

SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 8 May 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 April 2026

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
134	690.872	32.274	646.881	44.503	95,5%	42.486

Property investments January - March 2026

Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
13.658	875	14.533	-	14.533

During that period 1 property was acquired with a total lettable area of 13,200 square meters.

Financial information

Condensed consolidated income statement

Amounts in TEUR	Jan-Mar 2026	Jan-Mar 2025
Total revenue	10.549	8.119
Property expenses	-521	-355
Property tax	-510	-429
Net operating income	9.518	7.335
Central administration	-374	-379
Financial income	-	66
Financial expenses	-1.100	-311
Financial expenses, interest component of leases	-6	-4
Realized changes in value	-	-
Unrealised changes in value	2.734	3.423
Earnings before tax	10.773	10.130

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 4.9 %.

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,

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

SAGAX REAL ESTATE SOCIMI, S.A.

Carlos Galofre

Director