Advisor to the Programme, has the functions stated in Circular 2/2025, of 16 June 2025, on registered advisors of the Alternative Fixed Income Market, the Market Regulation, and applicable legislation.

## **VII. PERSON RESPONSIBLE FOR THE INFORMATION CONTAINED IN THE INFORMATION MEMORANDUM**

Borja Tejada Rendón-Luna, on behalf of the Issuer, as attorney, are responsible for the entire content of this Information Memorandum, which conforms to Circular 1/2025 and are expressly authorized to grant any public or private documents as may be necessary for the proper processing of the Commercial Paper issued by virtue of the resolutions adopted by the Issuer's governing body at its meeting on September 23, 2025.

Borja Tejada Rendón-Luna, on behalf of the Issuer, hereby declare that, after acting with reasonable care to ensure that the information contained in the Information Memorandum are, to their knowledge, in full accordance with the facts and contains no omissions likely to materially affect its content.

## **VIII. TERMS AND CONDITIONS OF THE COMMERCIAL PAPER AND OF THE PROGRAMME**

### **1 Full name of the Programme**

METROVACESA 2025 Commercial Paper Program.

### **2 Maximum Outstanding Balance**

The maximum amount of this Commercial Paper programme will be a nominal of ONE HUNDRED MILLION EUROS (EUR 100,000,000.00) (the “**Commercial Paper Programme**”, “**Program**” or the “**Programme**”).

This amount is understood as the maximum outstanding balance of all the Commercial Paper issued at any given time pursuant to the Base Information Memorandum.

### **3 Description of the type and class of the Commercial Paper. Nominal value.**

The Commercial Paper are securities issued at discount, which represent a debt for the Issuer, accrue interest and can be reimbursed at their nominal value on maturity. An ISIN code will be assigned to each Commercial Paper with the same maturity issued in accordance with the provisions set out in the Programme.

Each Commercial Paper will have a nominal value of ONE HUNDRED THOUSAND EUROS (€100,000), meaning that the maximum number of Commercial Paper in circulation at any given time shall not exceed one thousand (1,000).

### **4 Applicable law and jurisdiction of the Commercial Paper**

The securities are issued in accordance with the Spanish legislation applicable to the Issuer or to the Commercial Paper. In particular, the Commercial Paper is issued pursuant to Securities Market and Investment Services Law, in accordance with its current wording and with any other related regulations.

The courts of the city of Madrid (Spain) will have exclusive jurisdiction to settle any dispute arising out of or in connection with the Commercial Paper.

This Base Information Memorandum is the one required in Circular 1/2025 of MARF, on admission (*incorporación*) and removal of securities on the Alternative Fixed-Income Market.

### **5 Representation of the Commercial Paper in book-entry form**

The Commercial Paper to be issued in accordance with the provisions set out in the Programme will be represented by book entries, as set out in the mechanisms for trading on the MARF for which admission (*incorporación*) of the securities is requested. The party in charge of accounting records is Iberclear (*Sociedad de Gestión de los Sistemas de Registro, Compensación y Liquidación de Valores*,

S.A.U.), with registered office in Madrid, Plaza de la Lealtad, 1, together with its Participating Entities, pursuant to the provisions of article 8.3 of the Securities Market Act and Royal Decree 814/2023, of November 8, on law on financial instruments, admission to trading, registration of securities and market infrastructures (*Real Decreto 814/2023, de 8 de noviembre, sobre instrumentos financieros, admisión a negociación, registro de valores negociables e infraestructuras de mercado*), as amended.

## **6 Currency of the issues**

The Commercial Paper issued in accordance with the provisions set out in this Programme will be denominated in Euros.

## **7 Classification of the Commercial Paper. Order of Priority**

The Commercial Paper issued by the Issuer will not be secured by any *in rem* guarantees (*garantías reales*) or guaranteed by any personal guarantees (*garantías personales*). The capital and the interest of the Commercial Paper will be unsecured.

For the purposes of priority, should the Issuer file for insolvency, the investors are behind any privileged creditors that the Issuer has on that date, pursuant to the classification and order of priority of credits set out in the Insolvency Law.

## **8 Description of rights linked to the Commercial Paper and the procedure for exercise thereof. Method and terms for payment and delivery of the Commercial Paper**

In accordance with the applicable legislation, the Commercial Paper issued in accordance with the provisions set out in this Programme will not represent, for the investor that acquires them, any present and/or future political rights over the Issuer.

The economic and financial rights of the investor associated to the acquisition and holding of the Commercial Paper will be those arising from the conditions of the interest rate, yields and redemption prices with which they are issued, specified in sections 9, 10 and 13 below.

The date of disbursement of the Commercial Paper will coincide with its date of issuance, and the effective value of the Commercial Paper will be paid to the Issuer through Banco Santander, S.A. (as paying agent), into the account specified by the Issuer on the corresponding date of issuance.

In all cases the relevant Placement Entity will issue a nominative and non-negotiable certificate of acquisition. The referred document will provisionally credit the subscription of the Commercial Paper until the appropriate book entry is practiced, which will grant its holder the right to request the relevant legitimacy certificate (*certificado de legitimación*). Furthermore, the Issuer will report the disbursement to MARF and Iberclear through the corresponding certificate.

## 9 Issue date. Term of the Programme

The term of the Programme is one (1) year from the date of incorporation of this Base Information Memorandum with MARF.

As the Programme is a continuous type, the securities may be issued and subscribed on any day during its term. Notwithstanding the previous, the Issuer reserves the right not to issue new securities when it deems such action appropriate, pursuant to the cash needs of the Issuer or because it has found more advantageous conditions of funding.

## 10 Nominal interest rate. Indication of the yield and calculation method.

The annual nominal interest will be set in each adjudication. The Commercial Paper will be issued at the interest rate agreed by and Banco de Sabadell, S.A., Banco Santander, S.A. and Kutxabank Investment, Sociedad de Valores, S.A.U. (for these purposes, the “**Placement Entities**” or “**Dealers**” and each individually a “**Placement Entity**” or “**Dealer**”) or investors, as applicable, and the Issuer. The yield will be implicit in the nominal value of the Commercial Paper, to be reimbursed on the maturity date.

The interest at which the relevant Placement Entity transfers the Commercial Paper to third parties will be the rate freely agreed between the interested parties.

As these are discounted securities with an implicit rate of return, the cash amount to be paid out by the investor varies in accordance with the issue interest rate and period agreed.

Therefore, the cash amount of the Commercial Paper may be calculated by applying the following formulas:

- When securities are issued for a term less or equal to 365 days:

$$E = \frac{N}{1 + i_n \frac{n}{B}}$$

- When securities are issued for a term more than 365 days:

$$E = \frac{N}{(1 + i_n)^{n/B}}$$

Whereby:

N= nominal amount of the Commercial Paper.

E = cash amount of the Commercial Paper.

n = number of days of the period to maturity.

$i_n$  = nominal interest rate, expressed as an integer value.

B = basis; if the basis is Act/365, B = 365 and if the basis is Act/360, B = 360.

The Commercial Paper of each issuance may have a different calculation base (*base de cálculo*), including Act/365 or Act/360.

A table is included to help the investor, specifying the cash value tables for different rates of interest and redemption periods, and there is also a column showing the variation of the effective value of the Commercial Paper by increasing the period of this by 10 days.<sup>5</sup>

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<sup>5</sup> The calculation base (*base de cálculo*) of the Notes in the table below is Act/365. As each issue of Notes may have a different calculation base, if the base is Act/360, the table may vary.

**EFFECTIVE VALUE OF A €100.000 NOTIONAL NOTE**  
(Less than one year term)

Nominal rate (%)	7 DAYS			14 DAYS			30 DAYS			60 DAYS		
	Suscription price (euros)	IRR/ AER (%)	+10 days (euros)	Suscription price (euros)	IRR/ AER (%)	+10 days (euros)	Suscription price (euros)	IRR/ AER (%)	+10 days (euros)	Suscription price (euros)	IRR/ AER (%)	+10 days (euros)
0.25	99,995.21	0.25	-6.85	99,990.41	0.25	-6.85	99,979.46	0.25	-6.85	99,958.92	0.25	-6.84
0.50	99,990.41	0.50	-13.69	99,980.83	0.50	-13.69	99,958.92	0.50	-13.69	99,917.88	0.50	-13.67
0.75	99,985.62	0.75	-20.54	99,971.24	0.75	-20.53	99,938.39	0.75	-20.52	99,876.86	0.75	-20.49
1.00	99,980.83	1.00	-27.38	99,961.66	1.00	-27.37	99,917.88	1.00	-27.34	99,835.89	1.00	-27.30
1.25	99,976.03	1.26	-34.22	99,952.08	1.26	-34.20	99,897.37	1.26	-34.16	99,794.94	1.26	-34.09
1.50	99,971.24	1.51	-41.06	99,942.50	1.51	-41.03	99,876.86	1.51	-40.98	99,754.03	1.51	-40.88
1.75	99,966.45	1.77	-47.89	99,932.92	1.76	-47.86	99,856.37	1.76	-47.78	99,713.15	1.76	-47.65
2.00	99,961.66	2.02	-54.72	99,923.35	2.02	-54.68	99,835.89	2.02	-54.58	99,672.31	2.02	-54.41
2.25	99,956.87	2.28	-61.55	99,913.77	2.27	-61.50	99,815.41	2.27	-61.38	99,631.50	2.27	-61.15
2.50	99,952.08	2.53	-68.38	99,904.20	2.53	-68.32	99,794.94	2.53	-68.17	99,590.72	2.53	-67.89
2.75	99,947.29	2.79	-75.21	99,894.63	2.79	-75.13	99,774.48	2.78	-74.95	99,549.98	2.78	-74.61
3.00	99,942.50	3.04	-82.03	99,885.06	3.04	-81.94	99,754.03	3.04	-81.72	99,509.27	3.04	-81.32
3.25	99,937.71	3.30	-88.85	99,875.50	3.30	-88.74	99,733.59	3.29	-88.49	99,468.59	3.29	-88.02
3.50	99,932.92	3.56	-95.67	99,865.93	3.56	-95.54	99,713.15	3.55	-95.25	99,427.95	3.55	-94.71
3.75	99,928.13	3.82	-102.49	99,856.37	3.82	-102.34	99,692.73	3.81	-102.00	99,387.34	3.81	-101.38
4.00	99,923.35	4.08	-109.30	99,846.81	4.08	-109.13	99,672.31	4.07	-108.75	99,346.76	4.07	-108.04
4.25	99,918.56	4.34	-116.11	99,837.25	4.34	-115.92	99,651.90	4.33	-115.50	99,306.22	4.33	-114.70
4.50	99,913.77	4.60	-122.92	99,827.69	4.60	-122.71	99,631.50	4.59	-122.23	99,265.71	4.59	-121.34
4.75	99,908.99	4.86	-129.73	99,818.14	4.86	-129.50	99,611.11	4.85	-128.96	99,225.23	4.85	-127.96
5.00	99,904.20	5.12	-136.54	99,808.59	5.12	-136.28	99,590.72	5.12	-135.68	99,184.86	5.11	-134.98
5.25	99,899.42	5.39	-143.34	99,799.03	5.38	-143.05	99,570.35	5.38	-147.40	99,144.37	5.37	-141.18
5.50	99,894.63	5.65	-150.14	99,789.49	5.65	-149.83	99,549.98	5.64	-149.11	99,103.99	5.63	-147.78
5.75	99,889.85	5.92	-156.94	99,779.94	5.91	-156.60	99,529.62	5.90	-155.81	99,065.64	5.89	-154.36
6.00	99,885.06	6.18	-163.74	99,770.39	6.18	-163.36	99,509.27	6.17	-162.51	99,023.33	6.15	-160.93
6.25	99,880.28	6.45	-170.53	99,760.85	6.44	-170.12	99,488.92	6.43	-169.20	98,983.05	6.42	-167.48
6.50	99,875.50	6.71	-177.32	99,751.30	6.71	-176.88	99,468.59	6.70	-175.88	98,942.80	6.68	-174.03

