

Habi and IDB Invest announce up to US\$50 million debt program

- *The partnership will provide liquidity for families looking to sell or buy homes in Latin America. Habi has committed to ESG goals to be audited by IDB Invest. This is IDB Invest's largest investment in a proptech company in Latin America. Habi's mission to provide liquidity to millions of families in Latin America strengthens IDB Invest's commitment to economic growth and social inclusion in the region.*

Mexico City, June 1st, 2023.- Middle-class families in Mexico may have an easier time accessing the dream of home ownership following an up to \$50 million financing agreement between proptech Habi and the IDB Invest. This investment, made through IDB Invest, is the largest that IDB has made in the region to a proptech. The financing is specifically allotted for increasing access to fair and efficient liquidity for middle and lower-income families. That figure only represents a portion of the alliance, however, since Habi has committed to social and environmental impact goals that will be audited by the IDB Invest.

IDB Invest aims to contribute to reducing the housing deficit in Mexico through this financing to Habi, which will strengthen the liquidity and agility of the secondary real estate markets with the help of technology. IDB Invest anticipates that this alliance will also accelerate and contribute to the employment of local contractors for the renovation of properties and to Habi's growing network of brokers.

"We are honored to have the Inter-American Development Bank as our partner, allowing us to accelerate access to necessary financial resources for millions of Latin American families in what is often the most important financial decision of their lives: to buy or sell a home," said Brynne McNulty Rojas, Co-Founder and CEO of Habi.

Habi's data-driven approach allows it to offer a range of products and services - including Market Maker, brokerage, financial services, marketplace and a home e-valuation tool. Now, with this line of credit granted by IDB Invest, Habi is expected to significantly strengthen its Market Maker operation in Latin America, allowing it to deliver a robust and inclusive portfolio to more low and middle-class families. "Our Market Maker model is reliable, agile, and transparent; we buy used homes in 10 days, remodel them and then sell them at a competitive price. In this way, we offer liquidity and certainty to these families, accompanying them during a crucial moment", added McNulty Rojas.

This transaction cements Habi's status as the proptech that has raised the most capital over the last year, positioning it to expand its footprint of eligible homes for future purchase, remodeling and sale in Latin America. The alliance strengthens the company's competitive position and undisputed leadership in the space with a proven business model that continues to thrive despite recent market and macro turbulence.

Marcos Kantt, CFO of Habi, added, "IDB Invest is part of the largest multilateral development bank in Latin America, with a very clear goal of supporting sustainable companies and projects. This vote of confidence from an institution of the caliber of IDB Invest reinforces our leadership and commitment to true financial inclusion and ushers in a new era for proptechs in the region".

Habi has committed to ESG goals audited by IDB Invest to mitigate any negative impacts as it grows, and maximize social impact while implementing a robust risk matrix to evaluate corporate policies and processes. In addition to evaluating its waste management stream, Habi is researching how to make homes more environmentally

sustainable, from improved water heaters and thermal insulation to more efficient electrical systems.

Since its founding in 2019, Habi has emerged as one of the most important data-driven technology companies in the region, using artificial intelligence with an emphasis in machine learning and innovative data gathering and analysis to modernize an outdated and illiquid housing market. Habi's platform is powered by an extensive and continuously expanding proprietary database, encompassing a vast array of information. This database boasts over 1 billion data entries, alongside an impressive collection of more than 60 million images and tens of millions of other digitized documents, including as floorplans.

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About HABI

Habi is building the digital infrastructure to support an efficient residential real estate market in Latin America with the goal of empowering families in the most important financial decisions of their lives. Habi's market revolutionizing products provide home pricing, unparalleled access to liquidity and improved transaction capabilities to middle-class families.

Habi's extensive proprietary database, AI-based pricing algorithms and streamlined, tech-enabled operations have positioned it at the center of the real estate ecosystem. Habi provides the information and tools that allow market players - brokers, banks, appraisers, insurance companies, policy makers and more - to make faster, more informed decisions and most importantly, that give families freedom and control over their lives and the wealth they store in homes.

Habi operates in more than 15 cities in Mexico and Colombia, which have a total estimated population exceeding 60 million. For more information on Habi, please visit tuhabi.mx or habi.co.

About IDB Invest

IDB Invest, a member of the IDB Group, is a multilateral development bank committed to promoting the economic development of its member countries in Latin America and the Caribbean through the private sector. IDB Invest finances sustainable companies and projects to achieve financial results and maximize economic, social, and environmental development in the region. With a portfolio of \$15.3 billion in asset management and 375 clients in 25 countries, IDB Invest provides innovative financial solutions and advisory services that meet the needs of its clients in a variety of industries.