

SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 26 October, 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 October 2023

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
109	416.000	6.800	385.960	26.051	99%	25.816

Property investments January - October 2023

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
83.772	1.289	85.061	-	85.061

During that period 25 properties were acquired with a total lettable area of 118.000 square meters. The largest acquisition refers to a portfolio of 19 properties with in total 90.000 square meters of lettable area.

Financial information

Condensed consolidated income statement

Amounts in TEUR	Jan-Sep 2023	Jan-Sep 2022
Rental revenue	15,616	20,840
Property expenses	-1,409	-2,011
Net operating income	14,207	18,829
Other expense	-1,246	-1,635
Unrealised changes in value	11,410	28,149
Income before financial items and tax	24,371	45,343

The decrease in Net operating income was mainly due to the sale of GM portfolio (36 properties). Financial income has been 13.279 teur. During the period, rental revenue in comparable portfolio increased with **8,7 %**.

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