



THE VISION FOR EXCELLENCE

SPANISH NATIONAL SECURITIES MARKET COMMISSION

In accordance with the provisions of Article 227 of Law 6/2023, of March 17, on the Securities Markets and Investment Services, Árima Real Estate SOCIMI, S.A. ("**Árima**") hereby informs the Spanish National Securities Market Commission ("**CNMV**") and the market of the following

OTHER RELEVANT INFORMATION

Árima files to the CNMV the H1 2026 Condensed Consolidated Interim Financial Statements as well as Earnings Report.

Please find hereafter the Earnings Report and press release.

Madrid, 22nd September 2026

Mr. José María Rodríguez-Ponga Linares

Chairman of the Board of Directors

Árima Real Estate SOCIMI, S.A.



THE VISION FOR EXCELLENCE

2026

Half Year Results

arimainmo.com



H1 at a glance

€584m

GAV¹
+3.7% 6m period

€14.1 p.s.

EPRA NTA
+5.2% 6m period

€30.4m

GRI²
+12.1% YoY

€11.1m

6m EBITDA
+15% YoY

90%

Occupancy
portfolio in operation

85%

ESG certified
with LEED/BREEAM

SUBSEQUENT EVENTS

**€20.5m
dividend**

+8.5% yield³

**c.50% Pradillo
lease signed**

Ahead of works
completion

**€45.8m
divested**

Two non-strategic
assets

(1) Based on the external independent valuation carried out by CBRE Valuation Advisory and Savills Advisory Services (RICS) as of 30 June 2026. (2) Annualised passing rental income, including cash rent that will apply at the expiry of the rent free periods, generated by the lease agreements signed as of June 2026. (3) Considering the share price on the date the General Shareholders' Meeting was called.



H1 at a glance

Capturing the results of the portfolio strategy

- > €584.2 million GAV⁽¹⁾, with a +3.7% like-for-like (LfL) growth in 6 months
- > +5.2% growth in EPRA NTA over 6 months, to €14.1 p.s.
- > A balanced portfolio, combining core assets with value-add projects generating solid gross rental income and asset value uplift
- > €30.4 million annualised gross rental income⁽²⁾, +12.1% growth year-on-year

Strong financial fundamentals

- > €15.9 million revenue, +6.3% compared to the same 6-month period of the prior year
- > €11.1 million recurring EBITDA, up 15% on the same 6-month period of the prior year
- > Reported net profit of €17.8 million for 6-month period, representing a 3x growth vs. June 2025
- > Upside potential: Pradillo's Project not yielding yet with an estimated 10% yield on cost
- > 39.7% net loan-to-value enabling financial flexibility for future investment opportunities
- > 3.8% all-in debt costs⁽³⁾

Post half year update

- > €20.5 million dividend approved by the GSM held on 17 September
- > €0.84 p.s. with +8.5% dividend yield⁽⁴⁾: delivering shareholder value
- > Around 50% GLA lease agreement signed in Pradillo ahead of works completion
- > €45.8 million of two non-strategic assets sold: successful completion of the divestment plan at 25% above total investment⁽⁵⁾
- > JV38 sale with a +15.4% premium over the Company's acquisition price
- > Guadalix sale with a 29% of value creation and 2.6 multiple on invested capital

ESG commitment

- > 85% of portfolio in operation certified with LEED or BREEAM
- > 76% of portfolio in operation EPC compliant rated A-B
- > 5-star GRESB and EPRA sBPR gold awarded
- > Clear ESG corporate strategy, focused on real positive impact

(1) Based on the external independent valuation carried out by CBRE Valuation Advisory and Savills Advisory Services (RICS) as of 30 June 2026. **(2)** Annualised passing rental income, including cash rent that will apply at the expiry of the rent free periods, generated by the investment properties portfolio as of June 2026. **(3)** Weighted average: Includes spread, up-front costs and hedges. **(4)** Considering the share price on the date the General Shareholders' Meeting was called. **(5)** Acquisition Price + capex.



Financial Results





Stronger financial performance

Following the merger completed in 2025

- €584.2 million GAV¹, with a +3.7% LfL growth in 6 months
- Capturing the upside of value-add projects
- €14.1 p.s. EPRA NTA, +5.2% growth in 6 months
- €11.1 million recurring EBITDA, up 15% on the same 6-month period the prior year
- €30.4 annualised gross rental income² as of June 2026, +12.1% growth year-on-year
- €7.2 million EPRA earnings, up 70% on the same 6-month period of the prior year, resulting in €0.30 per share as of June 2026
- Reported net profit of €17.8 million for 6-month period, representing a 3x growth vs. June 2025