**EFFECTIVE VALUE OF A €100.000 NOTIONAL NOTE**

Nominal rate (%)	(Less than one year term)						(Equal to one year term)			(More than one year term)		
	90 DAYS			180 DAYS			365 DAYS			730 DAYS		
	Suscription price (euros)	IRR/ AER (%)	+10 days (euros)	Suscription price (euros)	IRR/ AER (%)	+10 days (euros)	Suscription price (euros)	IRR/ AER (%)	+10 days (euros)	Suscription price (euros)	IRR/ AER (%)	+10 days (euros)
0.25	99,938.39	0.25	-6.84	99,876.86	0.25	-6.83	99,750.62	0.25	-6.81	99,501.19	0.25	-6.78
0.50	99,876.86	0.50	-13.66	99,754.03	0.50	-13.63	99,502.49	0.50	-13.56	99,006.10	0.50	-13.43
0.75	99,815.41	0.75	-20.47	99,631.50	0.75	-20.39	99,255.58	0.75	-20.24	98,514.69	0.75	-19.94
1.00	99,754.03	1.00	-27.26	99,509.27	1.00	-27.12	99,009.90	1.00	-26.85	98,026.93	1.00	-26.32
1.25	99,692.73	1.26	-34.02	99,387.34	1.25	-33.82	98,765.43	1.25	-33.39	97,542.79	1.24	-32.58
1.50	99,631.50	1.51	-40.78	99,265.71	1.51	-40.48	98,522.17	1.50	-39.87	97,062.22	1.49	-38.72
1.75	99,570.35	1.76	-47.51	99,144.37	1.76	-47.11	98,280.10	1.75	-46.29	96,585.19	1.72	-44.73
2.00	99,509.27	2.02	-54.23	99,023.33	2.01	-53.70	98,039.22	2.00	-52.64	96,111.66	1.98	-50.63
2.25	99,448.27	2.27	-60.93	98,902.59	2.26	-60.26	97,799.51	2.25	-58.93	95,641.61	2.23	-56.41
2.50	99,387.34	2.52	-67.61	98,782.14	2.52	-66.79	97,560.98	2.50	-65.15	95,175.00	2.47	-62.08
2.75	99,326.48	2.78	-74.28	98,661.98	2.77	-73.29	97,323.60	2.75	-71.31	94,711.79	2.71	-67.63
3.00	99,265.71	3.03	-80.92	98,542.12	3.02	-79.75	97,087.38	3.00	-77.41	94,251.96	2.96	-73.08
3.25	99,205.00	3.29	-87.55	98,422.54	3.28	-86.18	96,852.30	3.25	-83.45	93,795.46	3.20	-78.43
3.50	99,144.37	3.55	-94.17	98,303.26	3.53	-92.58	96,618.36	3.50	-89.43	93,342.27	3.44	-83.00
3.75	99,083.81	3.80	-100.76	98,184.26	3.79	-98.94	96,385.54	3.75	-95.35	92,892.36	3.68	-88.80
4.00	99,023.33	4.06	-107.34	98,065.56	4.04	-105.28	96,153.85	4.00	-101.21	92,445.69	3.92	-93.84
4.25	98,962.92	4.32	-113.90	97,947.14	4.30	-111.58	95,923.26	4.25	-107.02	92,002.23	4.16	-98.78
4.50	98,902.59	4.58	-120.45	97,829.00	4.55	-117.85	95,693.78	4.50	-112.77	91,561.95	4.40	-103.63
4.75	98,842.33	4.84	-126.98	97,711.15	4.81	-124.09	95,465.39	4.75	-118.46	91,124.83	4.64	-108.38
5.00	98,782.14	5.09	-133.51	97,592.58	5.06	-130.30	95,238.10	5.00	-124.09	90,690.82	4.88	-113.04
5.25	98,722.02	5.35	-139.98	97,476.30	5.32	-136.48	95,011.88	5.25	-129.67	90,259.91	5.12	-117.62
5.50	98,661.98	5.62	-146.46	97,359.30	5.58	-142.62	94,786.73	5.50	-135.19	89,832.06	5.36	-122.10
5.75	98,602.01	5.88	-152.92	97,242.57	5.83	-148.74	94,562.65	5.75	-140.66	89,407.25	5.59	-126.50
6.00	98,542.12	6.14	-159.37	97,126.11	6.09	-154.82	94,339.62	6.00	-146.07	88,985.44	5.83	-130.62
6.25	98,482.29	6.40	-165.80	97,009.97	6.35	-160.88	94,117.65	6.25	-151.44	88,566.60	6.07	-135.05
6.50	98,422.54	6.66	-172.21	96,894.08	6.61	-166.90	93,896.71	6.50	-156.75	88,150.72	6.30	-139.20

Given the diversity of the issue, rates that are forecast to be applied throughout the term of the Programme, we cannot predetermine the resultant return for the investor (IRR). In any case, it will be determined, for Commercial Paper up to 365 days, with the formula detailed below:

$$IRR = \left[ \left( \frac{N}{E} \right)^{\frac{B}{d}} - 1 \right]$$

in which:

IRR= Effective annual interest rate, expressed as an integer value

N= Nominal amount of the Commercial Paper

E = Cash amount at the time of subscription or acquisition

d = Number of calendar days between the date of issue (inclusive) and the date of maturity (exclusive)

B = basis (which can be 365 or 360)

IRR will be the annual interest of the Commercial Paper described in this section for periods of time longer than 365 days.

## 11 Dealers, paying agent and depositary entities

The initial placement entities or dealers of the Programme are:

### **Banco de Sabadell, S.A.**

Tax Identification Number: A-08000143

Address: Plaça de Sant Roc, núm. 20, 08201 Sabadell

### **Banco Santander, S.A.**

Tax Identification Number: A-39000013

Address: Avda. de Cantabria S/N – Edif. Encinar, Planta 0, 28660 Boadilla del Monte (Madrid)

### **Kutxabank Investment, Sociedad De Valores, S.A.U.**

Tax Identification Number: A-48403927

Address: Plaza Euskadi, 5, planta 26 de Torre Iberdrola, 48009 Bilbao

The relevant placement agreement has been entered into by the Issuer and the Placement Entities for this Programme, including the possibility to sell to third parties.

The issuer may sign contracts with other entities and these new entities would sign the relevant collaboration agreement and will be communicated to MARF through the corresponding announcement of other relevant information (*otra información relevante*) disclosure on the MARF's website.

Banco Santander, S.A. will also act as paying agent (the “**Paying Agent**”).

Although IBERCLEAR will be the entity entrusted with the book-keeping (*registro contable*) of the Commercial Paper, the Issuer has not designated any securities’ depository entity. Each subscriber will designate, from among the participants in Iberclear, the entity in which to deposit its securities.

## **12 Redemption price and provisions regarding maturity of the Commercial Paper. Redemption date and methods**

The Commercial Paper issued in accordance with the provisions set out in this Programme will be redeemed at their nominal value on the date indicated in the document proving acquisition, applying, when appropriate, the corresponding withholding tax.

The Commercial Paper issued in accordance with the provisions set out in this Programme may have a redemption period of between three (3) business days and seven hundred and thirty (730) calendar days (twenty four (24) months).

The Commercial Paper will not include an early redemption option for the Issuer (call) or for the securities’ holder (put). Regardless of the aforementioned, the Commercial Paper may be early redeemed given that, for any reason, they are in legitimate possession of the Issuer.

Given that the Commercial Paper will be traded in MARF, their redemption will take place pursuant to the operating rules of the clearance system of MARF, being paid, on maturity date, the nominal amount of the securities to their legitimate holder. Banco Santander, S.A. as delegated paying agent does not take any liability whatsoever regarding reimbursement by the Issuer of the Commercial Paper on the maturity date.

## **13 Term for claiming repayment of the principal**

In accordance with article 1,964 of the Spanish Civil Code, reimbursement of the nominal value of the securities will no longer be callable after five (5) years from the date on which it becomes due.

## **14 Minimum and maximum issue period**

As previously stated, during the validity of this Base Information Memorandum the Commercial Paper issued may have a redemption period of between three (3) business days and seven hundred and thirty (730) calendar days (twenty four (24) months).

## **15 Early redemption**

The Commercial Paper will not include an early redemption option for the Issuer (call) or for the securities’ holder (put). Regardless of the aforementioned, the Commercial Paper may be early redeemed given that, for any reason, they are in legitimate possession of the Issuer.

## **16 Restrictions on the free transferability of the Commercial Paper**

In accordance with the applicable legislation, there are no specific or generic restriction on the free transferability of the Commercial Paper to be issued.

## **IX. TAXATION**

Pursuant to applicable law, the Commercial Paper qualifies as a financial asset bearing an implicit yield for tax purposes. The income arising therefrom is classified for tax purposes as capital gains due to the assignment of own capital to third parties and is subject to personal income tax (“**PIT**”), Corporate Income Tax (“**CIT**”) and Non-Resident Income Tax (“**NRIT**”) and the corresponding system of withholdings on account, under the terms and conditions established in their respective regulating laws and other implementing regulations.

Investors interested in acquiring the Commercial Paper to be issued are recommended to consult their lawyers or tax advisors, who will be able to provide them with personalized advice based on their particular circumstances as the tax treatment may vary depending on the residency and nature of the investor.

## **X. INFORMATION RELATING TO THE ADMISSION OF THE COMMERCIAL PAPER**

### **1 Publication**

The Information Memorandum will be published on the MARF website: ([www.bolsasymercados.es](http://www.bolsasymercados.es)).

### **2 Description of the placement and, if applicable, underwriting of the issuance**

#### **a. Placement by the Dealers**

The relevant Placement Entity acts as broker in the placement of the Commercial Paper, without prejudice to which the relevant Placement Entity may subscribe Commercial Paper in its own name.

