



Barcelona, 21 de mayo de 2026

Barcino Property SOCIMI, S.A. (en adelante “Barcino”, la “Sociedad” o la “Compañía”), en virtud de lo previsto en el artículo 17 del Reglamento (UE) nº 596/2014 sobre abuso de mercado y en el artículo 227 de la Ley 6/2023, de 17 de marzo, de los Mercados de Valores y de los Servicios de Inversión, y disposiciones concordantes, así como en la Circular 3/2020 de BME MFT Equity sobre información a suministrar por empresas incorporadas a negociación en el segmento BME Growth de BME MTF Equity, (en adelante “BME Growth”) pone en su conocimiento la siguiente:

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Barcino ha publicado en su página web el informe trimestral correspondiente al primer trimestre de 2026. La presentación se adjunta al presente documento, sin perjuicio de la posibilidad de consultar el mismo en la página web de la Sociedad (www.barcinoproperty.com)

De conformidad con lo dispuesto en la Circular 3/2020, se hace constar que la información comunicada por la presente ha sido elaborada bajo la exclusiva responsabilidad de la Sociedad y de sus administradores.

Quedamos a su disposición para cuantas aclaraciones precisen.

BARCINO PROPERTY SOCIMI, S.A.



BARCINO PROPERTY SOCIMI, S.A.

Q1 2026 and FY 2025 Results Presentation

MAY 2026

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01/ BUSINESS REVIEW

STRONG OPERATING PERFORMANCE. GOI LOWER DUE TO CONTINUED DISPOSALS OF LOWER QUALITY UNITS

- Q1 2026 Gross Operating Income €429k, down -8% YoY (with -18% fewer units in the portfolio).
- Q1 2026 Adjusted Net Operating Income (*) €390k, (excluding net gains from disposals €197k, down -11% YoY).
- Q1 2026 EBITDA (*) €0.21m.

Excluding the impact of empty units for sale and units sold through Q1 2026, GOI is up +23% YoY. If we exclude a building that came online in Q3 2025, GOI is up +10% YoY.

NAV PER SHARE

- Q1 2026 RICS VALUATION, that is 2025 RICS valuation adjusted for Q1 disposals, €42.3m.
- Q1 2026 Net debt, €2.9m.
- Implied Q1 2026 NAV per share €1.77 post dividends and share buyback, (€1.80 adjusted for distributed dividends).

Q1 2026 unaudited figures

(*) Adjusted Net Operating Income includes gains from disposals. Reconciled on the next slide

DISPOSALS

- During Q1 2026, Barcino has completed the sale of 5 residential units for €1.1m, has signed deposit agreements for the sale of 4 additional residential units for €0.9m as of 31 March.
- Since 31 March, Barcino has closed one sales agreed in Q1 2026 for €0.3m and has signed the sale for one additional residential unit for €0.2m.
- Gains related to the 5 completed sales amount to €0.3m.

CAPEX AND FINANCING

- Capex negligible in Q1 2026, €0.1m.
- Repaid the mortgage loan of one of our buildings totaling €0.67m in Q1 2026.
- As of Q1 2026 net debt amounted to €7.2m, net cash and cash equivalents to €4m and bank deposits to €0.3m, giving a net debt of €2.9m.

AGM AND ADQUISITIONS OF BARCINO SHARES

- To be held on 17 June.
- The company is working for a new purchase of Barcino shares to be implemented at Q2 2026.



Barcino Property

02/ Q1 2026 RESULTS

GROSS OPERATING INCOME:

- GOI of €429k, down by -€38k, -8% YoY.
- Ramp up of a new building have contributed +€43k to GOI compared to Q1 2025.
- BA GOI up +€3k compared to Q1 2025 an increase of +2% YoY.
- Impact of units sold after Q4 2025 on GOI of -€90k.
- GOI of the remainder of the portfolio including mid-term, long-term and commercial leases, increase of €6k, +2% increase YoY.

OPERATING EXPENSES:

- Letting and platform fees up +€3k, +4% YoY.
- Short-term and mid-term costs down -€13k from Q1 2025.

NET GAINS ON DISPOSALS:

- Gains of €0.3m related to sales of 5 units for €1.1m, 7 fewer units sold than Q1 2025.