EURm unless specified	30/06/2026	31/12/2025	30/06/2025 ³
Portfolio Gross Asset Value¹	584.2	563.5	589.1
EPRA NTA	345.6	327.8	326.9
EPRA NTA (€ p.s.)	14.1	13.4	13.2
Total Revenue ⁴	15.9	27.7	15.0
Recurring EBITDA	11.1	8.5	9.6
EPRA earnings	7.2	8.8	4.3
EPRA EPS (€ p.s.)	0.30	0.36	0.17
Reported net profit	17.8	8.4	5.6

(1) Based on the external independent valuation carried out by CBRE Valuation Advisory and Savills Advisory Services (RICS) as of 30 June 2026. (2) Annualised passing rental income, including cash rent that will apply at the expiry of the rent free periods generated by the lease agreements signed as of Jun'26. (3) Post-merger metrics: Árima + JSS Real Estate. (4) IFRS total revenue as of Jun'26.



Financial results since takeover bid

Outperforming expectations

IFRS

EURth (unless otherwise specified)

	30/06/2026	30/06/2025 ⁽¹⁾	30/06/2024
Revenue	15,921	14,973	6,018
Property expenses	(2,659)	(2,829)	(1,679)
Net Rental Income (NRI)	13,262	12,144	4,399
Overheads	(2,110)	(2,487)	(2,759)
Operating income (EBITDA)	11,152	9,658	1,580
Amortization & Provisions	(69)	(6)	(34)
Recurring EBIT	11,083	9,652	1,546
Net financial charges	(3,862)	(5,390)	(1,452)
Tax	-	-	-
Recurring net profit	7,221	4,262	94
Change in fair value of assets	10,334	1,860	(10,518)
Other income and expenses	198	(498)	(809)
Reported net profit	17,753	5,624	(11,233)
Recurring EPS (€ p.s.)	0.30	0.17	0.00
Average no. of shares outstanding	24,457,392	24,703,899	25,872,395

- > **Revenue** growth of +165% since June 2024, reflecting the Company's strategy and execution
- > **EBITDA** increase of 7.1x in less than 24 months, backed by the optimisation of the corporate structure
- > **Recurring net profit** rose from €0.1m to €7.2m, demonstrating the success of leasing and asset management initiatives
- > **Reported net profit** increased by €29.0m, from a reported €11.2m loss to a €17.8m profit

(1) Post-merger metrics: Árima + JSS Real Estate

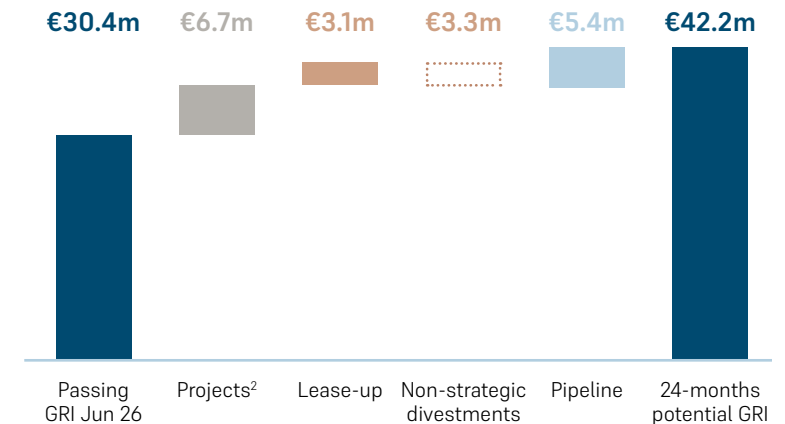




A clear path for further value creation

- > €30.4m gross rental income⁽¹⁾ as of June 2026, including Guadalix (sold in September) and excluding Pradillo
- > Strong earnings visibility: c.50% of Pradillo project's rental income already secured through a lease signed in August with a tier-one tenant. Strong leasing prospects for the remaining 50%
- > 90% occupancy across the operational portfolio, with a further €3.1m lease-up opportunity
- > Acquisition pipeline with identified opportunities capable of adding €5.4m of annual GRI
- > Potential annual GRI of €42.2m after reflecting the disposal of non-strategic assets
- > Key driver: returning value to shareholders through dividends and portfolio growth

(1) Annualised passing rental income, including cash rent that will apply at the expiry of the rent free periods, generated by the investment properties portfolio as of Jun' 26 (2) Projects include Pradillo and JV38 as of 30 June 2026. JV38 was subsequently disposed of in July 2026.