On any business day, between 10 a.m. and 2 p.m., the Issuer may receive personalized requests from a Placement Entity to provide volume quotations and interest rates for potential issues of the Commercial Paper for a minimum amount of ONE MILLION EUROS (€1,000,000), whereby the nominal value of each Commercial Paper is ONE HUNDRED THOUSAND EUROS (€100,000).

The determination of the price, amount, interest rate, issue and disbursement date and other terms, in each case will be performed through an agreement between the Issuer and the relevant Placement Entity, and the terms of said agreement will be confirmed by email, which will be sent by the Issuer to the relevant Placement Entity. The rate applied to third parties by the relevant Placement Entity may not be the same as the acquisition price of the same.

Pricing date will be agreed between the Issuer and the relevant Placement Entity and settlement of the relevant issuance will take place not earlier than two business days following the pricing date.

b. Issue and subscription of Commercial Paper directly by final investors

It is also possible that final investors having the status of qualified investors, eligible counterparties and/or professional clients, subject to compliance with the selling restrictions and the Prospectus Regulation, may subscribe the Commercial Paper directly from the Issuer, provided these comply with all current legal requirements.

In such cases, the amount, nominal interest rate, dates of issuance and disbursement, maturity date and the remaining terms and conditions of each issuance so arranged shall be determined by agreement between the Issuer and the final investor concerned in each specific issuance.

**3 Admission of the Commercial Paper to the Alternative Fixed Income Market (MARF). Deadline for admission to trading**

a. Period of admission to trading

The admission (*incorporación*) to trading of the securities described in the present Base Information Memorandum will be requested for the multilateral trading facility known as the Alternative Fixed-Income Market (MARF). The Issuer hereby undertakes to carry out all the necessary actions so that the Commercial Paper is listed on MARF within seven (7) days from the date of issuance of the securities. For these purposes, as stated above, the date of issuance coincides with the date of disbursement. Under no circumstances will the deadline exceed the maturity of the Commercial Paper. In the event of breach of the aforementioned deadline, the reasons for the delay will be notified to MARF and will be published on the website of MARF (<https://www.bolsasymercados.es>). This is without prejudice to any possible contractual liability that may be incurred by the Issuer. The date of incorporation of the Commercial Paper must be, in any event, a date falling within the validity period of the Programme and under no circumstances will the listing period exceed the maturity date of the Commercial Paper.

b. Publication of the admission to trading of the Commercial Paper issued

The admission (*incorporación*) to trading will be published on the website of MARF (<https://www.bolsasymercados.es>).

c. Miscellaneous

The Information Memorandum is the one required by Circular 1/2025.

MARF has the legal structure of a multilateral trading facility (MTF) (*sistema multilateral de negociación (SMN)*), under the terms set out in article 68 of Law 6/2023, of 17 March, Law of the Capital Markets and Investment Services (*Ley*

*6/2023, de 17 de marzo, de los Mercados de Valores y de los Servicios de Inversión*), constituting an unofficial alternative market for the trading of fixed-income securities

Neither MARF, the National Securities Market Commission (*Comisión Nacional del Mercado de Valores or CNMV*) nor the Registered Advisor, the Paying Agent or any legal advisor have approved or made any verification or test in relation to the contents of the Information Memorandum, the financial statements of the Issuer required under Circular 1/2025.

The Registered Advisor has verified that the content of the Information Memorandum is compliant with the information requirements established by MARF, and has reviewed that the information disclosed by the Issuer does not omit any relevant data or may mislead potential investors, as required under Circular 2/2025.

It is recommended that the investor fully and carefully reads the Information Memorandum presented prior to any investment decision.

The Issuer expressly declares that it is aware and knows the requirements and conditions necessary for admission and exclusion of securities in MARF, under current legislation and the requirements of its governing bodies and expressly agrees to comply therewith.

The Issuer expressly declares that it has met the requirements for registration and settlement of transaction in Iberclear. Operations settlement will be made through Iberclear.

As the person responsible for the Information Memorandum

In Madrid, on 20 October 2025

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Metrovacesa, S.A.  
Borja Tejada Rendón-Luna

## **ISSUER**

**Metrovacesa, S.A.**  
Calle Puerto Somport, 23 - Planta 1  
28050 Madrid

## **REGISTERED ADVISOR**

**Kutxabank Investment, Sociedad De Valores, S.A.U.**  
Plaza Euskadi, 5, planta 26 de Torre Iberdrola  
48009 Bilbao

## **ARRANGER**

**Kutxabank Investment, Sociedad De Valores, S.A.U.**  
Plaza Euskadi, 5, planta 26 de Torre Iberdrola  
48009 Bilbao

## **DEALERS/PLACEMENT ENTITIES**

**Banco de Sabadell, S.A.**  
Plaça de Sant Roc, núm. 20  
08201 Sabadell

**Banco Santander, S.A.**  
Avda. de Cantabria S/N – Edif. Encinar, Planta 0  
28660 Boadilla del Monte (Madrid)

**Kutxabank Investment, Sociedad De Valores, S.A.U.**  
Plaza Euskadi, 5, planta 26 de Torre Iberdrola  
48009 Bilbao

## **PAYING AGENT**

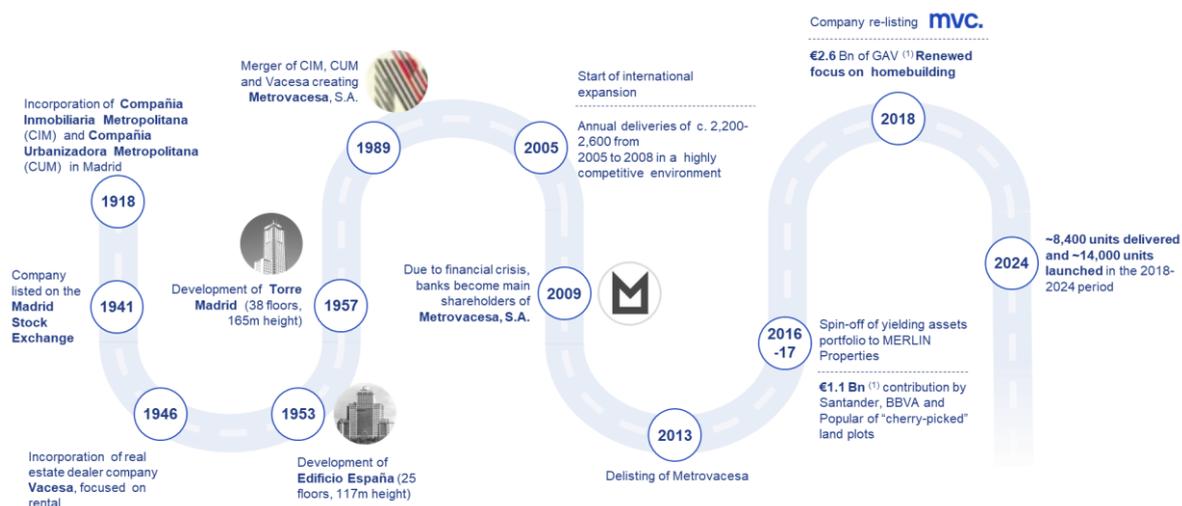
**Banco Santander, S.A.**  
Avda. de Cantabria S/N – Edif. Encinar, Planta 0  
28660 Boadilla del Monte (Madrid)

## **LEGAL ADVISOR**

**J&A Garrigues, S.L.P.**  
Plaza de Colon 2  
28046 Madrid

## SCHEDULE I ADDITIONAL INFORMATION OF THE ISSUER, THE GUARANTORS AND THEIR BUSINESS

### 1. History of the Issuer and the Group



#### Notes<sup>6</sup>:

(1) Gross Asset Value (GAV) valuation reports from Savills and CBRE.

The Issuer benefits from more than 100 years of established heritage, knowledge, brand name and experience of its predecessor companies. Its predecessors were *Compañía Urbanizadora Metropolitana*, *Compañía Inmobiliaria Metropolitana* (incorporated in 1918 and 1935, respectively) and *Vacesa S.A.*, which merged in 1989 to form *Inmobiliaria Metropolitana Vasco Central, S.A.*, later renamed as *Metrovacesa, S.A.* *Metrovacesa, S.A.* was one of the leading residential developers in Spain benefiting from the industry-wide recognition of its predecessor companies.

*Metrovacesa's* predecessors shaped the real estate development business and the architectural landscape of various cities in Spain, having built some of the country's most iconic buildings, including *Edificio España* in 1953 and *Torre Madrid* in 1957, both of which are located in Madrid. Aside from the brand name, operational experience and recognition of its predecessor companies, the Issuer also benefits from their high standards of corporate governance, investor relations

<sup>6</sup> Note to Draft: Pending to be updated, if applicable.

and market knowledge, as one of them, Compañía Urbanizadora Metropolitana, was listed on the Spanish Stock Exchanges from 1941 to 2013.

As a result of the effect of the 2008 global crisis and its impact on the real estate development business in Spain, in 2009 a group of Spanish banks became the main shareholders of Metrovacesa, which initiated a restructuring process to reduce and refinance its financial debt. This restructuring was completed in July 2011 and resulted in an increase of the stake of these Spanish banks in Metrovacesa through debt-to-equity swaps.

On 18 February 2016, following the spin-off (without liquidation) of the real estate development business of Metrovacesa, the Issuer was incorporated under the initial name of Metrovacesa Suelo y Promoción, S.A.

In July 2017, the Issuer received a contribution from several entities of Banco Santander, S.A. and Banco Bilbao Vizcaya Argentaria, S.A. groups, which became its main shareholders. The Banco Santander, S.A. group ("**Grupo Santander**") entities were integrated at the time by Banco Santander, S.A., Altamira Santander Real Estate, S.A., Luri 6, S.A., Banco Popular Español, S.A., Aliseda, S.A.U. and Inversiones Inmobiliarias Canvives, S.A., while the Banco Bilbao Vizcaya Argentaria, S.A. group ("**Grupo BBVA**") entities were integrated at the time by Banco Bilbao Vizcaya Argentaria, S.A., Anida Operaciones Singulares, S.A., BBVA Propiedad, S.A., Arrels CT Finsol, S.A., Arrels CT Patrimoni i Projectes, S.A., Anida Desarrollos Inmobiliarios, S.L., L'Eix Immobles, S.L., Arrahona Nexus, S.L., Unnim Sociedad para la Gestión de Activos Inmobiliarios, S.A., Gescat, Gestio de Sol, S.L. and Prov-Infi-Arrahona, S.L. Said contribution consisted of land plots worth approximately EUR 1.1 billion in GAV and 3.1 million sqm of land, with a capacity to develop approximately 24,000 residential units. These land plots were carefully selected by the Issuer after a five-month due diligence process. The strict selection criteria focused on (i) fully-permitted residential plots -that is, land plots with both urbanization and rezoning plans approved- and land plots with strategic locations under the land permitting process, (ii) the potential to develop a minimum of 40 to 50 units per land plot, (iii) land plots located in cities specifically selected and with at least 150,000 inhabitants, (iv) land plots with limited urban planning risk, and (v) land plots not tied to, or restricted by, outstanding financing.

