



Barcelona, 9 de agosto de 2024

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 2024. 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.

—
Q2 2024 Results Presentation

AUGUST 2024



Barcino Property

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01/ BUSINESS REVIEW

OPERATING RESULTS BROADLY IN LINE WITH EXPECTATIONS

- Q2 2024 Gross Operating Income €730k, up +14% YoY
- Q2 2024 Adjusted Net Operating Income (*) €429k, up +15% YoY
- Q2 2024 EBITDA (*) €0.4m
- Normalising level of activity and increasing mid-term supply resulting in rental price growth moderating

Q2 2024 and Q2 2023 unaudited figures

(*) Reconciled on the next slide

DISPOSALS

- During Q2 2024, Barcino has completed the sale of 1 residential unit for €130k. Barcino has deposit agreements for the sale of 4 additional residential units for €1m
- Gains related to completed transactions amount to €41k
- The completion of the sale of 5 assets is taking longer than expected due to exceptional delays at the property registry

FINANCING

- Request for capex line of €755k for remaining capex approved

02/ Q2 2024

GROSS OPERATING INCOME:

- Increase in GOI of €90k, +14% YoY
- Completion of works at two new buildings have contributed €152k to GOI in Q2 2024
- BA GOI up €6k compared to Q2 2023, an increase of +4% YoY
- Impact of units sold after Q2 2023 on GOI of -€57k
- Impact of empty units for sale on GOI of -€28k
- GOI of the remainder of the portfolio including mid-term, long term and commercial leases, are up €17k, a +5% increase YoY

OPERATING EXPENSES:

- Letting and platform fees up €5k, due mainly to two new buildings coming online
- Short-term and mid-term costs (Utilities, Cleaning, Household replacement...) are up €25k, +54% YoY, due two buildings coming online

STAFF COSTS:

- Personnel costs up €6k, mainly due to the addition of a maintenance staff member

GENERAL AND

ADMINISTRATIVE COSTS:

- Decrease of €3k

ADJUSTED NOI:

- Up €55k, +15% YoY

NOI:

- Property management fees €29k

INTEREST:

- Interest expenses up €12k due to two new mortgages

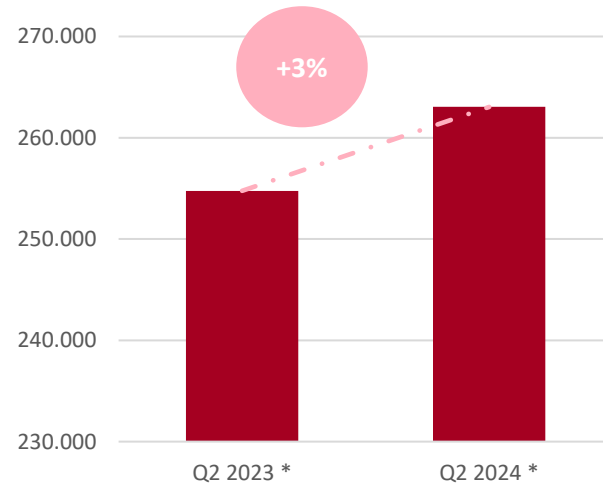
BARCINO PROPERTY

In EUROS	Q2 2024 (*)	Q2 2023 (*)	Var 24/23 %
P & L			
Rental Income	729,956	639,729	
GROSS OPERATING INCOME (GOI)	729,956	639,729	14%
OPERATING EXPENSES	(202,178)	(170,052)	19%
NET RENTAL INCOME (NRI)	527,778	469,677	12%
% margin	72%	73%	
Staff costs	(44,849)	(39,115)	
General and administrative expenses	(54,090)	(57,014)	
ADJUSTED NET OPERATING INCOME (NOI)	428,839	373,548	15%
Management Fee	(29,358)	(29,358)	
NET OPERATING INCOME (NOI)	399,481	344,191	16%
Non recurring expenses	(13,103)	(12,966)	
Excess provisions & other income and expenses	(3,856)	(5,536)	
Gains or losses on disposals	40,516	0	
EBITDA	423,039	325,688	
Depreciation & amortisations	(207,731)	(162,859)	
EBIT	215,307	162,829	
Net interest	(208,592)	(196,824)	
EBT	6,715	(33,995)	

