

SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 8 May 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 April 2025

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
128	561 431	24 180	520 650	36 469	96,0%	35 006

Property investments January - March 2025

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
38 998	711	39 709	-	39 709

During that period 4 properties were acquired with a total lettable area of 37,900 square meters.

Financial information

Condensed consolidated income statement

Amounts in TEUR	Jan-Mar 2025	Jan-Mar 2024
Total revenue	8 119	7 471
Property expenses	-355	-285
Property tax	-429	-370
Net operating income	7 335	6 816
Central administration	-379	-411
Financial income	66	1 246
Financial expenses	-311	-156
Financial expenses, interest component of leases	-4	-5
Realized changes in value	-	-
Unrealised changes in value	3 423	3 313
Earnings before tax	10 130	10 804

The increase in net operating income was due mainly to acquisitions of properties. During the period, rental revenue in comparable portfolio decreased with 4.1 %. The decrease in financial income was due to the divestment of a property portfolio encompassing 36 properties.

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.

SAGAX REAL ESTATE SOCIMI, S.A.

Carlos Galofre

Director