STAFF COSTS:

- In line with Q1 2025

GENERAL AND ADMINISTRATIVE COSTS:

- In line with Q1 2025.

NOI AND EBITDA:

- Property management fees €164k.

INTEREST:

- Interest expenses decrease of -€82k due mainly to the mortgage's repayment.

BARCINO PROPERTY

In EUROS	Q1 2026 (*)	Q1 2025 (*)	Var 26/25%
P & L			
Rental Income	429.479	467.630	
GROSS OPERATING INCOME (GOI)	429.479	467.630	-8%
OPERATING EXPENSES	(133.258)	(147.935)	-10%
NET RENTAL INCOME (NRI)	296.221	319.694	-7%
% margin	69%	68%	
Gains or losses on disposals	270.844	2.374.571	
Sales costs	(78.035)	(299.003)	
NET GAINS ON DISPOSALS	192.809	2.075.568	-91%
Staff costs	(50.164)	(48.860)	
General and administrative expenses	(48.809)	(49.118)	
ADJUSTED NET OPERATING INCOME (NOI)	390.057	2.297.284	-83%
Management Fee	(164.065)	(120.201)	
NET OPERATING INCOME (NOI)	225.992	2.177.082	-90%
Non recurring expenses	(14.025)	(14.965)	
Excess provisions & other income and expenses	(36)	(483)	
EBITDA	211.931	2.161.635	
Depreciation & amortisations	(160.979)	(186.621)	
EBIT	50.952	1.975.014	
Net interest	(103.056)	(185.180)	
EBT	(52.104)	1.789.835	