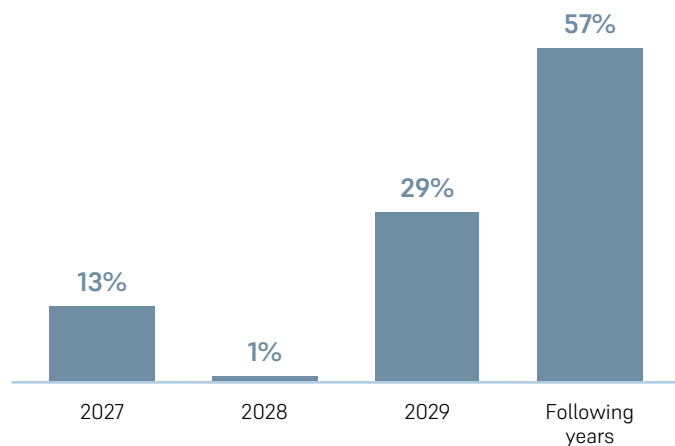


Disciplined leverage

EURth (unless specified)	30/06/2026
Gross Debt	255,658
Cash & Equivalents	17,652
Net Debt	238,006
Net LTV (%) ¹	39.7%
Average debt maturity (years)	3.5
Weighted average cost of debt ²	3.8%
Percentage of debt fixed	62%

- > Net Loan-to-value¹ of 39.7% remains conservative
- > €15.8m available for deployment, providing a flexible liquidity position
- > 62% of fixed debt, providing stability
- > Financing flexibility for future transactions

Debt maturity profile as 30.06.26



(1) Net debt divided by the fair value of the portfolio (GAV plus transaction costs). (2) Includes spread, up-front costs and hedges.



Subsequent Events





Major lease signing in Pradillo validates our value creation approach...

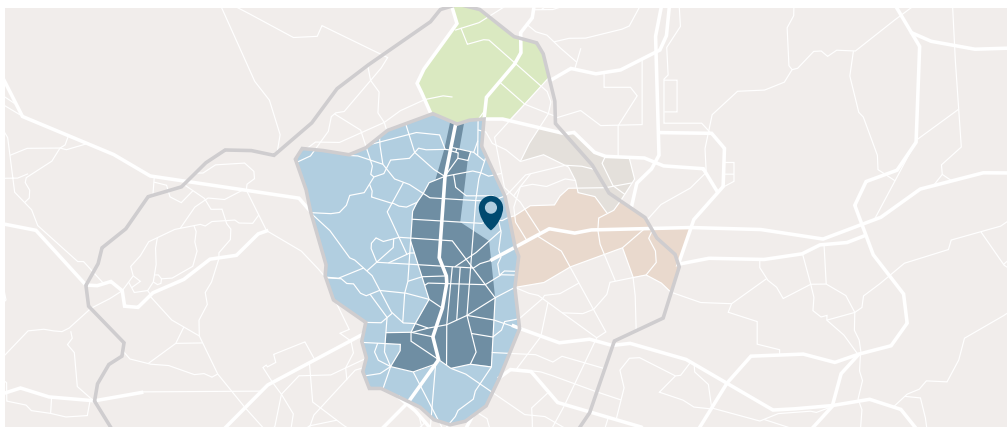
c.50% of the building leased to a top-tier occupier

- > The signing of a major lease agreement in August validates the asset's quality, location and competitive positioning
- > The project is expected to generate an attractive c.10% Yield on Cost, significantly above prevailing investment yields
- > Located within Madrid's M-30 ring road, the asset has benefited from strong occupier demand and rental growth driven by limited supply of high-quality office space
- > The remaining available space is expected to be leased over the coming months, providing further upside to earnings and valuation

c.50%
GLA LEASED

c.10%
ESTIMATED YoC

Local map





...from a complex acquisition strategy to a best-in-class office asset

Acquiring a complex urban regeneration opportunity

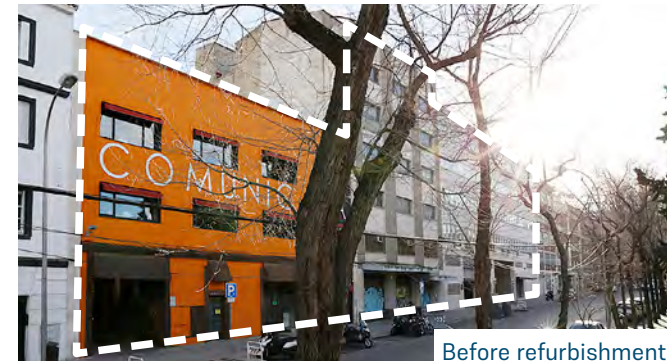
- > Acquisition of three separate office assets
- > Multiple vendors
- > Combination of share deals and asset deals

Unlocking value from active asset Management

- > Demolition of obsolete buildings
- > Consolidation of plots into a single scheme
- > c.20% increase in GLA (+1,800 sqm)
- > Development of a next-generation office building
- > Highest quality and sustainability standards embedded from design stag

Capturing value through leasing

- > Exposure to a rapidly improving rental market
- > Strong demand for high-quality offices beyond the CBD
- > Lease signed with a leading occupier for c.50% of GLA
- > Significant future earnings contribution



Before refurbishment



Project



Project



Delivering shareholder value...

