



Barcelona, 5 de agosto de 2025

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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Quedamos a su disposición para cuantas aclaraciones precisen.

BARCINO PROPERTY SOCIMI, S.A.



Barcino Property

BARCINO PROPERTY SOCIMI, S.A.

Q2 2025 Results Presentation

AUGUST 2025

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01/ BUSINESS REVIEW

GOI WEAKER THAN EXPECTED DUE TO INCREASE IN MARKET SUPPLY AND FOCUS ON ASSET DISPOSALS

- Q2 2025 Gross Operating Income €523k, down -28% YoY
- Q2 2025 Adjusted Net Operating Income (*) €249k, down -42% YoY
- Q2 2025 EBITDA (*) €2.0m

Excluding the impact of empty units for sale and units sold Q2 2025

GOI is down -6% YoY

- New Management agreement has been amended and extended to end 2027 to reflect focus on disposals
- Fees consist of a fixed yearly fee and variable fees based on dividends and share buybacks

RICS VALUATION AND NAV PER SHARE

- Q2 2025 RICS VALUATION, that is 2024 RICS valuation adjusted for Q1-Q2 sales, €44.5m
- Q2 2025 Net debt, €2.9m, compared to €9.9m at year end
- Implied Q2 2025 NAV per share €1.78 post dividend and share buyback (€1.81 adjusted for the distributed dividends)

DISPOSALS AT ATTRACTIVE VALUATIONS

- During Q2 2025, Barcino has completed the sale of 14 residential units for €5.1m, broadly in line with RICS valuation
- Gains related to the 14 completed sales amount to €2.4m
- Since 30 June, Barcino has completed the sale of one additional residential unit for €0.2m

CAPEX AND FINANCING

- Capex of €0.5m in H1 2025
- Repaid the mortgage loans of two of our buildings and three ICO loans totaling €1.03m in Q2 2025
- As of Q2 2025 end debt amounted to €8.7m, net cash and cash equivalents to €5.5m and bank deposits to €0.3m, giving a net debt of €2.9m

DIVIDENDS AND SHARE BUYBACKS

- Dividend paid on June 25. Gross dividend of €0.0345 per share (net dividend €0.0279 per share)
- 1m shares purchased in Q2 25 at €1.45 per share
- Since 30 June, an additional 0.9m shares have been purchased at €1.45 per share

02/ Q2 2025 RESULTS

GROSS OPERATING INCOME:

- GOI of €523k, down by -€207k, -28% YoY
- BA GOI down -€8k compared to Q1 2024 a decrease of -5% YoY
- Impact of units sold after Q4 2024 on GOI of -€173k
- GOI of the remainder of the portfolio including mid-term, long-term and commercial leases, are down -€26k, a -7% decrease YoY

OPERATING EXPENSES:

- Letting and platform fees down -€6k
- Short-term and mid-term costs down -€24k from Q2 2024

STAFF COSTS:

- Personnel costs up €6.6k from Q2 2024 due to salary increases

GENERAL AND ADMINISTRATIVE COSTS:

- In line with Q2 2024

ADJUSTED NOI:

- Decrease of -€180k, -42% YoY, due to a decrease in revenues and higher short term lower margin GOI in the mix

NOI AND EBITDA:

- Property management fees €268k
- Non recurring expenses €314k, mainly related to asset sales

INTEREST:

- Interest expenses decrease of -€73k due mainly to the repayment of 2 mortgages and 3 ICO loans

BARCINO PROPERTY

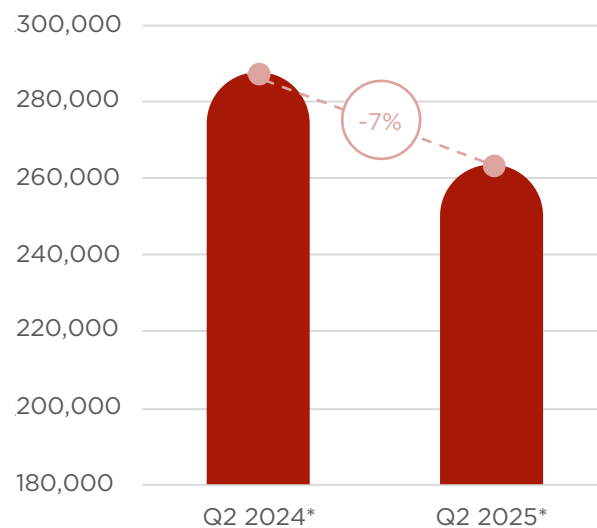
In EUROS	Q2 2025 (*)	Q2 2024(*)	Var 25/24 %
P & L			
Rental Income	522,625	729,956	
GROSS OPERATING INCOME (GOI)	522,625	729,956	-28%
OPERATING EXPENSES	(167,292)	(202,178)	-17%
NET RENTAL INCOME (NRI)	355,333	527,778	-33%
% margin	68%	72%	
Staff costs	(51,425)	(44,849)	
General and administrative expenses	(54,689)	(54,090)	
ADJUSTED NET OPERATING INCOME (NOI)	249,219	428,839	-42%
Management Fee	(267,589)	(29,358)	
NET OPERATING INCOME (NOI)	(18,370)	399,481	-105%
Non recurring expenses	(373,279)	(21,541)	
Excess provisions & other income and expenses	(1,555)	(3,856)	
Gains or losses on disposals	2,435,946	48,954	
EBITDA	2,042,742	423,039	
Depreciation & amortisations	(175,846)	(207,731)	
EBIT	1,866,896	215,307	
Net interest	(136,051)	(208,592)	
EBT	1,730,845	6,715	

(*) Q2 2025 and Q2 2024 Unaudited figures

03/ Q2 2025 KPIs



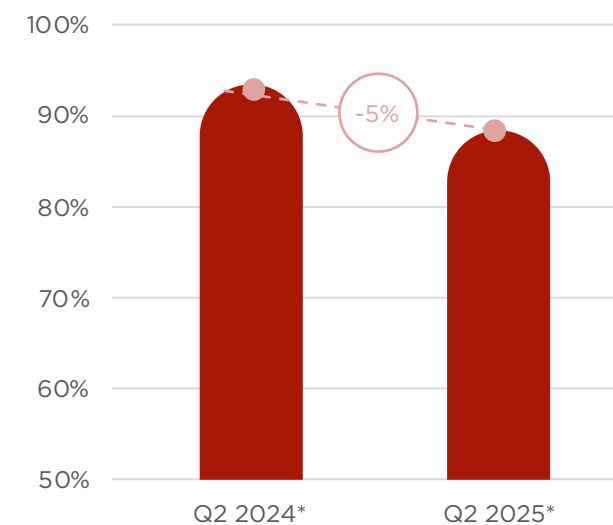
LFL MID TERM-REVENUES



LFL mid term Q2 revenue decrease based on 49 units -7% YoY

(*) Q2 2025 and Q2 2024 Unaudited figures

OCCUPANCY MID-TERM



Occupancy down from 93% to 88%

Based on 49 units

04/ REMAINING CAPEX

- Major capex finalized in July 2025
- Capex for a building that could benefit from refurbishment could amount to c.€0.6m
- There are still life leases and long-term lease units that may benefit from refurbishment in the future. Additional capex could add up to €1m over time

CAPEX	2024	H1 2025*
Capex	0.3	0.5

(*) H1 2025 Unaudited figures



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