(*) Q1 2026 and Q1 2025 Unaudited figures

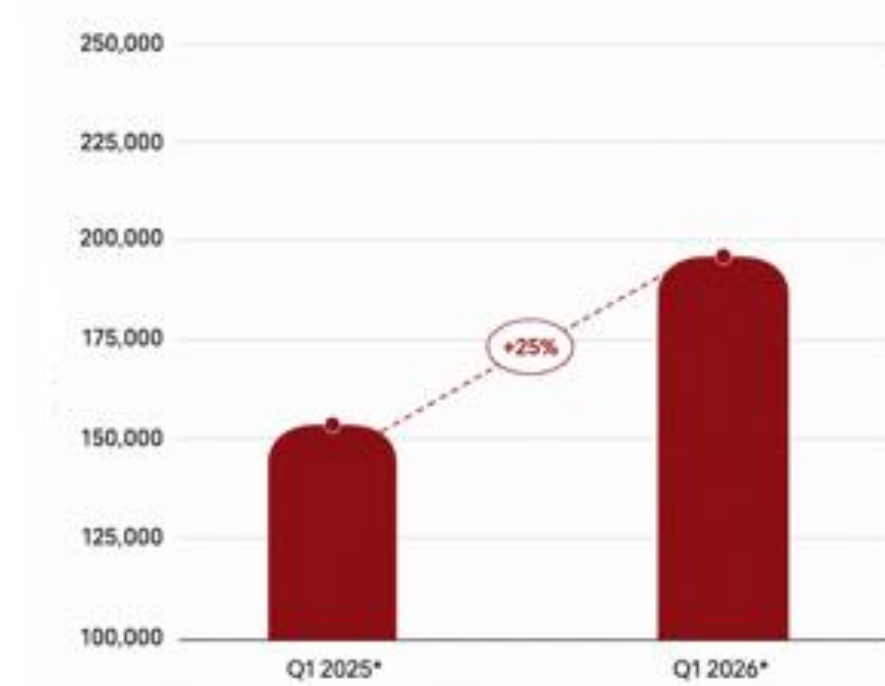


Barcino Property

03/ Q1 2026 KPIs



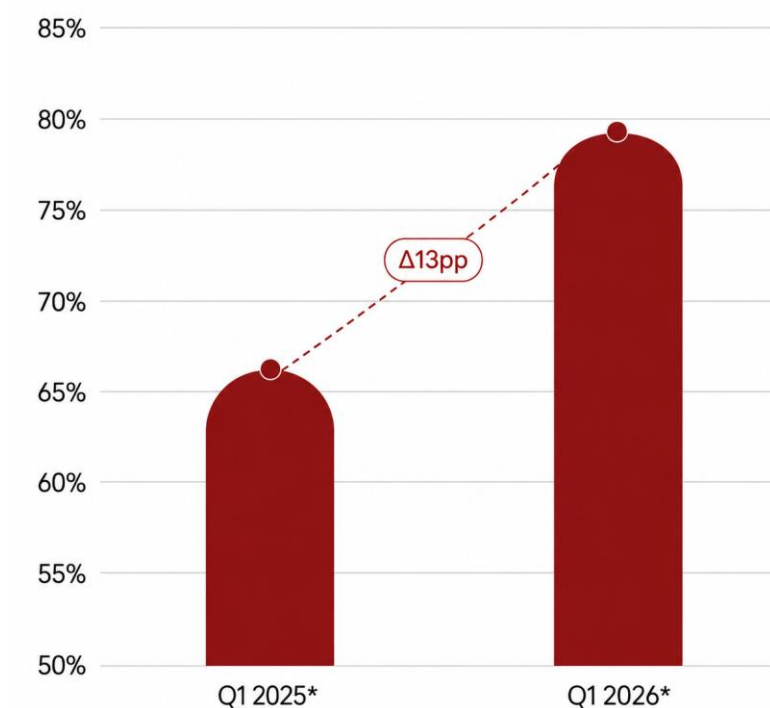
LFL MID TERM-REVENUES



LFL mid term Q1 revenue growth based on 39 units +25% YOY (mainly due to increased occupancy)

Q1 2026 and Q1 2025 Unaudited figures

OCCUPANCY MID-TERM



Occupancy up from 66% to 79%

Based on 39 units

04/ REMAINING CAPEX

- Capex expected to be completed in Q3 2026.

CAPEX	2025	Q1 2026*
Capex	0.02	0.1

(*) Q1 2026 Unaudited figures



05/ FY 2025 RESULTS

GROSS OPERATING INCOME:

- GOI of €1.9m, down by -€652k, -25% YoY.
- Ramp up of a new building has contributed €76k to GOI compared to FY 2024.
- BA GOI down -€41k compared to FY 2024 a decrease of -8% YoY.
- Impact of units sold after FY 2024 on GOI of -€534k.
- Impact of empty units for sale on GOI of -€29k.
- GOI of the remainder of the portfolio including mid-term, long-term and commercial leases, are down -€124k, a -9% decrease YoY.

OPERATING EXPENSES:

- Letting and platform fees down -€27k.
- Short-term and mid-term costs down -€83k from FY 2024.

STAFF COSTS:

- Personnel costs up €7.3k from FY 2024 due to salary increases.

GENERAL AND ADMINISTRATIVE COSTS:

- Up €2k from FY 2024.

ADJUSTED NOI:

- Decrease of -€528k, -37% YoY, due to a decrease in revenues and higher short term lower margin GOI in the mix.

NOI AND EBITDA:

- Property management fees €775k.
- Non recurring expenses €931k, €820k related to sales and shares buyback costs
- Gains of €4.4m related to sales of 32 units for €12m

INTEREST:

- Interest expenses decrease of -€317k due mainly to the repayment of 3 mortgages and 3 ICO loans.

