SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 14 July 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 July 2025

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
131	599.477	23.779	566.917	39.931	95,5%	38.151

Property investments January - June 2025
Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
73.221	1.208	74.429	-	74.429

During that period 7 properties were acquired with a total lettable area of 76,000 square meters.

Financial information

Condensed consolidated income statement

Amounts in TEUR	**Jan-Jun 2025**	**Jan-Jun 2024**
Total revenue	17.563	15.322
Property expenses	-797	-578
Property tax	-920	-723
Net operating income	**15.846**	**14.021**
Central administration	-1.042	-806
Financial income	66	-
Financial expenses	-927	-44
Financial expenses, interest compenent of leases	-8	-
Unrealised changes in value	15.094	10.608
Earnings before tax	**29.028**	**23.779**

The increase in net operating income was primarily attributable to property acquisitions. The increase in financial expenses compared to the previous year was due to increased amount in external financial loans. During the period, rental revenue in the comparable portfolio decreased by 3.4%.

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,

47871668C CARLOS GALOFRE (R: A67228676)

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