- > First dividend distribution in Árma's history
- > €0.84 dividend per share, representing +8.5% dividend yield considering the share price on the date the General Shareholders' Meeting was called

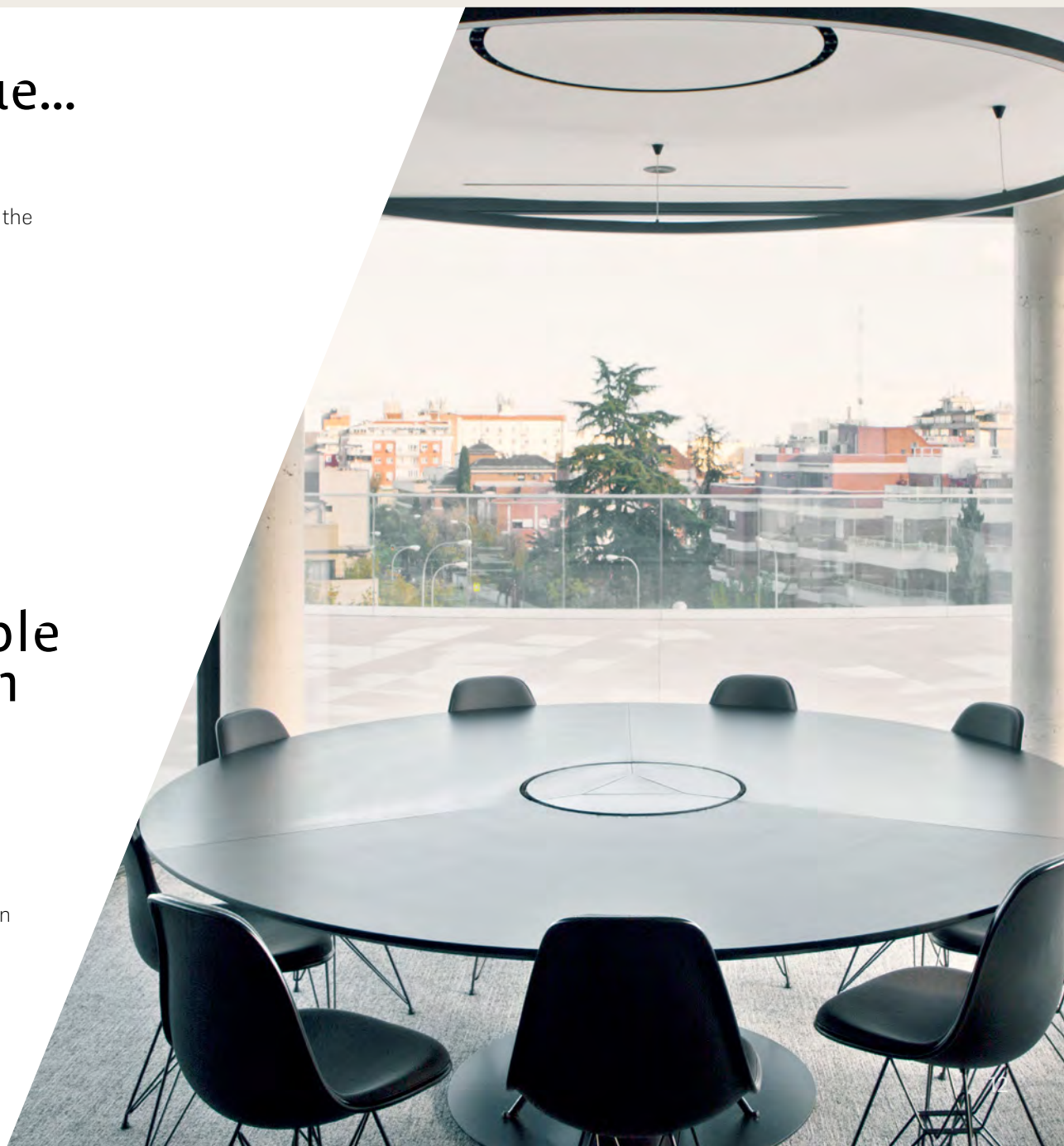
€20.5m
DIVIDEND

€0.84
PER SHARE

+8.5%
YIELD

...while building a sustainable shareholder return platform

- > Enhancing our capacity to generate recurring shareholder distributions
- > Balanced portfolio combining stabilised assets and value-add projects, providing cash flow visibility today and future earnings growth
- > Capturing additional value through transformational and off-market opportunities, supported by a disciplined investment strategy focused on strategic locations