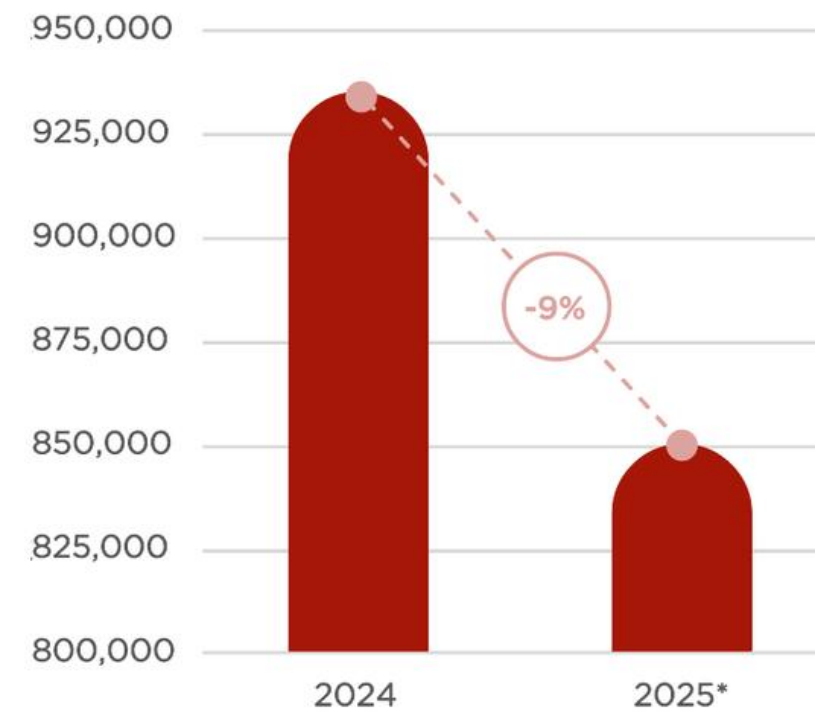
BARCINO PROPERTY

In EUROS	2025	2024	Var 25/24 %
P & L			
Rental Income	1,941,628	2,593,370	
GROSS OPERATING INCOME (GOI)	1,941,628	2,593,370	-25%
OPERATING EXPENSES	(635,736)	(764,740)	-17%
NET RENTAL INCOME (NRI)	1,305,892	1,828,629	-29%
% margin	67%	71%	
Staff costs	(200,679)	(193,390)	
General and administrative expenses	(206,666)	(208,629)	
ADJUSTED NET OPERATING INCOME (NOI)	898,548	1,426,610	-37%
Management Fee	(775,580)	(117,430)	
NET OPERATING INCOME (NOI)	122,967	1,309,180	-91%
Non recurring expenses	(930,566)	(372,643)	
Excess provisions & other income and expenses	(8,834)	(15,299)	
Impairment and gains or losses on disposals	4,430,531	1,729,859	
EBITDA	3,614,098	2,651,096	
Depreciation & amortisations	(700,683)	(827,903)	
EBIT	2,913,415	1,823,193	
Net interest	(528,606)	(845,460)	
EBT	2,384,809	977,732	

06/ 2025 KPIs

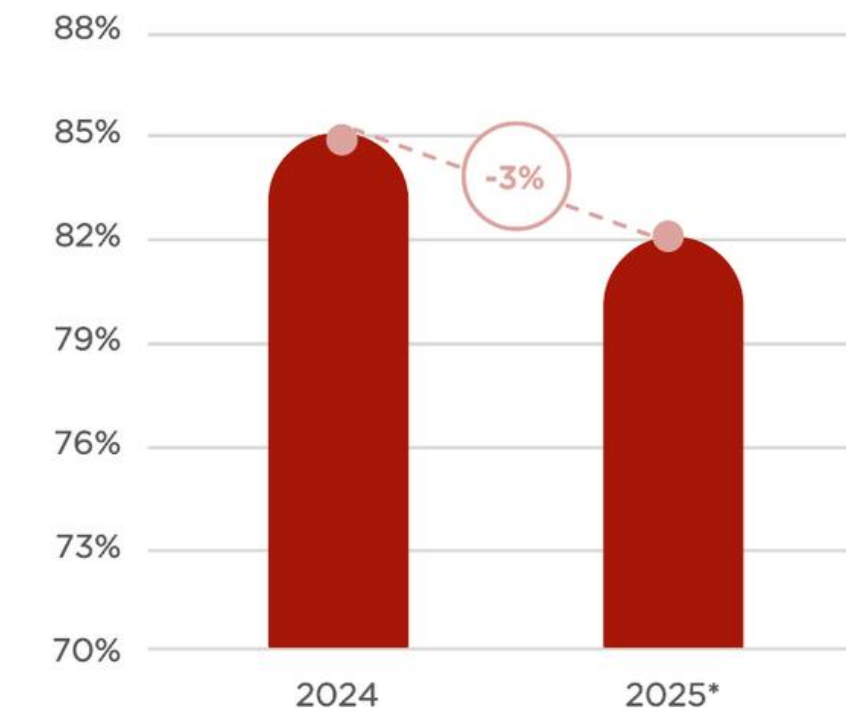


LFL MID TERM-REVENUES



LFL mid term 2025 revenue decline based on 44 units -9% YOY

OCCUPANCY MID-TERM



Occupancy down from 85% to 82%

Based on 44 units



07/ 2025 BALANCE SHEET

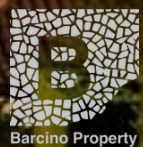
Balance sheet as of 31 December 2025 and 31 December 2024 (in Euros)