As stated above, on 30 June 2017, the Issuer's General Shareholders' Meeting resolved to change the Issuer's corporate name to Metrovacesa, S.A. This resolution was executed on public deed on 10 November 2017 and registered with the Commercial Registry of Madrid on 29 November 2017.

In December 2017, the Group acceded to the Code of Best Tax Practices. This Code includes recommendations voluntarily followed by the tax administration and companies, with the aim of improving the application of the tax system by improving legal certainty, reciprocal co-operation based on good faith and well-placed trust between the tax administration and companies, and the application of responsible tax policies in companies with the consent of the board of directors. Main benefits are (i) enhanced transparency, good faith and co-operation with the tax administration in company's tax practice; (ii) enhanced transparency and legal certainty in the application and interpretation of tax regulations by the tax

administration; and (iii) reduction of lawsuits and conflict avoidance. In Spain, less than 200 companies have acceded to this Code.

In December 2017, the Issuer became the parent company of Metrovacesa Promoción y Arrendamiento, S.A. (“**MPyA**”) through two in-kind contributions by the shareholders of MPyA , which were entities belonging mainly to Grupo Santander and Grupo BBVA.

On 6 February 2018, the Issuer’s shares were admitted to trading on the Madrid, Barcelona, Bilbao and Valencia Stock Exchanges. Since then, Metrovacesa reports regularly to the market and thoroughly complies with listed companies’ transparency requirements and the best corporate governance practices.

As of the date of the Information Memorandum, according to the data on significant holdings published on the CNMV’s website, the entities belonging to the Grupo Santander have a combined stake in the Issuer of 49.36%, the entities of Control Empresarial de Capitales, S.A. de C.V. have a combined stake of 21,21% and the entities of Grupo BBVA have a combined stake of 20.85%.

In July 2018, Metrovacesa announced the closing of a joint venture agreement with Tishman Speyer for the joint development of the Monteburgos Project in Madrid, which envisages developing high quality office space in the area of Las Tablas (Madrid) over a land plot currently owned by Metrovacesa and suitable for building.

In January 2019, the Group was selected by Google as “successful case study” for its online strategy and the online strategy designed in 2018 to boost leads, conversion rates and brand positioning, segmented by type of client, project and geo-localization.

In March 2019, the Group reached an agreement with the Investment Fund Ares Management for the sale of 2 Build to Rent projects in Madrid with approximately 200 residential units. Both projects have been already delivered to the fund.

In June 2019, Metrovacesa signed a preliminary sales agreement with Sanitas Mayores for the development of a nursing home in Manresa (Barcelona). This project was delivered in November 2022.

On 23 April 2020, through a communication of other relevant information (*comunicación de otra información relevante*), Metrovacesa informed its shareholders that, as a result of the uncertainty caused by the Coronavirus pandemic, it had decided to postpone decisions on dividends until a moment where more certainty could be reached on the situation of the economy and Metrovacesa’s business. Due to the continuing uncertainty during financial year 2020, the Company resolved not to distribute dividends during 2020. Notwithstanding the above, the Ordinary General Shareholders’ Meeting of the Company held on 5 May 2021 approved the distribution on 20 May 2021 of a dividend equal to EUR 0.40 per share charged to freely available reserves.

On 30 April 2020, the Group signed two long term corporate financings partially backed by the State guarantee line managed by the ICO (*Préstamo ICO*) of EUR 12 million, thus increasing the liquidity of the Group.

Effective March 2020, the Group implemented temporarily the “Be Safe Insurance Policy” to most of its projects (even though the policy was already in place in 2019 for some projects). This insurance policy covers payments from clients who are affected either by a collective dismissal (*expedientes de regulación de empleo* or ERE) or by measures to temporarily suspend employment contracts and temporarily reduce working hours (*Expediente de Regulación Temporal de Empleo* or ERTE) as a result of the Coronavirus pandemic. The current circumstances caused by the health crisis and the travel restrictions imposed under the Coronavirus pandemic have prompted Metrovacesa to work even closer to its customers than before.

In June 2020, Metrovacesa was awarded the “Equality in the Workplace” (*Igualdad en la Empresa*) seal of distinction, which is granted by the Ministry of Equality and managed by the Women’s Institute. This seal recognizes the equality plan “We build Equality” promoted since 2018 in order to develop best practices and policies that promote equal treatment and opportunities between men and women.

In September 2020, Metrovacesa announced a repurchase program for the shares of its subsidiary MPyA in order to provide a liquidity event to the minority shareholders and retail investors (more than 3,000) given that the shares of MPyA are not listed on a regulated market. Such repurchase program was settled on 20 October 2020 and, as a result, as of the date of the Information Memorandum, Metrovacesa owns 100% of MPyA.

Also in October 2020, the Company registered a Commercial Paper Program on MARF with a maximum outstanding amount of EUR 100 million and maturity periods of up to 24 months, aimed at continuing to diversify its financing sources in the capital markets.

Over the course of financial year 2020, due to the situation created by the Coronavirus pandemic and the need to finance its activities, Metrovacesa used EUR 135,000 thousand of the Group’s syndicated loan arranged on 1 December 2017 and which amounted, in total, to EUR 275,000 thousand. Also, the Group signed new bank loans in order to finance the construction of residential development projects which, as of 30 June 2023, amounted to EUR 606,863 thousand.

In May 2021, the Company registered a Senior Notes Program on MARF with a maximum outstanding amount of EUR 100 million and maturity periods of up to 30 years, aimed at continuing to diversify its financing sources in the capital markets. Based on the program, Metrovacesa issued that same month secured senior notes (*bonos garantizados*) in the amount of EUR 30 million, at a 4.1% fixed rate interest rate subject to adjustments depending on the Group’s corporate rating, with a five-year maturity, and secured with a first ranking mortgage. Such interest was reduced from 31 May 2022 and onwards, to a 3.9% fixed rate interest rate pursuant to the improvement of the issuance’s rating of BBB- to BBB. The Board of Directors

considers that the aim and purpose of the notes issued under the Senior Notes Program shall be equivalent to that of a development loan (*préstamo promotor*). The Information Memorandum on the admission of the notes (*bonos*) on MARF and the Final Terms of the issuance (*Condiciones Finales*) are publicly available at MARF's website ([www.bolsasymercados.es](http://www.bolsasymercados.es)).

The General Shareholders' Meeting held on 5 May 2021, approved the implementation of a New Long-Term Incentive Plan, aimed at Executive Directors, members of the Management Committee, Department Directors, Territorial Directors and key employees. The maximum amount approved is EUR 7,300 thousand and will be paid in shares upon approval of the annual accounts for 2023, subject to the fulfilment of some objectives.

On 28 July 2021, Metrovacesa signed an agreement with eleven financial entities to refinance its sustainable corporate debt, initially signed on December 2017, which is increased up to EUR 260 million, with an annual initial interest of 3.35% and maturing on July 2026, which will be used for the investment in urbanization, financing the start of sustainable developments with proven commercial interest, susceptible of turnkey agreements with institutional investors or with commercial progress until the corresponding developer financing is signed, or one-off land purchases, among others. One of the agreements reached with financial entities is the transformation of the senior syndicated loan into a sustainable loan, and for this purpose the Company has undertaken to comply with certain Key Performance Indicators ("KPIs") linked to: (i) percentage of projects with energy rating A or B; (ii) number of working days executed by workers hired in the projects by local companies; and (iii) hours of training for employees of the Metrovacesa Group.

In October 2021, the Company registered renewed its Commercial Paper Program on MARF with a maximum outstanding amount of EUR 100 million and maturity periods of up to 24 months, with the same aim as the previous Commercial Paper Program. The Information Memorandum on the admission of such commercial paper on MARF is publicly available at MARF's website ([www.bolsasymercados.es](http://www.bolsasymercados.es)). Based on the program, as of 30 June 2024, Metrovacesa has issued commercial paper in the amount of EUR 43.5 million and has repaid EUR 54.1 million.

On 30 November 2021, the Extraordinary General Shareholders' Meeting of the Company approved the distribution on 16 December 2021 of a dividend equal to EUR 0.3955 per share charged to freely available reserves. On 3 May 2022, the Ordinary General Shareholders' Meeting of the Company approved the distribution on 20 May 2022 of a dividend equal to EUR 0.60 per share charged to freely available reserves.

On 23 March 2022, FCyC, S.A., a company of the FCC group, announced their intention to formulate a voluntary partial takeover bid, addressed to all shareholders (except for the controlling shareholder of the offeror, which held shares representing 5.41% of the share capital of the Company through SOINMOB Inmobiliaria Española, S.A.U.) to acquire a maximum of 36,402,322 shares of Metrovacesa, representing 24% of its share capital, at a price of EUR 7.20 per Share (following the adjustment of the initial price of EUR 7.80 per share as a result

of the dividend paid by the Company on 20 May 2022). Such takeover bid was authorized by the CNMV on 26 May 2022. The partial takeover bid was accepted by 17,397,696 shares, representing 11.47% of the share capital of Metrovacesa.

On 29 November 2022, the Extraordinary General Shareholders' Meeting of Metrovacesa approved the distribution of an elective dividend, which could be received at the discretion of each shareholder either in shares or in cash, in a gross amount of EUR 1.05 per share. A total amount of 3,338,506 shares were distributed as dividend in kind, and the remainder was distributed in cash. The dividend was paid on 22 December 2022.

On 20 December 2022, the equity swap executed between the Company and Goldman Sachs was terminated.

On 24 January 2023, the liquidity agreement between Metrovacesa and Banco de Sabadell, S.A., was terminated. On the same day, the Company executed a liquidity agreement with JB Capital Markets SV, S.A., which became effective on 25 January 2023.

On 25 April 2023, the Ordinary General Shareholders' Meeting approved the distribution of a dividend in the amount of EUR 0.33 per share charged to freely available reserves. The dividend was paid on 19 May 2023.

On 30 April 2024, the Ordinary General Shareholders' Meeting approved the distribution of a dividend in the amount of EUR 0.36 per share charged to freely available reserves. The dividend was paid on 23 May 2024.

The General Shareholders' Meeting held on 30 April 2024, approved the implementation of a Long-Term Incentive Plan (the "LTIP 3" or "New Plan"), aimed at Executive Directors, members of the Management Committee, Department Directors, Territorial Directors and key employees, current or future. The maximum approved amount amounts to EUR 8,716 thousand, equivalent to 745,583 shares of the parent company. The purpose of the New Plan will be: (i) to be aligned with the long-term interests of the shareholders of the parent company; (ii) serve as a motivation and retention tool for the management team; (iii) help create a competitive compensation system -that is, challenging for the beneficiaries and, at the same time, realistic according to the situation of the market and the parent company-; and (iv) align the compensation system with market practices regarding remuneration. Settlement will be carried out in cash and in shares of the parent company.

