

Grupo Vinte Places Bond for 500 Million Pesos at a Fixed Rate of 8.34%

Mexico City, Mexico, August 26, 2026 – Vinte Viviendas Integrales, S.A.B. de C.V. ("Grupo Vinte" or the "Company") (BMV: VINTE) announces that, yesterday, it successfully concluded the offering of a bond for \$500 million pesos, with a 3.5-year term, on the Bolsa Institucional de Valores, S.A. de C.V. (BIVA). The Company had a placement target of \$300 million pesos and, with oversubscription of 1.9 times, the overallotment option was exercised in full for an additional \$200 million pesos.

The net proceeds from the issuance will be used for the prepayment of the stock exchange certificates identified by the ticker symbol VINTE 17-2 and for working capital.

The main investors were wealth management and private banking clients of GBM and Actinver, the placement agents for the issuance. This placement marks the first GBM has acted as placement agent for a Grupo Vinte bond.

This placement is Grupo Vinte's fifteenth since 2011. Together with the placement agents, the Company structured this bond with the following main characteristics:

- Ticker symbol "VINTE 26," for a total amount of \$500 million pesos and a term of 3.5 years.
- Pays a fixed rate of 8.34%, which was set based on the interpolated M Bono 27-28 reference rate of 6.94%, plus a spread of 1.40%.
- The issuance provides for principal amortization in equal monthly installments.
- The net proceeds from the placement will be used for the early repayment of liabilities, as well as for working capital.
- The issuance carries a credit rating of 'AA' from HR Ratings.

ABOUT GRUPO VINTE

Grupo Vinte became Mexico's largest homebuilding group in December 2024, following the acquisition of Servicios Corporativos Javier. Additionally, in November 2025, Grupo Vinte acquired 100% of the shares of Derex Desarrollo Residencial, a leading sustainability-focused developer in Sonora and Baja California. We have a highly qualified management team with more than 34 years of experience in Mexico's housing sector. We are a vertically integrated, sustainable real estate developer with 23 years of track record and a clear focus on profitability and value creation, with 15,681 homes titled during 2025 across the three companies. Throughout our history, we have focused on developing sustainable housing communities for families in the affordable, middle-income, and residential segments, with a constant commitment to improving their quality of life, which has earned us numerous national and international recognitions. At Grupo Vinte, we have developed more than 83,000 homes across eleven states in Mexico, achieving a high level of customer loyalty. In addition, Javier had developed more than 300,000 homes over its 50-year history, and Derex more than 24,000 homes over its 26-year history. Since 2017, we have driven a Proptech-focused digital strategy, in line with the Company's philosophy of innovation.



FORWARD-LOOKING STATEMENTS

The information presented may include statements regarding future events **Tel:** +52 (55) 5010 7360 and projected results, which could differ from actual results obtained, as

past results do not guarantee future performance.

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