

SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 8 May, 2023

Pursuant to Article 17 of Regulation (EU) No. 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation), and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC, and Article 61004/2 of Euronext Rule Book I, Sagax Real Estate SOCIMI, S.A. (the “**Company**”) hereby notifies the following information:

Property portfolio

Summary of property portfolio 1 April 2023

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
84	298,000	6,000	290,017	18,652	99%	18,423

Property investments January - March 2023

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
-	859	859	-	859

No properties were acquired during that period.

Financial information

Condensed consolidated income statement

Amounts in TEUR	Jan-Mar 2023	Jan-Mar 2022
Rental revenue	4 733	6 899
Property expenses	-474	-645
Net operating income	4 260	6 254
Other expense	-341	-415
Unrealised changes in value	-310	8 567
Income before financial items and tax	3 609	14 406

The decrease in Net operating income was mainly due to the divestment of 36 properties to Coop Group. During the period, rental revenue in comparable portfolio increased with **5,2%**.

Other information

At the end of the period, the company had 6 employees.

The above documentation is also available on the Company's website (www.sagax.es).

Sincerely,

SAGAX REAL ESTATE SOCIMI, S.A.

Carlos Galofre

Director