The New Plan will be implemented through the granting to the beneficiaries, free of charge, in the years 2024, 2025 and 2026, of a certain initial target incentive which, after a certain period of time, conditioned on the permanence of the beneficiaries in the Company and depending on the degree of compliance with the objectives to which the LTIP 3 is linked, it would give the right to receive a cash amount and a number of Metrovacesa shares.

On October 28, 2024, a refinancing agreement was signed regarding the syndicated debt entered into during 2021, among others, in order to increase the

nominal amount to €276,000 thousand and to extend the maturity date to October 28, 2029. Additionally, on March 25, 2025 the Issuer signed an amendment agreement in order to increase the nominal amount to €296,000 thousand, keeping the same maturity.

On 19 November 2024, the Extraordinary General Shareholders' Meeting approved the distribution of a dividend in the amount of EUR 0.33 per share charged to freely available reserves. The dividend was paid on 27 December 2024.

On 28 April 2025, the Ordinary General Shareholders' Meeting approved the distribution of a dividend in the amount of EUR 0.46 per share charged to freely available reserves. The dividend was paid on 22 May 2025.

## 2. Strategy

The Issuer has three business lines, i.e. residential development, commercial development and land bank management, with a main focus on the first one, where it has consolidated its position as one of the national homebuilding industry leaders.

The diagram below provides a general overview of the Issuer's project cycles which vary depending on the sub-category (residential development and commercial development):




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**Notes:**

(1) First Occupancy License.

### A. Residential development

A brief description of the phases comprising the residential development process—the Issuer's main business line—is presented below:

### *Pre-launch*

The process begins with the examination of opportunities through a thorough market analysis in order to produce a business plan. At this stage, the Issuer relies on the regional offices where the land plot is located in order to benefit from their first-hand local knowledge. They are supported by departments that analyze financial figures and cross-check business plans, while providing the relevant input on prices, sales, marketing, selling strategies and operating margins. The Issuer thus obtains a competitive advantage in identifying and assessing land opportunities and is able to produce market studies that will be used by the development manager to define the initial product.

Once the business plan is completed, the relevant regional manager, in consultation with the operations department, the chief operating officer and with the approval of the management committee, appoints the architect. They are appointed mainly based on reputation, experience and knowledge of the development area, on a case-by-case basis. Architects prepare the basic project (*proyecto básico*) which contains information required for compliance with urbanistic regulations and which is added to the business plan. Once analyzed by the operations department and the regional manager, it is submitted to the Issuer's management committee for approval.

Prior to approval, a variety of factors are reviewed, including, among others: (i) market conditions in the area where the land plot will be developed; (ii) overall timing; (iii) estimated financial data; (iv) experience of the architect and the commercialization agency; or (v) potential downside and risks. The management committee follows a multi-faceted analysis with a financial focus, a SWOT focus (strengths, weaknesses, opportunities and threats of each project), and a commercial focus, among others. If the business plan is approved, the development is launched and the agreement with the pre-selected architect is executed.

In addition, the Group seeks advice from various external brokers with a deep local market knowledge, which enables the Group to define more accurately the product mix to be developed, as well as the price range potential clients would be willing to pay.

### *Project design*

Then, the Issuer requests the building permit from the relevant city council, and the architect commences the preparation of an execution plan for the project, following the business plan. As per the technical aspects of the project, the Issuer has the competitive advantage of being able to offer tailored specifications, materials and type of products for the design of each project, while exerting the minimum intervention over the land. In addition, the Issuer uses construction materials that aim to reduce its carbon footprint and combines excellence in business practices with a thorough awareness of the environment. Metrovacesa relies on BIM (Building Information Modeling) and Blockchain tools to verify and certify that the design and choice of materials are in line with the standards of the climate change

objectives. In parallel with the above, the commercialization department begins planning the commercialization and marketing strategy.

### *Commercialization*

In this phase, the Issuer:

- i. Appoints a broker based on experience, service quality, selling capacity, customers' familiarity with them and customer service. The Issuer's competitive advantage lies in the fact that it preserves flexibility to select the best broker available for the specific project with local market and target client expertise, instead of having framework agreements with specific brokers.
- ii. Initiates its marketing plan, launched by its marketing department in coordination with the regional manager and the development manager. The Issuer also relies on third-party advertisement agencies, which allows it to keep abreast of the latest sales and commercialization techniques.
- iii. Commences its pre-sales process, which is essential for the financing of the development and is closely monitored by the regional manager and management committee.
- iv. Obtains the building permit from the corresponding city council.
- v. Obtains the financing required for the applicable development, once the above steps are partly fulfilled in order to show capability to fulfil its business plan from an early stage.
- vi. Selects the third-party contractors after several bidding rounds to homogenize proposals, the last of which involves face-to-face meetings with the remaining contractors to analyze their respective proposals in detail.

When most of the above has been fulfilled, the management committee decides on whether or not to approve the construction of the development.

### *Construction*

Construction is outsourced, but continuously supervised on site to ensure that the works meet the Issuer's quality standards and avoid cost overruns. Ongoing monitoring systems are established to be updated on the progress of the works, and incentives for being ahead the estimates are put in place by the Issuer. In parallel with construction works, the Issuer executes private sale and purchase agreements with customers for the acquisition of individual units and provide them bank guarantees (or similar) for the amounts prepaid.

### *First Occupancy License (FOL), delivery and post-sale*

Upon completion of the construction phase, the Issuer obtains a first occupancy license or responsible declaration and, after notarizing the description of the new

building (*declaración de obra nueva*) and horizontal division (*división horizontal*), the units are delivered to customers along with a welcome package. The Issuer's customer service representatives accompany customers in the delivery process and provide them with information and advice with respect to their new homes.

## **B. Commercial development**

Although the Issuer's core activities focus on residential development, it also holds as of June 2025 a sizable portfolio of around EUR 375 million (comprising approximately 15% of its total GAV as of June 2025) of high quality liquid commercial land plots in strategic locations, 98% of which are fully-permitted.

With this business line, Metrovacesa counts with one-off attractive opportunities that differentiates it from its competitors and provides further business diversification and optionality.

## **C. Land bank management**

Lastly, the Issuer also partially targets its business plan towards land bank management, which is aimed at creating value through the development of fully-permitted land. With this third business line, the Issuer enjoys the option to develop or, depending on market conditions, to sell a portion of its land bank portfolio, accelerating sales and profitability. Such a competitive advantage gives it flexibility to adapt to cycles and to market demand.

## **3. Portfolio**

The Issuer structures its portfolio according to the geographical areas where it conducts its business. Its portfolio is divided into the following sections: Catalonia (Catalonia and the north of Balearic Islands), North-Central (Center, including Madrid, and North zone, except Catalonia, and including Canary Islands), Western Andalusia (north and west Andalusia), Costa del Sol (south and east Andalusia) and Levante (Valencia, Murcia and the south of the Balearic Islands).

The map below shows the geographical presence of the Issuer, measured as a percentage of GAV, as of June 2025:



of fully permitted residential real estate units in the provinces of Madrid, Barcelona, Málaga, Seville and Valencia, which constitute the vast majority of its total GAV. As of June 2025, such geographical areas represented approximately 77% of the Group's GAV (c. EUR1,972 million). With respect to the Issuer's land by location, measured as a percentage over the GAV of the assets, as of June 2025, 26% of the Group's portfolio is located the province of Madrid, 15% is located in the province of Barcelona, 16% is in the province of Malaga, 12% is in the province of Seville, 8% is in the province of Valencia, and a lesser percentage of the portfolio is located in elsewhere, including Cádiz, the Canary Islands, Alicante and other locations in Spain.

Below is a detail of Metrovacesa's key operational data as of 30 June 2025, which shows information on Metrovacesa's projects by type of acquisition, units, price and financial information:



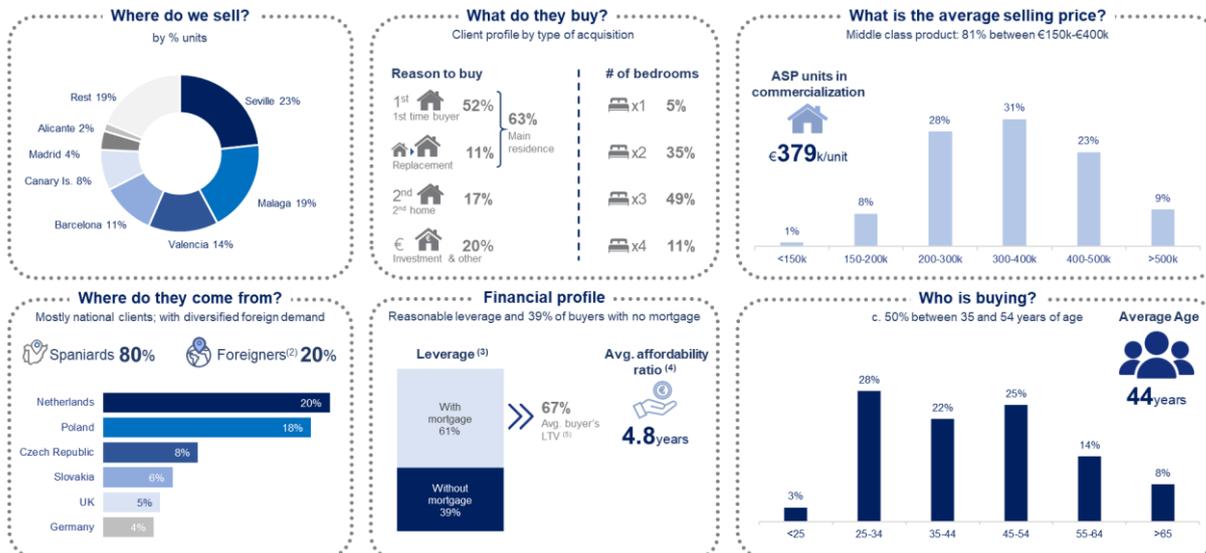
**Notes:**

- (1) Defined as cumulative pre-sales (reservations + contracts) minus deliveries.
- (2) ASP = Average Selling Price.
- (3) Includes units with construction works completed.
- (4) Pre-sales in the period, net of cancellations.