(*) Q2 2024 and Q2 2023 Unaudited figures

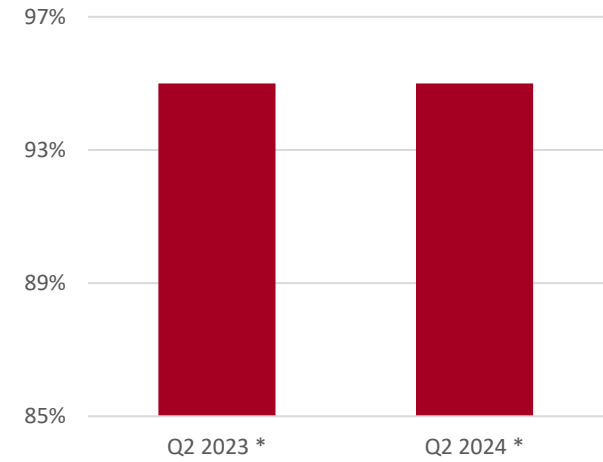
03/ Q2 2024 KPIs

LFL MID TERM-REVENUES



LFL mid term Q2 revenue growth based on 43 units +3% YoY

OCCUPANCY MID-TERM



Occupancy remains constant from 95%

Based on 43 units

(*) Q2 2024 and Q2 2023 Unaudited figures

(**) These 43 units have been leased for the entire Q2 2024 and Q2 2023

04/ REMAINING CAPEX



- Currently remaining expected capex for last building requiring significant refurbishment is of c.€0.6m. Works expected to start in July.
- There are still life leases and long-term lease units that may benefit from refurbishment in the future. Additional capex could add up to €1.5-2.5m over time

CAPEX	2023	H1 2024*	REMAINING
Major Capex	2.5	-	0.6
Minor	-	-	0.0
PLANNED CAPEX	2.5	-	0.6

(*) Q1-Q2 2024 Unaudited figures

05/ GUIDANCE

2024 Guidance maintained:

- 2024 Gross Operating Income expected to be €3.0m
- 2024 EBITDA expected to be €1.6m

