

# SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 11 July, 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, SagaxReal Estate SOCIMI, S.A. (the “**Company**”) hereby notifies the following information:

## Summary of property portfolio 1 July 2024

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
117	499.800	10.700	456.573	32.464	99,1%	32.177

## Property investments January - June 2024

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
35.290	1.280	36.570	-	36.570

During the period 4 properties were acquired with a total lettable area of 48,500 square meters.

## Financial information

### Condensed consolidated income statement

Amounts in TEUR	Jan-June 2024	Jan-June 2023
Total revenue	15,322	9,575
Property expenses	-578	-375
Property tax	-723	-472
<b>Net operating income</b>	<b>14,021</b>	<b>8,729</b>
Central administration	-806	-665
Financial income	0	10,689
Financial expenses	-44	-113
Unrealised changes in value	10,608	-223
<b>Earnings before tax</b>	<b>23,779</b>	<b>18,417</b>

The increase in net operating income is mainly 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 4,3 %

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,

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

Carlos Galofre

Director