Metrovacesa's mission is creating homes to improve its clients' lives. One of Metrovacesa's competitive strength is its operational flexibility, since it is capable of fulfilling the clients' demands even though they are very varied and have different segment profiles. This strength is reflected, among others, on the Issuer's net pre-sales, which are shown below:

## Client profile

Location, price, age, reason to buy and financing <sup>(1)</sup>



### Notes:

(1) New clients in 1H25

(2) Non-EU non-resident clients represent c. 4%

(3) Calculated over clients which had their house delivered in the period

(4) Calculated as the median of the number of years needed to pay for a house (the price of a home unit divided by the annual gross household income)

(5) Amount of mortgage (in % terms over the price of the house) needed on average by those of our clients that request a mortgage

Further, it should be noted that 39% of Metrovacesa's clients formalise their acquisitions of residential assets with no mortgage, while those who acquire them with a mortgage (c. 61%) have a 67% LTV. The average affordability ratio for these assets, calculated as the purchase price divided by the annual gross household income (median ratio) is equal to 4.8 years.

## 4. Organisational structure

Given its widespread capillarity in Spain, the Issuer operates its business through five established regional offices (as stated above, the geographical areas include Centre-North, West Andalusia, East Andalusia, Levante and Catalonia). Although its management is centralized, the Issuer's development activities are run to a great extent from its regional offices, which operate in the main regions where its business is focused.

### (i) Board of Directors

The Issuer's Board of Directors is responsible for the management of Metrovacesa and, among other functions, establishes its strategic, accounting, organizational

and financing policies. Currently, the Board of Directors consists of the following 13 members, of which 30% are women and 38% are independent:

Board of Directors	Category	Member of Board of Directors since
Mr. Ignacio Moreno Martínez	Independent <sup>(1)</sup>	18/02/2016
Mr. Jorge Pérez de Leza Eguiguren	Executive	22/11/2016
Mr. Alberto Quemada Salsamendi	Proprietary	24/07/2024
Mr. Carlos Manzano Cuesta	Proprietary <sup>(2)</sup>	19/09/2017
Mr. Jaime Ybarra Loring	Proprietary	26/03/2025
Ms. Ana Bolado Valle	Proprietary	30/06/2017
Mr. Cesáreo Rey-Baltar Oramas	Proprietary	28/03/2017
Mr. Enrique Migoya Peláez	Proprietary	22/01/2021
Mr. Juan Antonio Franco Díez	Proprietary	28/11/2023
Ms. Beatriz Puente Ferreras	Independent	06/02/2018
Ms. Emma Fernández Alonso	Independent	06/02/2018
Mr. Vicente Moreno García-Mansilla	Independent	06/02/2018
Ms. Azucena Viñuela Hernández	Independent	20/01/2022

**Notes:**

(1) Non-executive Chair.

(2) Non-executive deputy Chair.

Additionally, the Board of Directors has the following two committees, which are internal reporting and consultative bodies without executive functions but with powers of reporting, advising and submitting proposals:

- The Appointments, Remuneration and Sustainability Committee, which is composed of the following four directors: Ms. Emma Fernández Alonso (also its Chair), Mr. Ignacio Moreno Martínez, Mr. Cesáreo Rey-Baltar Oramas and Mr. Vicente Moreno García-Mansilla.

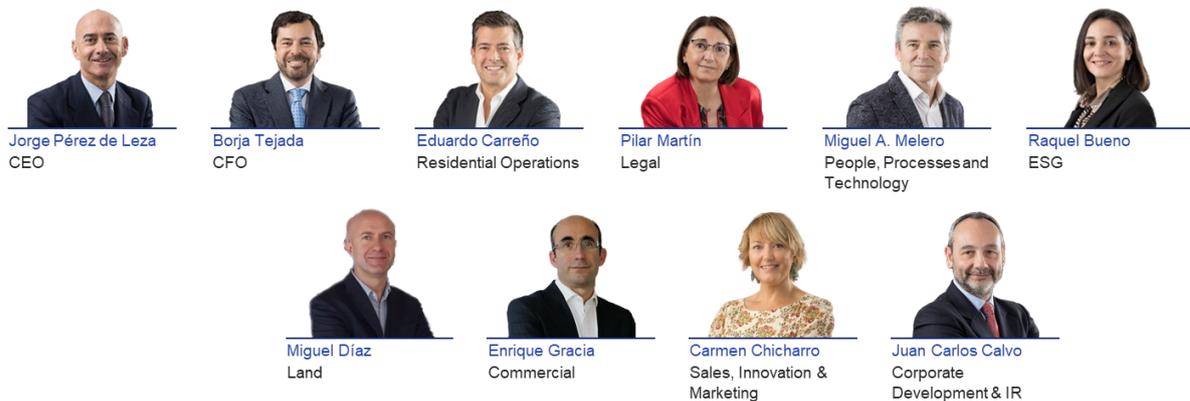
- The Audit Committee, which is composed by the following three directors: Ms. Azucena Viñuela Hernández (also its Chair), Mr. Alberto Quemada Salsamendi and Ms. Beatriz Puente Ferreras.

(ii) Management

Metrovacesa has a centralized, highly skilled and well dimensioned senior management team. It is supplemented by full in-house regional teams with nationwide capillarity and first-hand knowledge of regional dynamics, local relationships and local regulations. In addition, the Issuer has project managers that handle several projects at a time while coordinating its full-time employees.

Below follows the composition of Metrovacesa’s management committee and the regional directors as of September 2025:

Management Committee



Regional Directors



Operations structure



As of June 30, 2025, the Issuer had an average workforce of 215 current, full-time employees, 47% of whom were women. In addition, in June 2020 Metrovacesa obtained the Equality in the Company Distinction awarded by the Ministry of Equality (*Distintivo del Ministerio de Igualdad*), making Metrovacesa one of the 157 Spanish companies that has obtained this recognition.

## 5. Financial information

### A. Issuer's standalone and consolidated annual accounts

Annexed to the Information Memorandum are the standalone and consolidated annual accounts of the Issuer and its subsidiaries as of, and for the financial years ended, 31 December 2023 and 31 December 2024, audited by PricewaterhouseCoopers Auditores, S.L. and unqualified.

Annual financial information relating to the Group may also be accessed on the public website of the Issuer (<https://metrovincesa.com>) or in the public website of the CNMV ([www.cnmv.es](http://www.cnmv.es)), and all annual accounts of the Issuer as of the date of the Information Memorandum are deposited with the Commercial Registry of Madrid.

The main variations in the amounts contained in the Issuer's consolidated annual accounts are explained below (note that the numbers shown below have been adjusted by rounding so that the totals may not coincide exactly with the information included in the consolidated annual accounts).

### B. Balance sheet

The table set out below provides the main financial aggregates for the consolidated balance sheet as of 31 December 2024 and 31 December 2023:

	<b>As of</b>	<b>As of</b>
	<b>31/12/2024</b>	<b>31/12/2023</b>
	<i>(in thousands of euros)</i>	
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment and intangible assets	3,761	4,573
Investment property	240,244	238,897
Investments in associates	49,146	49,027
Financial assets	15,721	27,086
Deferred tax assets	79,215	75,984
<b>Total non-current assets</b>	<b>388,087</b>	<b>395,567</b>
<b>Current assets</b>		
Inventories	1,739,933	1,825,977
Financial Assets	62,735	43,179
Other receivables from Public Administrations	10,507	19,468
Other financial assets	25,820	52,191
Cash and cash equivalents	186,432	196,298
<b>Total current assets</b>	<b>2,025,427</b>	<b>2,137,113</b>
<b>Total assets</b>	<b>2,413,514</b>	<b>2,532,680</b>

**Notes:**

Source: Metrovacesa's consolidated annual accounts for 2024.

	<b>As of</b>	<b>As of</b>
	<b>31/12/2024</b>	<b>31/12/2023</b>
	<i>(in thousands of euros)</i>	
<b>EQUITY</b>		
<b>Total equity attributable to the Company's shareholders</b>		
Share capital	1,092,070	1,092,070
Share premium	752,212	856,803
Legal reserve	1,848	1,848
Other reserves	(795)	(795)
Retained earnings	(261,148)	(277,033)
Treasury shares	(1,171)	(1,668)
Other shareholder contributions	12,881	12,881
Other equity instruments	981	1,211
<b>Total equity</b>	<b>1,596,878</b>	<b>1,685,317</b>
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Provisions	7,510	14,500
Financial debt	248,337	233,628
Trade and other payables	43,364	35,540
Deferred tax liabilities	10,718	8,292
<b>Total non-current liabilities</b>	<b>309,929</b>	<b>291,960</b>
<b>Current liabilities</b>		
Provisions	35,631	31,144
Financial debt	145,772	204,758
Trade and other payables	285,506	305,018
Payables to Public Administrations	39,798	14,483
<b>Total current liabilities</b>	<b>506,707</b>	<b>555,403</b>
<b>Total liabilities</b>	<b>816,636</b>	<b>847,363</b>
<b>Total equity and liabilities</b>	<b>2,413,514</b>	<b>2,532,680</b>

**Notes:**

Source: Metrovacesa's consolidated annual accounts for 2024.

As per the Group's balance sheet as of year-end 2024, the following should be highlighted:

- i. Book value of real estate assets: Metrovacesa's group real estate assets have an aggregate book value of EUR 1,974,660 thousand as of 31 December 2024. Most of this figure comes from inventories, which amount to EUR 1,739,933 thousand (decreasing from EUR 1,825,977 thousand as of 31 December 2023 due to deliveries of projects and investments executed, while the remaining EUR 240,244 thousand is attributed to the investment properties' book value (increasing from EUR 238,897 thousand as of 31 December 2023).
- ii. Non-current assets: the Group's total non-current assets decreased to EUR 388,087 thousand from EUR 395,567 thousand, mainly due to a slight decrease of financial assets. The Group's investments in affiliated companies (associates) increased slightly to EUR 49,146 thousand as of 31 December 2024, from EUR 49,027 thousand as of 31 December 2023, due to equity contributions. Additionally, financial assets decreased from EUR 27,086 thousand as of 31 December 2023 to EUR 15,721 thousand as of 31 December 2024.
- iii. Current assets: the Group's total current assets decreased to EUR 2,025,427 thousand at the end of December 2024 from EUR 2,137,113 thousand at the end of December 2023, mainly because of a decrease in inventories due to deliveries. Other financial assets amounted to EUR 25,820 thousand as of 31 December 2024, decreasing from EUR 52,191 thousand as of 31 December 2023.
- iv. Total cash: as of 31 December 2024, total cash was equal to EUR 186,432 thousand, having decreased compared to the balance as of 31 December 2023 (which was equal to EUR 196,298 thousand). From the total cash balance as of 31 December 2024, there were restrictions on availability amounting to EUR 102,184 thousand corresponding to amounts received and associated with projects that are deposited in special accounts, separated from any other type of funds belonging to the Group and which are only available for the services derived from the construction of said projects. The remaining EUR 84,248 thousand was available for the Group without restrictions.
- v. Share premium: as of 31 December 2024, the share premium has decreased to EUR 752,212 thousand, from EUR 856,803 thousand as of 31 December 2023, mainly due to share premium distributions during financial year 2024, amounting to EUR 104,591 thousand, approved as dividend distribution by the General Shareholders' Meeting of the Company on 30 April 2024 and on 19 November 2024, respectively.
- vi. Financial debt: the Group's non-current financial debt has decreased due to a partial reclassification to current financial debt. During 2021 the Group signed a syndicated debt refinancing agreement of the syndicated loan arranged by the Group on 1 December 2017, whereby the nominal amount was increased to EUR 260,000 thousand and the maturity term was extended until 28 July 2026. The interest rate agreed is linked to the evolution of the Group's LTV.

