

# SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 22 October 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 October 2026

| No of properties | Lettable area (sqm) | Vacant area | Market value TEUR | Rental value TEUR | Economic occupancy rate | Contractual annual rent TEUR |
|------------------|---------------------|-------------|-------------------|-------------------|-------------------------|------------------------------|
| 145              | 812.645             | 13.856      | 772.892           | 53.462            | 97,2%                   | 51.968                       |

### Property investments January - September 2026

Amounts in TEUR

| Property Acquisition | Existing portfolio | Total   | Divestments | Net investments |
|----------------------|--------------------|---------|-------------|-----------------|
| 122.765              | 5.696              | 128.461 | -           | 128.461         |

During that period 12 properties were acquired with a total lettable area of 133,700 square meters.

## Financial information

### Condensed consolidated income statement

| Amounts in TEUR                                  | Jan-Sep 2026  | Jan-Sep 2025  |
|--------------------------------------------------|---------------|---------------|
| Total revenue                                    | 34.134        | 28.184        |
| Property expenses                                | -1.756        | -1.319        |
| Property tax                                     | -1.695        | -1.421        |
| <b>Net operating income</b>                      | <b>30.684</b> | <b>25.443</b> |
| Central administration                           | -1.754        | -1.515        |
| Financial income                                 | -             | 66            |
| Financial expenses                               | -3.722        | -1.777        |
| Financial expenses, interest component of leases | -19           | -13           |
| Realized changes in value                        | -             | -             |
| Unrealised changes in value                      | 14.818        | 15.578        |
| <b>Earnings before tax</b>                       | <b>40.006</b> | <b>37.782</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 2.9 %.

At the end of the period, the company had 10 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 smaller loop and a horizontal stroke.

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

Carlos Galofre

Director