

# SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 9 February 2026

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 2026

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
133	677.639	20.129	629.614	42.713	95,9%	40.976

### Property investments January - December 2025

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
107.160	2.816	109.976	-	109.976

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-Dec 2025	Jan-Dec 2024
Total revenue	38.900	31.027
Property expenses	-1.836	-1.231
Property tax	-2.066	-1.425
<b>Net operating income</b>	<b>34.998</b>	<b>28.371</b>
Central administration	-1.989	-1.847
Financial income	66	1.339
Financial expenses	-2.723	-1.518
Financial expenses, interest component of leases	-17	-21
Realized changes in value	0	-1.761
Unrealised changes in value	42.120	13.558
<b>Earnings before tax</b>	<b>72.455</b>	<b>38.122</b>

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 financial loans. During the period, rental revenue in the comparable portfolio increased by 2.0 %.

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](http://www.sagax.es)).

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal line and a small loop.

**SAGAX REAL ESTATE SOCIMI, S.A.**

Carlos Galofre

Director