

SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 21 February, 2024

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 2024

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
115	451,000	11,400	409,395	28,606	98.9%	28,291

Property investments January - December 2023

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
112,349	2,269	114,618	-	114,618

During that period 31 properties were acquired with a total lettable area of 153 000 square meters.

Financial information

Condensed consolidated income statement

Amounts in TEUR	Jan-Dec 2023	Jan-Dec 2022
Rental revenue	22,110	28,139
Other revenue	18	109
Property expenses	-2,074	-2,695
Net operating income	20,054	25,553
Central administration	-1,662	-2,338
Financial income	14,036	479
Financial expenses	-648	-670
Financial expense, interest component of leases	-22	-21
Unrealised changes in value	5,293	21,194
Earnings before tax	37,051	44,197

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 **7,9 %**.

Other information

At the end of the period, the company had 8 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