

**SAGAX REAL ESTATE
SOCIMI, S.A.**
A COMPANY WITHIN AB SAGAX

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SAGAX REAL ESTATE SOCIMI INVESTS EUR 76 MILLION THROUGH 4 TRANSACTIONS

Sagax Spain has acquired 6 properties in Barcelona and 1 property in Madrid through 4 separate transactions for EUR 76 million. The properties comprise a lettable area of 75,900 square metres and 111,200 square metres of freehold land.

A newly developed property with an estimated rental value of 1,2 million is acquired with an occupancy rate of 34% and one property with an estimated rental value of EUR 0,6 million is acquired vacant. The annual rental income for the remaining properties amounts to the equivalent of EUR 3,9 million corresponding to an occupancy rate of 96%. The average remaining lease term is 4.4 years.

Closing has taken place. The acquisitions will be reported in Sagax's segment *Spain*.

Sagax Real Estate SOCIMI S.A. is a property company whose business concept is to invest in commercial properties in Spain, primarily in the warehouse and light industry segment. Sagax Real Estate SOCIMI S.A.'s property holdings per 31 december 2024 amounted to 523,000 square metre.

For more information, please contact CEO Carlos Galofré tel. + 34 649 321 798.