SAGAX REAL ESTATE SOCIMI, S.A.

Barcelona, 13 July 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 July 2026

No of properties	Lettable area (sqm)	Vacant area	Market value TEUR	Rental value TEUR	Economic occupancy rate	Contractual annual rent TEUR
136	701.320	14.649	669.548	45.530	97,9%	44.552

Property investments January - June 2026
Amounts in TEUR

Property Acquisition	Existing portfolio	Total	Divestments	Net investments
28.386	1.563	29.949	-	29.949

During that period 3 properties were acquired with a total lettable area of 23,700 square meters.

Financial information

Condensed consolidated income statement

Amounts in TEUR	Jan-Jun 2026	Jan-Jun 2025
Total revenue	21.644	17.563
Property expenses	-1.234	-797
Property tax	-1.066	-920
Net operating income	**19.343**	**15.846**
Central administration	-1.265	-1.042
Financial income	-	66
Financial expenses	-2.288	-927
Financial expenses, interest component of leases	-12	-8
Realized changes in value	-	-
Unrealised changes in value	9.984	15.094
Earnings before tax	**25.762**	**29.028**

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 4.0 %.

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).

Sincerely,
47871668C
CARLOS
GALOFRÉ (R:
A67228676)

Firmado digitalmente por
47871668C CARLOS
GALOFRÉ (R: A67228676)
Fecha: 2026.07.10
13:54:29 +02'00'

SAGAX REAL ESTATE SOCIMI, S.A.
Carlos Galofre
Director