ASSETS	31/12/2025	31/12/2024
1 A) NON-CURRENT ASSETS	27.771.892	35.251.939
1.1 I. Intangible fixed assets	2.384	2.092
1.2 II. Property, plant and equipment	479	522
1.3 III. Investment property	27.739.502	35.203.262
1.5 IV. Non-current financial assets	29.528	46.062
2 B) CURRENT ASSETS	4.570.698	2.695.102
2.3 III. Trade and other receivables	122.083	206.625
2.5 V. Non-current financial assets	1.867.557	398.651
2.6 VI. Current prepayments and accrued income	26.659	34.080
2.7 VII. Cash and cash equivalents	2.554.399	2.055.746
TOTAL ASSETS	32.342.590	37.947.041

EQUITY AND LIABILITIES	31/12/2025	31/12/2024
1 A) EQUITY	23.843.875	25.365.256
1.1 A-1) Shareholders' equity	23.843.875	25.365.256
1.1.1 I. Share capital	24.524.110	24.524.110
1.1.2 II. Share premium	6.347.633	6.347.633
1.1.3 III. Reserves	253.387	163.824
1.1.4 IV. Treasury shares	(3.244.507)	(187.673)
1.1.5 V. Loss from previous years	(6.421.558)	(6.460.372)
1.1.6 VI. Other capital contributions	2	2
1.1.7 VII. Profit/(loss) for the year	2.384.809	977.732
2 B) NON-CURRENT LIABILITIES	7.011.707	10.293.493
2.2 II. Non-current payables	6.935.195	10.210.288
2.2.2 2. Bank borrowings	6.890.304	10.149.050
2.2.5 5. Other financial liabilities	44.891	61.238
2.5 V. Current prepayments and accrued income	76.513	83.206
3 C) CURRENT LIABILITIES	1.487.008	2.288.292
3.3 III. Current payables	1.046.386	1.448.261
3.5 V. Trade and other payables	433.929	833.338
3.6 VI. Current prepayments and accrued income	6.693	6.693
TOTAL EQUITY AND LIABILITIES	32.342.590	37.947.041



08/ APPENDIX



08/ FY 2025 RESULTS STATEMENT OF PROFIT OR LOSS

ENDED 31 DECEMBER 2025-2024
(in Euros)

STATEMENT OF PROFIT OR LOSS	2025	2024
1. Revenue	1,941,628	2,593,370
Real estate leases	1,941,628	2,593,370
5. Other operating income	0	6,111
a) Other operating income	0	6,111
6. Staff costs	(200,679)	(193,390)
a) Wages, salaries and similar expenses	(156,774)	(148,783)
b) Employee benefit costs	(43,905)	(44,606)
7. Other operating expenses	(2,561,632)	(1,486,733)
a) Outside services	(2,376,439)	(1,347,504)
b) Taxes	(177,224)	(121,246)
c) Losses, impairment and changes in trade provisions	(7,917)	(17,916)
d) Other current operating expenses	(52)	(68)
8. Depreciation and amortisation charge	(700,683)	(827,903)
11. Impairment and gains or losses on disposals of non-current assets	4,430,531	1,729,859
12. Other income and expenses	(865)	(2,369)
PROFIT/(LOSS) FROM OPERATIONS	2,908,300	1,818,944
13. Finance income	22,776	1543
From marketable securities and other financial instruments	22,776	1543
From third parties	22,776	1,543
14. Finance costs	(546,267)	(842,755)
On debts with third parties	(546,267)	(842,755)
FINANCIAL LOSS	(523,491)	(841,212)
PROFIT/(LOSS) BEFORE TAX	2,384,809	977,732
Income tax	0	0
PROFIT/(LOSS) FROM CONTINUING OPERATIONS	2,384,809	977,732
PROFIT/(LOSS) FOR THE YEAR	2,384,809	977,732

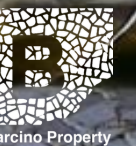
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