

SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 24 October 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 October 2024

| No of properties | Lettable area (sqm) | Vacant area | Market value TEUR | Rental value TEUR | Economic occupancy rate | Contractual annual rent TEUR |
|------------------|---------------------|-------------|-------------------|-------------------|-------------------------|------------------------------|
| 118 | 506.100 | 19.300 | 463.301 | 32.921 | 98,4% | 32.381 |

Property investments January - September 2024

Amounts in TEUR

| Property Acquisition | Existing portfolio | Total | Divestments | Net investments |
|----------------------|--------------------|--------|-------------|-----------------|
| 38.984 | 1.470 | 40.454 | - | 40.454 |

During that period 5 properties were acquired with a total lettable area of 54,700 square meters.

Financial information

Condensed consolidated income statement

| Amounts in TEUR | Jan-Sep 2024 | Jan-Sep 2023 |
|-----------------------------|---------------|---------------|
| Total revenue | 22.980 | 15.616 |
| Property expenses | -859 | -645 |
| Property tax | -1.074 | -764 |
| Net operating income | 21.047 | 14.207 |
| Central administration | -1.195 | -984 |
| Financial income | - | 10.741 |
| Financial expenses | -51 | -399 |
| Unrealized changes in value | 13.451 | 11.410 |
| Earnings before tax | 33.252 | 34.975 |

The increase in net operating income was due mainly to acquisitions of properties. 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 2,0 %

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).

Sincerely,

SAGAX REAL ESTATE SOCIMI, S.A.

Carlos Galofre

Director