Progress in the high-quality office growth strategy

Successful completion of the non-core asset divestment plan

JV38 sale

- > Asset acquired through an off-market transaction with the execution of a purchase option in June 2025
- > Analysis of refurbishment and repositioning scenarios following the acquisition
- > €17.7m price, representing a +15.4% premium over the Company's acquisition price
- > Initial approval of a Special Urban Development Plan by Madrid City Council for this area, enabling new temporary accommodation formats, including flex living
- > Strong investor interest driven by this milestone, reinforcing the attractiveness of the location and supporting value creation opportunities

€17.7m
SALE PRICE

+15.4%
PREMIUM



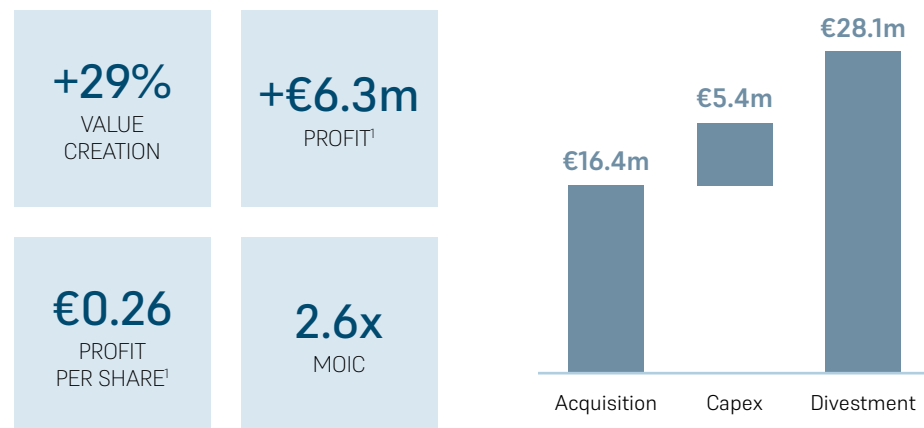


Progress in the high-quality office growth strategy

Successful completion of the non-core asset divestment plan

Guadalix sale

- > €28.1m sale price
- > 29% of value creation on total investment
- > 2.6 multiple on invested capital (MOIC)
- > Further strengthening of the portfolio in the office segment, Árima's core area of expertise
- > Additional capacity to finance acquisitions of high-quality office assets and deliver profitable growth aligned with the Company's long-term value creation strategy



(1) Sale Price less total historical costs.



Portfolio Valuation





Property valuation

€584m

GAV⁽¹⁾
JUN'26

+3.7%

6m period

+175,000

Sqm GLA

95%

OFFICE⁽²⁾

- > GAV⁽¹⁾ of €584.2 million as of 30 June 2026
- > Portfolio benefits from rising rent pressure on Class A assets in strategic locations
- > Yields remained stable during the last 6-month period
- > Capturing the value of delivered and on-going projects

(1) Based on the external independent valuation carried out by CBRE Valuation Advisory and Savills Advisory Services (RICS) as of 30 June 2026.

(2) Guadalix was included in the portfolio as of June 2026.

