

SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 20 February 2025

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 2025

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
124	523,510	22,983	477,518	33,337	98.0%	32,683

Property investments January - December 2024

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
59,320	2,019	61,339	-6,937	54,402

During that period 12 properties were acquired with a total lettable area of 86,100 square meters, while 1 property was sold with a total lettable area of 14,000 square meters.

Financial information

Condensed consolidated income statement

Amounts in TEUR	Jan-Dec 2024	Jan-Dec 2023
Total revenue	31,027	22,128
Property expenses	-1,231	-862
Property tax	-1,425	-1,212
Net operating income	28,371	20,054
Central administration	-1,847	-1,662
Financial income	1,339	10,809
Financial expenses	-1,518	-649
Financial expenses, interest component of leases	-21	-22
Realized changes in value	-1,761	4
Unrealised changes in value	13,558	5,289
Earnings before tax	38,177	33,873

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 2,8 %

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,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

SAGAX REAL ESTATE SOCIMI, S.A.
Carlos Galofre
Director