

# SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 20 February 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 January 2025							
No of properties	Lettalbe area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR	
124	523,510	22,983	477,518	33,337	98.0%	32,683	

  

Property investments January - December 2024				
Amounts in TEUR				
Property Acquisition	Existing portfolio	Total	Divestments	Net investments
59,320	2,019	61,339	-6,937	54,402

During that period 12 properties were acquired with a total lettable area of 86,100 square meters, while 1 property was sold with a total lettable area of 14,000 square meters.

## Financial information

Condensed consolidated income statement		
Amounts in TEUR	Jan-Dec 2024	Jan-Dec 2023
Total revenue	31,027	22,128
Property expenses	-1,231	-862
Property tax	-1,425	-1,212
<b>Net operating income</b>	<b>28,371</b>	<b>20,054</b>
Central administration	-1,847	-1,662
Financial income	1,339	10,809
Financial expenses	-1,518	-649
Financial expenses, interest component of leases	-21	-22
Realized changes in value	-1,761	4
Unrealised changes in value	13,558	5,289
<b>Earnings before tax</b>	<b>38,177</b>	<b>33,873</b>

The increase in net operating income was due mainly to acquisitions of properties. The decrease in financial income was due to the divestment of a property portfolio encompassing 36 properties. During the period, rental revenue in comparable portfolio increased with 2,8 %

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

Sincerely,



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

Carlos Galofre

Director