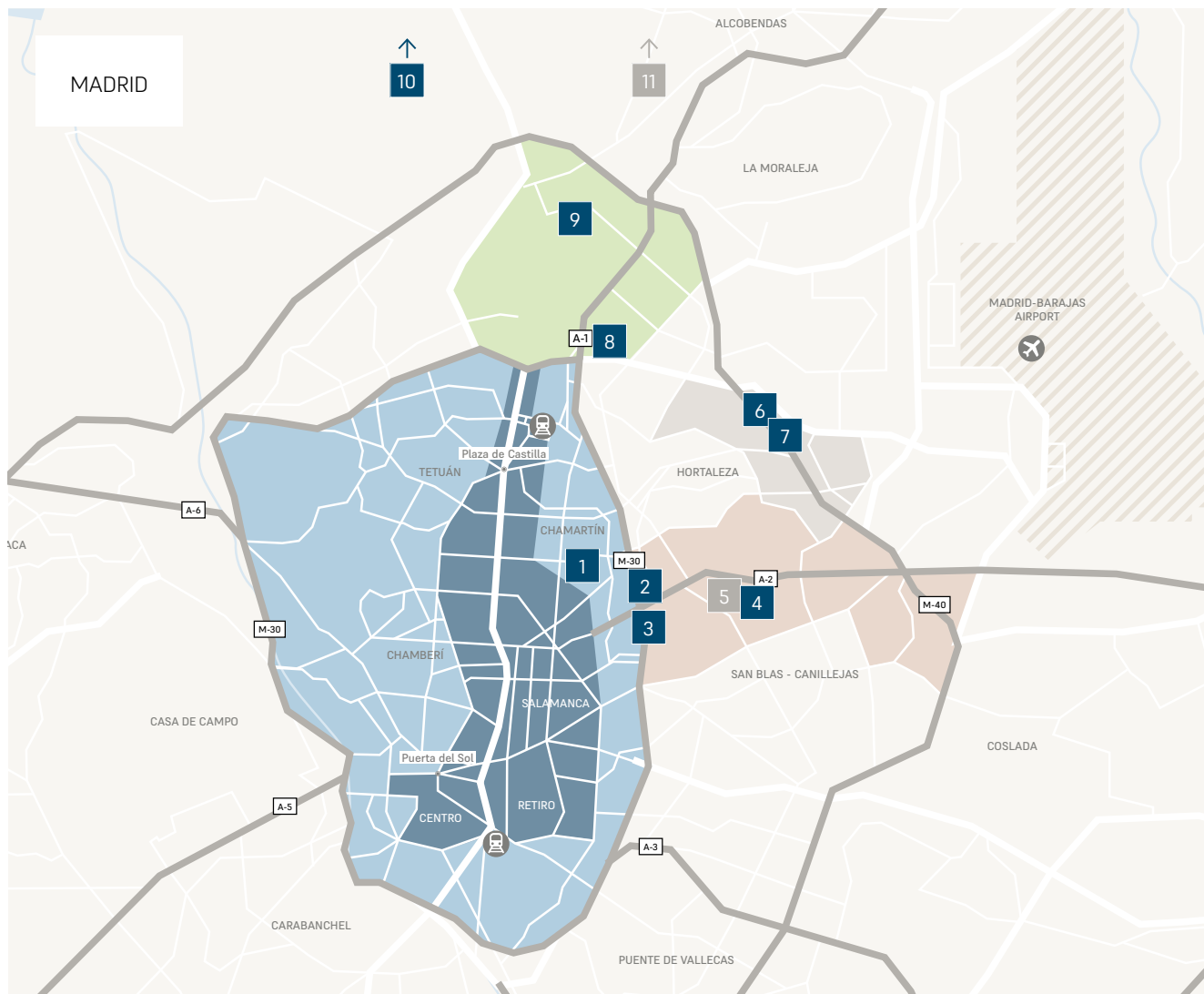


Portfolio Overview





Overview of portfolio property locations



OFFICES

- 1 Pradillo
- 2 RMA
- 3 Torrelaguna
- 4 Botanic
- 5 JV38 SOLD
- 6 Cristalia
- 7 Cadenza
- 8 Dune
- 9 Las Tablas
- 10 Tres Cantos

LOGISTICS

- 11 Guadalix SOLD

- Inner Madrid
- Central Madrid
- A2/M30
- Campo de las Naciones
- Las Tablas/Manoteras



Portfolio in detail



1 Pradillo

Sector	Offices
Acq. Date	Oct'20-Sep'21
Location	Pradillo 54-56-58, Madrid
GLA	12,760 sqm
Parking units	283
EPC	A



2 RMA

Sector	Offices
Acq. Date	Jun'19
Location	Ramírez de Arellano 21, Madrid
GLA	7,108 sqm
Parking units	110
EPC	B



3 Torrelaguna

Sector	Offices
Acq. Date	Jun'23
Location	Torrelaguna 75, Madrid
GLA	11,174 sqm
Parking units	303
EPC	B



4 Botanic

Sector	Offices
Acq. Date	Jan'19
Location	Josefa Valcárcel 42, Madrid
GLA	9,902 sqm
Parking units	223
EPC	A



5 JV38¹

Sector	Offices
Acq. Date	Jun'25
Location	Josefa Valcárcel 38, Madrid
GLA	11,558 sqm
Parking units	167
EPC	C



6 Cristalia

Sector	Offices
Acq. Date	Jan'19
Location	Vía de los Poblados 3, Madrid
GLA	10,936 sqm
Parking units	202
EPC	B

(1) Asset sold on July, 2026.



