

In compliance with the reporting requirements under article 226 of the *Royal Legislative Decree 4/2015, of 23 October, approving the consolidated text of the Securities Market Act*, AEDAS Homes, S.A. hereby informs the National Securities Market Commission (“**CNMV**”) of the following:

INSIDE INFORMATION

On 29 July 2021 AEDAS Homes, S.A. and its wholly-owned subsidiary AEDAS Homes OPCO, S.L.U. (both companies jointly referred to as "**AEDAS**"), have formalized an agreement with ACR Grupo, through its subsidiary Áurea Ibérica Promoción, S.L.U. ("**Áurea**"), by virtue of which AEDAS acquires for a total consideration of 50 million Euros, a selection of assets (and associated liabilities) of the real estate division of ACR Grupo.

The acquisition by AEDAS includes a number of shareholdings in twelve (12) subsidiaries of Áurea, which:

- a. are currently developing eight (8) real estate projects, equivalent, in the proportion corresponding to AEDAS' shareholding, to 167 homes under construction.
- b. are holders of seven (7) ready to build plots of land, equivalent, in the proportion corresponding to AEDAS' shareholding, to 512 new homes to be developed.

In addition to this portfolio of real estate assets, AEDAS acquires the following assets:

1. Áurea's creditor position in five (5) loans granted to some of the companies whose shares are transferred as indicated in section a. above, the outstanding amount of which is 3,360,240 Euros, plus accrued interest.
2. The subrogation by AEDAS in Aurea's position under the management agreements of the eight (8) developments in progress.
3. The acquisition by AEDAS of 5 trademarks and 13 domain names owned by Áurea, relating to its real estate development activity, as well as certain fixed assets and ancillary elements.

The estimated overall cost of this transaction for Aedas, considering the agreed price plus the foreseen future disbursements for the acquired projects, reach 53,7 MM €.

This transaction represents the acquisition of a landbank of excellent quality, as well as projects in progress, for a total of 679 homes in Madrid, Pamplona, Vizcaya, Seville and Valladolid.

This selection of assets, considering the ready to build plots acquired, represents 512 homes to be built in locations where the company already has developments in progress: four in Madrid (El Cañaveral) for a total of 374 units; two in Pamplona (Salesianos and Entremutilvas) for a total of 98 units and one in Seville (Mairena del Aljarafe) for 40 units.

The acquired ongoing developments also comprise a selection of 8 projects totalling 167 homes in Pamplona (16 units), Barakaldo (31 units), Valladolid (74 units) and Madrid (46 units).

This AEDAS integration transaction contributes to accelerate the growth of the activity thanks to the aforementioned selection of land and projects of excellent quality. In addition, the transaction expands AEDAS' capabilities in northern Spain.

AEDAS Homes, S.A.

Mr. Alfonso Benavides Grases,
Secretary of the Board of Directors