One of the agreements reached with financial entities was the transformation of the senior syndicated loan into a sustainable loan, and for this purpose the Company has undertaken to comply with certain KPIs. On October 28, 2024, a refinancing agreement was signed regarding the syndicated debt, increasing the nominal amount to EUR 276,000 thousand and extending the maturity date to October 28, 2029. Additionally, on March 25, 2025, the Issuer signed an amendment agreement with financial entities, in order to increase the nominal amount to EUR 296,000 thousand, without changing the maturity date.

As for current financial debt, the balance as of December 31, 2024 was EUR 145,772 thousand.

On 2024, the Group signed financing agreements associated with the real estate projects it has under construction for an amount of 224,843 thousand euros (382,422 thousand euros in 2023), of which 11,859 thousand euros were withdrawn (51,604 thousand euros in 2023). Lastly, during 2024, the Company issued commercial paper in the overall amount of EUR 102,676 thousand (compared to EUR 135,000 thousand in 2024), which are traded on MARF.

- vii. Average supplier payment period in financial year 2024: 40 days.
- viii. Loan to Cost: being an indicator that measures a company's debt position, it is widely used by investors when assessing the financial leverage of real estate companies, as well as by rating agencies and creditors to evaluate the level of debt. The Group's loan to cost amounted to 15.89% (16.14% in 2023), having decreased due to lower external financing.
- ix. Shareholders' funds: the Company's consolidated shareholders' funds have decreased from EUR 1,685,317 thousand on 31 December 2023 to EUR 1,596,878 thousand on 31 December 2024, mainly, due to share premium distributions.

#### C. Income statement

The table set out below provides the main financial aggregates for the consolidated income statement for financial years ended on 31 December 2024 and 31 December 2023:

	For the year ended 31/12/2024	For the year ended 31/12/2023
	<i>(in thousands of euros)</i>	
<b>CONTINUING OPERATIONS</b>		
<i>Income from sale of developments</i>	588,050	502,376
<i>Direct cost per sale of developments</i>	(458,232)	(391,711)
<b>Gross margin – developments</b>	<b>129,818</b>	<b>110,665</b>
<b>% gross margin – developments</b>	<b>22.1%</b>	<b>22.0%</b>
<i>Income from land sales</i>	65,707	84,085
<i>Direct cost of land sales</i>	(71,487)	(67,128)
<b>Gross margin – land sales</b>	<b>-5,780</b>	<b>16,957</b>
<b>% gross margin – land sales</b>	<b>-9%</b>	<b>20%</b>
Sales revenue	653,757	586,461
Direct cost of sales	(529,719)	(458,839)
<b>GROSS MARGIN</b>	<b>124,038</b>	<b>127,622</b>
<b>% GROSS MARGIN</b>	<b>19.0%</b>	<b>21.8%</b>
Marketing	(6,321)	(5,653)
Commercialization	(9,806)	(9,171)
Other direct expenses - developments	(9,435)	(8,559)
<b>NET MARGIN</b>	<b>98,476</b>	<b>104,239</b>
<b>% NET MARGIN</b>	<b>15%</b>	<b>18%</b>
Personal expenses	(18,943)	(18,895)
External services	(9,245)	(10,072)
Other net management income	3,149	(1,059)
<b>EBITDA</b>	<b>73,437</b>	<b>74,213</b>
<b>%EBITDA</b>	<b>11.2%</b>	<b>12.7%</b>
Provisions and amortizations	3,326	(3,180)
Variation in inventory value	(28,559)	(61,944)
Variations in the value of investment properties	2,648	4,964

<b>Operating results</b>	<b>50,852</b>	<b>14,053</b>
Financial income	7,401	2,241
Change in fair value of financial instruments	(3,090)	(3,986)
Financial expenses	(37,293)	(26,376)
Capitalized financial expenses	7,279	3,401
<b>FINANCIAL RESULTS</b>	<b>(25,703)</b>	<b>(24,720)</b>
Results in entities carried under the equity method	(686)	(5,838)
<b>RESULT BEFORE TAX</b>	<b>24,463</b>	<b>(16,505)</b>
Income tax	(8,578)	(4,339)
<b>PROFIT / (LOSS) FOR THE PERIOD</b>	<b>15,885</b>	<b>(20,844)</b>
Attributable to - Owners of the parent	<b>15,885</b>	<b>(20,844)</b>
Basic earnings /(loss) per share		
- Basic	<b>0.1048</b>	<b>(0.1376)</b>
- Diluted	<b>0.1048</b>	<b>(0.1376)</b>

**Notes:**

Source: Metrovacesa's consolidated annual accounts for 2024.

In relation to the consolidated income statement for financial year 2024, the following should be highlighted:

- i. Sales: in 2024, the Group recognized revenues from sales in the amount of EUR 653,757 thousand, which derived mainly from the contribution to sales revenue from residential real estate developments and land sales (for financial year 2024, EUR 588,050 thousand and EUR 65,707 thousand, respectively). During 2024, no land was transferred and was recorded as investment properties (the same happened for financial year 2023).
- ii. Gross margin: in 2024, the Company's gross margin associated with developments —understood as the difference between the income from sale of developments (EUR 588,050 thousand) and direct costs per sale of developments (EUR (458,232) thousand)— amounted to EUR 129,818 thousand. During 2023, the Company's gross margin associated with developments amounted to EUR 110,665 thousand, i.e. the difference between the income from sale of developments (EUR 502,376 thousand) and direct costs per sale of developments (EUR 391,711 thousand).
- iii. Net margin: in 2024, the Group's net margin amounted to EUR 98,476 thousand compared to the EUR 104,239 thousand in 2023, representing a negative variation of 5,763 thousand euros due to a lower gross margin on land sales.
- iv. EBITDA: in 2024, the Group's EBITDA amounted to EUR 73,437 thousand compared to the EUR 74,213 thousand in 2023, which represents a negative

variation of 776 thousand euros due to the lower gross margin mentioned above, as well as containment in external service expenses.

- v. Operating results (EBIT): in 2024, the Group's EBIT amounted to EUR 50,852 thousand compared to the EUR 14,053 thousand in 2023. Such increase is mainly due to lower impairments.
- vi. Profit before and after taxes: in 2024, while the Company's profit before taxes (EBT) was equal to EUR 24,463 thousand, the net income (after taxes) was EUR 15,885 thousand (compared to EUR –16,505 thousand and EUR -20,844 thousand for financial year 2023, respectively).
- vii. Income tax expense: in 2024, Metrovacesa had an income tax expense due to corporate income tax equal to EUR 8,578 thousand.

#### D. Financial structure

##### - Net financial debt

	As of 31/12/2024	As of 31/12/2023
	<i>(in thousands of euros)</i>	
Banking debt <sup>(1)</sup>	(323,403)	(364,862)
(+) Bond (MARF) <sup>(2)</sup>	(30,000)	(30,000)
(+) Commercial paper program (MARF) <sup>(2)</sup>	(44,600)	(45,600)
(+) Available cash	84,248	72,331
(+) Other financial assets and liabilities	-	35,913
<b>Net financial debt</b>	<b>(313,755)</b>	<b>(332,218)</b>

#### Notes:

(1) Net amount of advance payments made at the time of opening the corporate financing amounting to €5,149 thousand as of December 31, 2024 and €2,872 thousand as of December 31, 2023, as well as accruals of interest amounting to €1,256 thousand as of December 31, 2024 (€689 thousand as of December 31, 2023).

(2) Includes the debt for MARF commercial paper as it is considered comparable to bank debt.

Source: Metrovacesa's consolidated annual accounts for 2024.

As of December 31, 2024, the Group had a total negative net financial debt of EUR 313,755 thousand, compared to a negative total of EUR 332,218 thousand as of December 31, 2023, mainly due to high volume of project loan repayments at the end of the year.

- Loan to Value (LTV)

	As of	As of
	31/12/2024	31/12/2023
	<i>(in thousands of euros)</i>	
(-) Net financial debt	313,755	332,218
Market value of property assets recorded in investment property	240,244	238,897
Market value of property assets recorded in inventories	2,078,086	2,104,529
<b>LTV<sup>(1)</sup></b>	<b>13.53%</b>	<b>14.18%</b>

**Notes:**

(1) The LTV does not include the market value of assets owned by companies consolidated using the equity method (€68,022 thousand as of December 31, 2024, and €67,280 thousand as of December 31, 2023). If it were included in the calculation, the LTV as of December 31, 2024, would have amounted to 13.15% and that as of December 31, 2023, would have amounted to 13.78%.

Source: Metrovacesa's consolidated annual accounts for 2024.

Metrovacesa's Group had an LTV ratio of 13.53% (13.15% adjusted) as of 31 December 2024, compared to a ratio of 14.18% (13.78% adjusted) as of 31 December 2023, mainly due to the increase in activity in the group during the year and cash generation.

- Loan to Cost

	As of	As of
	31/12/2024	31/12/2023
	<i>(in thousands of euros)</i>	
(-) Net financial debt	313,755	333,014
(+) Inventories	1,739,933	1,825,977
(-) Pre-payments to suppliers	(5,517)	(1,634)
(+) Investments properties	240,244	238,897
<b>LTC</b>	<b>15.89%</b>	<b>16.14%</b>

**Notes:**

Source: Metrovacesa's consolidated annual accounts for 2023.

The Group had a Loan to Cost of 15.89% as of 31 December 2024 compared to a ratio of 16.14% as of 31 December 2023, due to the increase in Group activity during the 2024 financial year with equity or without bank financing.

- Analysis by maturity of bank debt

	31 December 2023					
	<i>(in thousands of euros)</i>					
	Financial liabilities					
	2024	2025	2026	2027	Subsequent years	Total
<b>Payables</b>						
- Bank loans (*)	96,486	5,269	5,269	5,269	126,327	238,620
- Other financial liabilities	46,289	–	–	–	365	46,654
<b>Payables to affiliated companies and related parties</b>						
- Bank loans (*)	61,983	4,481	4,481	4,481	78,052	153,478
- Trade payables	28,684	–	–	–	–	28,684
<b>Trade and other payables:</b>						
- Trade Payables	72,231	–	–	–	35,175	107,406
- Personnel (**)	6,537	–	–	–	–	6,537
	<b>312,210</b>	<b>9,750</b>	<b>9,750</b>	<b>9,750</b>	<b>239,919</b>	<b>581,379</b>

**Notes:**

(\*) EUR 104,508 thousand of developments loans are registered in the current liabilities because they are directly related to operating cycle. On the contrary, the maturity varies from 30 to 32 years. The Group will pay these loans when the financed inventories are delivered, that it is expected to be in the next 24-36 months.

