Barcino Property

Barcelona, 13 de agosto 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:

OTRA INFORMACIÓN RELEVANTE

Barcino ha publicado en su página web el informe trimestral correspondiente al segundo 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.

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01/ BUSINESS REVIEW

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

- Q2 2026 Gross Operating Income: €508k, down -3% YoY (with -18% fewer units in the portfolio).
- Q2 2026 Adjusted Net Operating Income (*) -€0.6m (excluding net gains/losses from disposals of €234k, down 6% YoY).
- Q2 2026 EBITDA (*): -€0.8m.

Excluding the impact of empty units for sale and units sold through Q2 2026, GOI is up 15% YoY. If we exclude a building that came online in Q3 2025, GOI is up 7% YoY.

NAV PER SHARE

- Q2 2026 RICS valuation (2025 RICS valuation adjusted for Q2 sales): €39.4m.
- Q2 2026 Net debt: €1.3m.
- Implied Q2 2026 NAV per share: €1.71 post dividend and share buyback (€1.75 adjusted for distributed dividends).

Q2 2026 unaudited figures
(*) Reconciled on the next slide

DISPOSALS

- During Q2 2026, Barcino has completed the sale of 11 residential and commercial units for €2.1m, has signed deposit agreements for the sale of 3 additional residential units for €0.6m as of 30 June.
- Since 30 June, Barcino has closed three sales agreed in Q2 2026 for €0.6m.
- Sales of the 11 completed units generated losses of -€0.7m, mainly from commercial units and lower-quality residential units. Book value is allocated by unit m², so commercial units carry a disproportionate share of book value and drive losses on sale. On average, units were sold at c.25% discount to their RICS valuation.

CAPEX AND FINANCING

- Capex in Q2 2026, €0.3m.
- As of Q2 2026, end debt amounted to €7m, net cash and cash equivalents to €5.4m and bank deposits to €0.3m, giving a net debt of €1.3m.

EGM

- It was held on 30 July and approved a capital reduction of €3.4m, with each share's nominal value being reduced from €1 to €0.85 per share.Completion expected in september.

02/ Q2 2026 RESULTS

GROSS OPERATING INCOME:

- GOI €508k, decrease in GOI of -€14k, -3% YoY.
- Ramp up of a new building have contributed €38k to GOI compared Q2 2025.
- BA GOI up €8k compared to Q2 2025, an increase of +5% YoY.
- Impact of units sold after Q1 2026 on GOI of -€54k.
- Impact of empty units under refurbishment on GOI of -€27k.
- GOI of the remainder of the portfolio including mid-term, long-term and commercial leases, are up €21k, a +8% increase YoY.

OPERATING EXPENSES:

- Letting and platform fees up €3.5k, +4% YoY.
- Short-term and mid-term costs down €2k from Q2 2025.

STAFF COSTS:

- Personnel costs down -€5k from Q2 2025 due to one less maintenance staff member.

GENERAL AND ADMINISTRATIVE COSTS:

- Up €3.4k from Q2 2025.

NOI:

- Property management fees €164k.

INTEREST:

- Interest expenses decrease of -€56k due mainly to mortgage repayment.

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In EUROS	Q2 2026 (*)	Q2 2025 (*)	Var 26/25%
P & L			
Rental Income	508,150	522,625	
GROSS OPERATING INCOME (GOI)	508,150	522,625	-3%
OPERATING EXPENSES	(170,241)	(167,292)	2%
NET RENTAL INCOME (NRI)	337,908	355,333	-5%
% margin	66%	68%	
Gains or losses on disposals	(702,947)	1,805,946	
Sales costs	(134,737)	(313,956)	
NET GAINS ON DISPOSALS	**(837,684)**	1,491,991	-156%
Staff costs	(46,307)	(51,425)	
General and administrative expenses	(58,100)	(54,689)	
ADJUSTED NET OPERATING INCOME (NOI)	**(604,183)**	1,741,209	-135%
Management Fee	(164,065)	(267,589)	
NET OPERATING INCOME (NOI)	**(768,248)**	1,473,621	-152%
Non recurring expenses	(33,233)	(127,931)	
Excess provisions & other income and expenses	(13)	(7,892)	
EBITDA	**(801,493)**	1,337,797	
Depreciation & amortisations	(158,244)	(175,846)	
EBIT	**(959,738)**	1,161,952	
Net interest	(80,029)	(136,051)	
EBT	(1,039,766)	1,025,900	