	H1 2024 (*)	2024 E	% compliance
GOI	1.4m	3.0m	46%
EBITDA	1.1m	1.6m	70%

Note: EBITDA excluding gains on disposal has 44% compliance

(*) H1 2024 Unaudited figures



06/ APPENDIX



Barcino Property

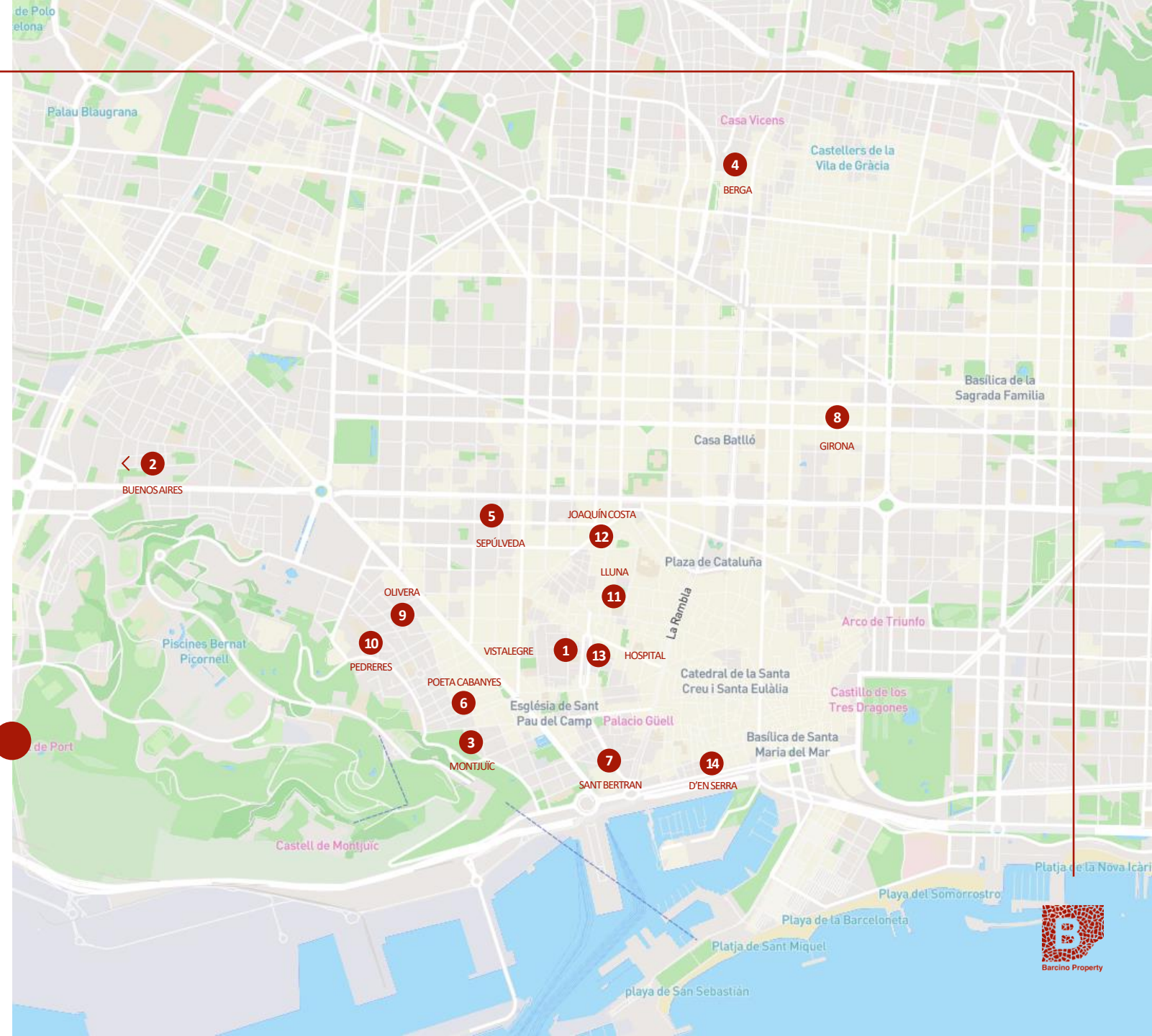


GEOGRAPHICAL FOOTPRINT ^(1/2)

The Barcino portfolio is mostly located in central Barcelona

13 assets (*)
are located in central Barcelona

1 asset
is located next to Barcelona in L'Hospitalet de Llobregat



(*) 11 units from Montjuic building have been sold by the end of June 2024



GEOGRAPHICAL FOOTPRINT ^(2/2)



C. Vistalegre
Barcelona
Ciutat Vella district



C. Buenos Aires
L'Hospitalet de Llobregat



P. Montjuïc (*)
Barcelona
Sants-Montjuïc district



C. Berga
Barcelona
Gracia district



C. Sepúlveda
Barcelona
Eixample district



C. P. Cabanyes
Barcelona
Sants-Montjuïc district



C. Sant Bertran
Barcelona
Ciutat Vella district



C. Girona
Barcelona
Eixample district



C. Olivera
Barcelona
Sants-Montjuïc district



C. Pedreres
Barcelona
Sants-Montjuïc district



C. Lluna
Barcelona
Ciutat Vella district



C. Joaquín Costa
Barcelona
Ciutat Vella district



C. Hospital
Barcelona
Ciutat Vella district



C. d'en Serra
Barcelona
Ciutat Vella district

(*) 11 units have been sold by the end of June 2024

INTERIM STATEMENT OF PROFIT OR LOSS FOR THE SIX- MONTH PERIOD

ENDED 30 JUNE 2024-2023
(in Euros)

BARCINO PROPERTY

In EUROS	H1 2024 (*)	H1 2023	Var 24/23 %
P & L			
Rental Income	1,379,107	1,183,730	
GROSS OPERATING INCOME (GOI)	1,379,107	1,183,730	17%
OPERATING EXPENSES	(381,474)	(321,186)	19%
NET RENTAL INCOME (NRI)	997,633	862,545	16%
% margin	72%	73%	
Staff costs	(96,376)	(76,771)	
General and administrative expenses	(101,675)	(110,001)	
ADJUSTED NET OPERATING INCOME (NOI)	799,581	675,772	18%
Management Fee	(58,715)	(58,715)	
NET OPERATING INCOME (NOI)	740,866	617,057	20%
Non recurring expenses	(27,338)	(19,848)	
Excess provisions & other income and expenses	(8,915)	(6,127)	
Gains or losses on disposals	417,230	0	
EBITDA	1,121,843	591,082	
Depreciation & amortisations	(415,857)	(323,426)	
EBIT	705,986	267,655	
Net interest	(422,474)	(334,286)	
EBT	283,512	(66,630)	

(*) H1 2024 Unaudited figures

CONTACTS

Josep Turró

President of the Advisory Committee | Barcelona
jturro@vistalegrepm.com

Laura Turró

COO | Barcelona
lturro@vistalegrepm.com

Olga Sevillano

CFO | Barcelona
osevillano@vistalegrepm.com





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