(\*\*) As reported in the Company's Annual Remuneration Report 2023, the chairman of the group has the right to compensation in the event of termination of office for any reason amounting to EUR 500 thousand. This amount is provisioned under the heading "Personnel" on the balance sheet.

Source: Metrovacesa's consolidated annual accounts for 2023.

	31 December 2024					
	<i>(in thousands of euros)</i>					
	Financial liabilities					
	2025	2026	2027	2028	Subsequent years	Total
<b>Payables</b>						
- Bank loans (*)	60,228	42,128	21,163	15,872	78,266	217,656
- Other financial liabilities	38,358	–	–	–	–	38,358
<b>Payables to affiliated companies and related parties</b>						
- Bank loans (*)	47,188	4,084	16,337	12,253	58,234	138,095
<b>Trade and other payables:</b>						
- Trade payables	71,148	–	–	–	43,364	114,512
- Personnel (**)	6,437	–	–	–	–	6,437
	<b>223,358</b>	<b>46,212</b>	<b>37,500</b>	<b>28,125</b>	<b>179,864</b>	<b>515,059</b>

**Notes:**

(\*\*) As reported in the Company's Annual Remuneration Report 2024, the chairman of the group has the right to compensation in the event of termination of office for any reason amounting to EUR 500 thousand. This amount is provisioned under the heading "Personnel" on the balance sheet.

Source: Metrovacesa's consolidated annual accounts for 2024.

**E. Cash flow**

The table set out below provides the main financial aggregates for the consolidated cash flows statements for financial years ended on 31 December 2024 and 31 December 2023:

	For the year ended 31/12/2024	For the year ended 31/12/2023
	<i>(in thousands of euros)</i>	
<b>1. CASH FLOWS FROM OPERATING ACTIVITIES</b>		
<b>Profit / (loss) for the year before tax</b>	<b>24,463</b>	<b>(16,505)</b>
<b>Adjustments to results</b>		
Financial income	(7,401)	(2,241)
Change in fair value of financial instruments	3,090	3,986
Financial expenses	37,293	26,376
Capitalised expenses	(7,279)	(3,401)
Results of entities valued by the equity method	686	5,838
Amortization and provisions	(3,326)	3,180
Impairment of inventories and investment properties	25,911	56,979
<b>Other adjustments to results</b>		
(Increase) / Decrease in other non-current assets minus non-current liabilities	-	4,281
<b>Other cash flows operating activities</b>		
Interests collected	7,028	1,266
Interests paid	(24,754)	(22,943)
Collected (Paid) for income tax	(809)	(2,966)
<b>Changes in working capital</b>		
(Increase) / decrease in inventories	57,487	(37,540)
(Increase) / decrease in receivables	(13,709)	(23,882)
Increase / (decrease) in payables	(2,772)	41,941
(Increase) / decrease in other current assets minus current liabilities	(949)	(2,131)
<b>Total net cash flows from operating activities</b>	<b>94,959</b>	<b>32,238</b>

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## 2. CASH FLOWS FROM INVESTING ACTIVITIES

### Investments / Divestments

Group companies and affiliated companies	(805)	(636)
Tangible and intangible fixed assets	212	(1,459)
Investment properties	3.906	(840)
Loans to associated companies	36,193	(25,805)
<b>Total net cash flows from investing activities</b>	<b>39,506</b>	<b>(28,740)</b>

## 3. CASH FLOWS FROM FINANCING ACTIVITIES

### Receipts and payments for financial equity instruments:

Acquisition of own equity instruments	497	888
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### Receipts and payments for financial liability instruments:

#### Issue

Debt with credit institutions	300,140	433,228
Other debts	102,676	135,000

#### Repayment and amortisation:

Debts with credit institutions	(341,073)	(359,915)
Other debts	(101,980)	(118,400)

### Dividend payments and other equity instruments remunerations

Dividends	(104,591)	(100,015)
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<b>Total net cash flows from financing activities</b>	<b>(144,331)</b>	<b>(9,214)</b>
<b>NET INCREASE/DECREASE IN CASH OR CASH EQUIVALENTS</b>	<b>(9,866)</b>	<b>(5,716)</b>
<b>Cash or cash equivalents at the beginning of the year</b>	<b>196,298</b>	<b>202,014</b>
<b>Cash or cash equivalents at the end of the year</b>	<b>186,432</b>	<b>196,298</b>

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#### Notes:

Source: Metrovacesa's consolidated annual accounts for 2024.

In 2024, the net cash flow from operating activities increased with respect to 2023 due to an increase in inventories.

The net cash flow from investing activities increased with respect to 2023 due to higher cash out-flows regarding other financial assets.

The net cash flow from financing activities has decreased mainly due to a decrease of debt during 2024, as described above.

As of 31 December 2024, there were restrictions on availability of cash amounting to EUR 102,184 thousand (EUR 123,967 thousand as of 31 December 2023) that relate to amounts received and associated with projects that are deposited in special accounts, separated from any other type of funds belonging to the Group and which are only available for the services derived from the construction of said projects.

#### F. Recent events

As per the most significant events of Metrovacesa that have taken place from 1 January 2025 to 30 June 2025 have been described in the Condensed Interim Consolidated Financial Statements and interim consolidated Director's Report for the six-month period ended 30 June 2025 formulated by Board of Directors on July 22, 2025 and available on the website of the Issuer as well as [www.cnmv.es](http://www.cnmv.es).

No additional relevant events have taken place until the date of signature of this Base Information Memorandum.

## 6. ESG Strategy

Metrovacesa understands Environmental, Social and Governance (“ESG”) strategy as a strategic commitment to respect the environment, social development and economic promotion throughout its entire value chain, as an innovative and contemporary real estate company.

This commitment to sustainable management is reflected in its Sustainability Policy, effective since 2018, which establishes the basic principles and the general framework for action and serves as the basis for the sustainability strategy and practices assumed by the Company, as well as the commitments assumed with its main stakeholders.

The general principles governing the Group's sustainability performance are: (i) respect for the environment in the execution of all projects, from a preventive approach; (ii) continuous improvement of its processes and commitment to innovation; (iii) transparency in any relationship that Metrovacesa maintains; (iv) compliance with current legislation, internal regulations and assumed practices; (v) creation of value for shareholders and investors; (vi) promotion of the development of local communities; (vii) attraction and retention of talent, as well as ensuring their well-being and health; (viii) promoting diversity and equality; and (ix) promotion of sustainable supply chain management.

Since 2021, Metrovacesa is a signatory company to the United Nations Global Compact, integrating the 10 fundamental principles related to the environment, anti-corruption, human rights, and labour practices into its strategy and operations while maintaining alignment with the SDGs.

In 2024, Metrovacesa updated its General Sustainability Strategy (“**ESG27**”), as a response to the need to keep moving towards a more sustainable, decarbonized and inclusive construction in the 2025-2027 horizon.

Metrovacesa's ESG27 consists of 11 strategic lines articulated in the three ESG dimensions, with the following main objectives: (i) achieving carbon neutrality no later than 2050, focusing on construction, the use of homes and customer awareness; (ii) adopting sustainable practices that reduce environmental impact and improve projects' circularity; (iii) being positioned as a benchmark for customers in satisfaction and development of sustainable housing; (iv) promoting growth, wellbeing and retention of talent, ensuring constant learning and an inclusive work environment to boost professional growth; (v) promoting sustainable urban developments, support for vulnerable groups, environmental conservation and emergency response; (vi) ensuring respect for and compliance with human rights throughout the entire value chain, promoting ethical and transparent practices in operations and business relationships; (vii) promoting safe and healthy environments, prioritizing the physical and mental well-being of employees and suppliers in all real estate projects; (viii) adopting the highest standards of corporate governance and business ethics; (ix) ensuring responsible and sustainable behaviour from key suppliers and contractors; (x) implementing sustainable innovation solutions, digitalization, and cybersecurity Strategic lines Strategic objectives for Metrovacesa and (xi) consolidate sustainability positioning through transparent ESG management, enhancing corporate reputation by engaging with stakeholders.

The Group's commitment to the sustainable housing is reflected in the objectives set in its residential projects, including the achievement of AA Energy Efficiency Certificates (EEC) and sustainable building certificates; the assessment of environmental impact and Global Warming Potential (GWP) through Life Cycle Analysis (LCA); and the strengthening of the monitoring of waste management in construction projects and promoting the use of circular construction materials.

Metrovacesa also applies its own brand of quality and sustainable commitment, *domum*, to its developments, which includes good practices applied to our developments in aspects such as energy efficiency, circular economy and climatic and landscape characteristics.

In addition, Metrovacesa promotes sustainable urban development projects to improve urban environments and create more active, healthy and inclusive cities. In this sense, the Group promotes participation plans that accompany projects in the long term, fostering a culture of participation that is sustainable over time, with the aim of promoting social cohesion and citizen participation in sustainable and inclusive planning of the territory.

Metrovacesa intends to invest the funds obtained from the Commercial Paper mainly in corporate purposes, including sustainable initiatives considered in the company's Sustainability Policy and ESG27.

## SCHEDULE II

### INDIVIDUAL AND CONSOLIDATED ANNUAL ACCOUNTS OF THE ISSUER FOR THE FINANCIAL YEARS ENDED 31 DECEMBER 2023 AND 31 DECEMBER 2024

The audited individual and consolidated financial statements of the Issuer and Group corresponding to the years ended 31 December 2024 and 31 December 2023 shall be deemed to be incorporated in, and to form part of, this Base Information Memorandum.

- Consolidated Financial Statements of the Issuer for the financial years ended on 31 December 2024:

[https://metrofacesa.com/wp-content/uploads/2025/02/Cuentas-Anuales-Consolidadas-2024\\_ESP.pdf](https://metrofacesa.com/wp-content/uploads/2025/02/Cuentas-Anuales-Consolidadas-2024_ESP.pdf)

- Individual Financial Statements of the Issuer for the financial years ended on 31 December 2024:

[https://metrofacesa.com/wp-content/uploads/2025/02/Cuentas-Anuales-Individuales-2024\\_ESP.pdf](https://metrofacesa.com/wp-content/uploads/2025/02/Cuentas-Anuales-Individuales-2024_ESP.pdf)

- Consolidated Financial Statements of the Issuer for the financial years ended on 31 December 2023:

<https://metrofacesa.com/wp-content/uploads/2024/02/Cuentas-Anuales-Consolidadas-IAGC-IAR-Declaracion-Consejeros-Informe-Auditoria.pdf>

- Individual Financial Statements of the Issuer for the financial years ended on 31 December 2023:

<https://metrofacesa.com/wp-content/uploads/2024/02/Cuentas-Anuales-Individuales-IAGC-IAR-Declaracion-Consejeros-Informe-Auditoria.pdf>