(*) Q2 2026 and Q2 2025 Unaudited figures

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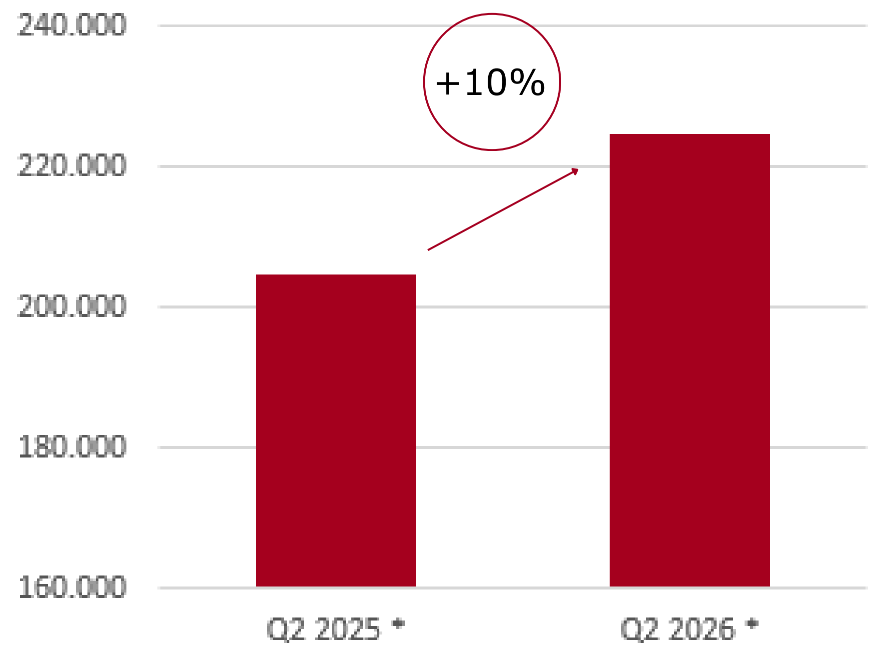
03/ Q2 2026 KPIs

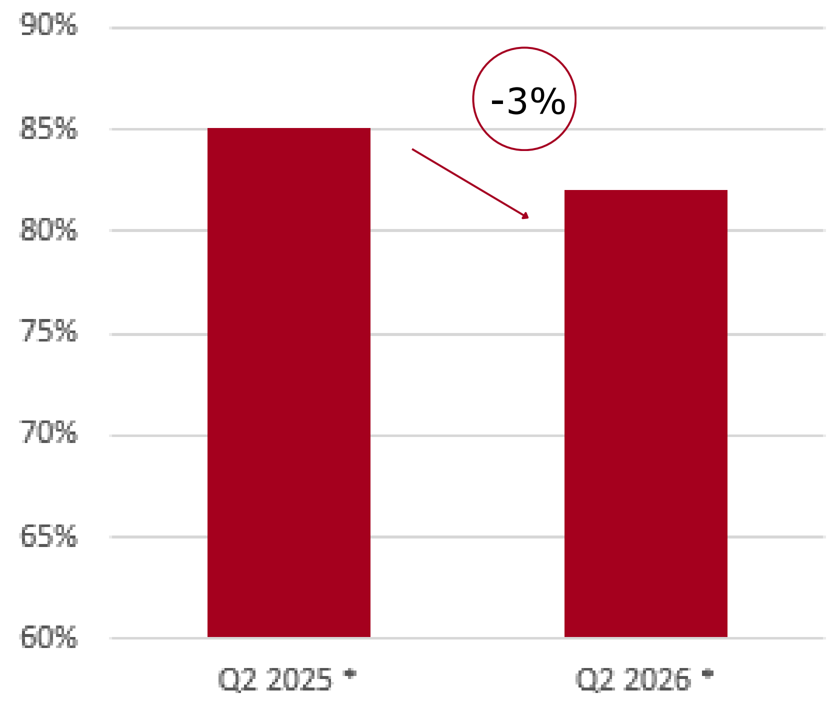
LFL MID TERM-REVENUES



LFL mid term Q2 revenue growth based on 39 units +10% YOY

(*) Q2 2026 and Q2 2025 Unaudited figures

OCCUPANCY MID-TERM



Occupancy down from 85% to 82%

Based on 39 Units

04/ REMAINING CAPEX

- Capex for a building that could benefit from refurbishment could amount to c.€0.6m.

CAPEX	2025	H1 2026*
Major Capex	0.02	0.3

(*) H1 2026 Unaudited figures

BARCINO PROPERTY SOCIMI, S.A.

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