SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 23 October 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 October 2025

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
133	677 639	20 448	601 631	42 678	95,9%	40 914

Property investments January - September 2025
Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
106 418	2 116	108 534	-	108 534

During that period 9 properties were acquired with a total lettable area of 154,100 square meters.

Financial information

Condensed consolidated income statement

Amounts in TEUR	Jan-Sep 2025	Jan-Sep 2024
Total revenue	28 184	22 980
Property expenses	-1 320	-859
Property tax	-1 421	-1 074
Net operating income	**25 443**	**21 047**
Central administration	-1 515	-1 195
Financial income	66	-
Financial expenses	-1 777	-51
Financial expenses, interest component of leases	-13	-
Unrealised changes in value	15 578	13 451
Earnings before tax	**37 782**	**33 252**

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 debts. During the period, rental revenue in the comparable portfolio increased by 0.4 %.

At the end of the period, the company had 9 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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