Portfolio in detail



7 Cadenza

Sector	Offices
Acq. Date	Dec'19
Location	Vía de los Poblados 7, Madrid
GLA	14,565 sqm
Parking units	215
EPC	A



8 Dune

Sector	Offices
Acq. Date	Jun'20
Location	Avenida de Manoteras 28, Madrid
GLA	12,842 sqm
Parking units	241
EPC	A



9 Las Tablas

Sector	Offices
Acq. Date	Sep'18
Location	Avenida del Camino de Santiago 40, Madrid
GLA	21,945 sqm
Parking units	472
EPC	B



10 Tres Cantos

Sector	Offices
Acq. Date	Jul'23
Location	Vía de los Poblados 7, Madrid
GLA	36,707 sqm
Parking units	648
EPC	C



11 Guadalix⁽¹⁾

Sector	Logistics
Acq. Date	Apr'19
Location	A-1 road km 32, San Agustín del Guadalix, Madrid
GLA	25,694 sqm
Loading bays	29
EPC	A

(1) Asset sold on September, 2026.



Sustainability & Corporate Responsibility



Building certifications

Achiving the highest certifications at portfolio level

	Sustainability certification	Well-being and connectivity	Health and Safety	EPC rating
Botanic	LEED Platinum	WELL Gold	✓	A
Cristalia	LEED Gold	n.a.	n.a.	B
Guadalix¹	BREEAM Very Good	n.a.	n.a.	A
RMA	BREEAM Very Good ³	n.a.	n.a.	B
Cadenza	LEED Gold	WELL Platinum	✓	A
Dune	LEED Platinum ³	WELL Platinum ³	n.a.	A
Pradillo	LEED Platinum ⁴	WELL Platinum / Wiredscore	In process	A
Torrelaguna	LEED Gold	n.a.	n.a.	B
JV38²	In analysis	In analysis	In analysis	C
Las Tablas	In analysis	In analysis	In analysis	B
Tres Cantos	BREEAM Good	In analysis	In analysis	C

(1) Asset sold in September 2026. (2) Asset sold in July 2026. (3) Ongoing certification process. (4) Pre-certified.



2026 ESG strategy

At corporate level...

... and at portfolio level



January

- > Collection of consumption data for the past year
- > Start of work on GRESB/EPRA certifications

March

- > Calculation of previous year's carbon footprint

April-May

- > Verification of the carbon footprint and sustainability information by a third independent party

June

- > Publication of the 2025 Sustainability Report
- > Submission of data to GRESB/EPRA evaluations

September

- > Publication of 2026 Half Year Results

October

- > Final results publication of GRESB/EPRA evaluations

October-November

- > GRESB/EPRA results analysis
- > Communication to stakeholders
- > Development of ESG strategy for the following year

January

- > Start of quality measurement analysis to obtain the various recertifications throughout the year (WELL Health and Safety and BREEAM)
- > Start of work with Project Management and consultants to obtain LEED certifications for the assets under renovation: Pradillo and Dune

June

- > Pradillo platinum wirescore certification accomplished

July

- > Guadalix BREEAM recertification

October

- > Cadenza WELL Core recertification

December

- > Botanic WELL Core recertification



Appendix





Financials

Consolidated Income Statement (IFRS)

IFRS

EURth (unless otherwise specified)	30/06/2026	31/12/2025	30/06/2025 ¹
Revenue	15,921	27,729	14,973
Property expenses	(2,659)	(4,975)	(2,829)
Net Rental Income (NRI)	13,262	22,754	12,144
Overheads	(2,110)	(4,194)	(2,487)
Operating income (EBITDA)	11,152	18,560	9,658
Amortization & Provisions	(69)	(11)	(6)
Recurring EBIT	11,083	18,549	9,652
Net financial charges	(3,862)	(9,786)	(5,390)
Tax	-	-	-
Recurring net profit	7,221	8,763	4,262
Profits or losses on disposal of investment properties	-	(781)	(95)
Change in fair value of assets	10,334	1,992	1,860
Other income and expenses	198	(1,605)	(403)
Reported net profit	17,753	8,369	5,624
Recurring EPS (€ p.s.)	0.30	0.36	0.17
Average no. of shares outstanding	24,457,392	24,457,399	24,703,899

EPRA

EURth (unless otherwise specified)	30/06/2026	31/12/2025	30/06/2025 ¹
EPRA earnings	7,248	8,816	4,274
EPRA EPS (€ p.s.)	0.30	0.36	0.17
EPRA NTA	345,623	327,805	326,920
EPRA NTA (€ p.s.)	14.1	13.4	13.2

Consolidated Balance Sheet (IFRS)

