

SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 21 February, 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 January 2023

No of properties	Lettable area	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
84	298,000	8,000	289,468	18,277	98%	17,997

Property investments January - December 2022

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Reclassification to finance leases	Net investments
27,562	9,052	36,614	0	-189,504	-152,890

During that period 7 properties were acquired with a lettable area of 32,400 square meters.

Financial information

Condensed consolidated income statement

Amounts in TEUR

Jan-Dec 2022 Jan-Dec 2021

Rental revenue	28,249	22,582
Property expenses	-2,695	-2,071
Net operating income	25,554	20,511
Other expense	-2,338	-1,849
Unrealised changes in value	21,194	23,082
Income before financial items and tax	44,409	41,744

The increase in Net operating income was mainly due to property acquisitions. During the period, rental revenue in comparable portfolio increased with 8,9%.

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