

# SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 6 May, 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 May 2024

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
114	472,500	12,000	433,441	30,763	98.2%	30,221

### Property investments January - March 2024

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
19,935	798	20,733	-	20,733

During the period 1 property was acquired, with a total lettable area of 21,000 square meters.

## Financial information

### Condensed consolidated income statement

Amounts in TEUR	Jan-Mar 2024	Jan-Mar 2023
Rental revenue	7,467	4,732
Other revenue	4	2
Property expenses	-668	-474
<b>Net operating income</b>	<b>6,803</b>	<b>4,260</b>
Central administration	-432	-341
Financial income	604	3,455
Financial expenses	-65	-201
Financial expense, interest component of leases	-5	-5
Unrealised changes in value	3,313	-310
<b>Earnings before tax</b>	<b>10,218</b>	<b>6,858</b>

The increase in net operating income was due to acquisitions and CPI indexation. The decrease in financial income was due to the divestment of a property portfolio encompassing 36 properties. During the period, rental revenue in comparable portfolio increased with 5,0 %

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

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'C' followed by a horizontal line and a few loops.

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

Carlos Galofre

Director