IFRS

EURth (unless otherwise specified)	30/06/2026	31/12/2025	30/06/2025 ¹
Total assets	619,620	584,627	637,941
Non Current Assets	594,360	571,195	598,164
Intangible assets	311	373	-
Property plant & equipment	81	33	36
Investment property	584,204	563,546	589,136
Long-term financial investments	9,764	7,243	8,992
Current assets	25,260	13,432	39,777
Trade and other receivables	3,998	2,391	2,632
Short-term investment	1,216	795	2,114
Other current assets	2,394	1,067	1,495
Cash & cash equivalents	17,652	9,179	33,536
Equity	345,899	328,094	326,446
Share Capital	31,795	31,795	24,708
Share Premium	-	-	205,968
Reserves	296,370	288,014	89,931
Treasury shares	(1)	-	(40)
Profit	17,753	8,369	5,609
Other	(18)	(84)	270
Liabilities	273,721	256,533	311,495
Non-current liabilities	227,661	224,908	150,028
Financial debt	223,296	220,264	144,226
Financial derivatives	139	202	109
Other	4,226	4,442	5,693
Current liabilities	46,060	31,625	161,467
Financial debt	33,785	19,142	91,531
Trade & other payables	12,275	12,483	69,936
Number of shares outstanding, end of period	24,457,392	24,457,399	24,703,899

(1) Post-merger metrics: Árima + JSS Real Estate



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Árima triples net profit to €17.8 million

- **Company reports net profit of €17.8 million in the first half of 2026, signs a lease for approximately 50% of its Pradillo project ahead of completion and finalises its non-core asset disposal plan**

Madrid, 22 September 2026. Árima Real Estate SOCIMI today announced its results for the first half of 2026, a period during which it continued to advance the execution of its value creation strategy. This progress has been reflected in the growth of its key operating and financial metrics, the strengthening of its portfolio and the payment of its first dividend.

As at the end of June, Gross Asset Value (GAV) stood at €584.2 million, representing like-for-like growth of 3.7% compared with year-end 2025, while EPRA NTA per share reached €14.1, an increase of 5.2% over the six-month period. Annualised gross rental income across the portfolio totalled €30.4 million, up 12.1% year-on-year.

This operational performance delivered stronger financial results, with revenues reaching €15.9 million, a 6.3% increase compared with the same period last year, and recurring EBITDA of €11.1 million, up 15% year-on-year. EPRA earnings amounted to €7.2 million, representing growth of 70% compared with the first half of 2025, while net profit reached €17.8 million, more than three times the level reported in the same period last year.

"The results for the first half demonstrate the team's ability to translate asset management and leasing initiatives into sustainable earnings growth, while continuing to deliver value for our shareholders," the Company said.

Strategic milestones achieved after the reporting period

Among the most significant events following the end of June was the signing in August of a lease agreement covering approximately 50% of the lettable area at Pradillo, one of the Company's most important value-add projects. The lease was secured ahead of completion and with a top-tier occupier, enhancing the asset's future income visibility. The project is expected to deliver a yield on cost of close to 10%, significantly above current market investment yields.

In addition, Árima completed its non-core asset disposal programme through the sale of the JV38 building and the Guadalix logistics asset for a combined consideration of €45.8 million. These transactions further sharpen the portfolio's focus on high-quality office assets while providing additional capacity to fund future investment opportunities.

First dividend distribution

At the General Shareholders' Meeting held on 17 September, shareholders approved the Company's first-ever dividend distribution, amounting to €20.5 million or €0.84 per share. The distribution represented a dividend yield of more than 8.5%, based on the Company's share price on the date the General Shareholders' Meeting was convened.

The dividend was paid on 18 September 2026, delivering on the shareholder remuneration commitment previously communicated by the Company and reinforcing its objective of building a sustainable platform for recurring dividend distributions.

Strong financial position and growth visibility

Árima maintains a conservative financial profile, with a net Loan-to-Value ratio of 39.7%, an average cost of debt of 3.8% and €15.8 million of committed undrawn financing available. This provides the Company with the flexibility to pursue new growth opportunities.

The Company estimates annualised rental income potential of €42.2 million once the leasing of ongoing projects has been completed and investment opportunities currently under review have been executed.

ESG commitment

Árima continues to demonstrate its commitment to sustainability, holding the highest five-star GRESB rating and the EPRA sBPR Gold award. In addition, 85% of the operating portfolio holds LEED or BREEAM certifications, while 76% benefits from A or B energy performance ratings. In addition, 85% of the operational portfolio holds LEED or BREEAM certifications, while 76% benefits from EPC ratings of A or B.

About ÁRIMA Real Estate:

Árima Real Estate SOCIMI, S.A. is a Spanish listed real estate investment company (SOCIMI), headquartered in Madrid and listed since 2018. Its strategy focuses on building a high-quality income producing real estate portfolio, primarily in the office sector, with an emphasis on sustainable value creation over the medium and long term.

The company combines specialised in-house management, professional expertise and ESG standards, optimising assets while ensuring operational efficiency and an excellent occupier experience. Its portfolio is mainly office-led, with projects recognised for design, sustainability and the ability to adapt to tenants' needs.

For further information

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