

# SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 14 July, 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 July 2023

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
86	303,000	5,000	293,739	19,667	99%	19,505

### Property investments January - June 2023

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
3,558	936	4,494	-	4,494

During the period 2 properties were acquired with a lettable area of 4,700 square meters.

## Financial information

### Condensed consolidated income statement

Amounts in TEUR

	Jan-Jun 2023	Jan-Jun 2022
Rental revenue	9 575	13 730
Property expenses	-846	-1 398
<b>Net operating income</b>	<b>8 729</b>	<b>12 332</b>
Other expense	-770	-1 160
Unrealised changes in value	-223	23 547
<b>Income before financial items and tax</b>	<b>7 736</b>	<b>34 720</b>

The decrease in Net operating income was mainly due to the sale of GM portfolio (36 properties). During the period, rental revenue in comparable portfolio increased with **9,4%**.

### **Other information**

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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](http://www.sagax.es)).

Sincerely,

**SAGAX REAL ESTATE SOCIMI, S.A.**

Carlos Galofre

Director