



Barcelona, 3 de agosto de 2023

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 2023. 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)

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Quedamos a su disposición para cuantas aclaraciones precisen.

BARCINO PROPERTY SOCIMI, S.A.

BARCINO PROPERTY SOCIMI, S.A.

Q2 2023 Results Presentation

AUGUST 2023



Barcino Property

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01/ BUSINESS REVIEW

Operating results in line with expectations

- Q2 2023 Gross Operating Income €640k, up +28% YoY
- Q2 2023 Adjusted Net Operating Income (*) €374k, up +41% YoY
- Q2 2023 EBITDA (*) €326k
- Price increases driving performance

Capex

- Q2 2023 Capex of €1.1m
- Works completed during May at one of our buildings, will result in 12 new units being available to rent from July
- Works in a second building have been completed during July will result in 14 new units being available for rent from August/September

Financing

- Have agreed so far the issuance of convertible loans for a value of €0.8m

(*) Reconciled on the next slide



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02/ Q2 2023 RESULTS

Gross operating income:

- Increase in sales of €139k, +28% YoY
- BA sales up €52k compared to Q2 2022, an increase of +51% YoY
- Sales of the remainder of the portfolio including mid-term and long leases, are up €87k, a +22% increase YoY

Operating expenses

- Letting and platform fees up €28k, of which €19k are related to BA asset
- Short-term and mid-term costs (Utilities, Cleaning...) are up 12k, of which 3k are related to BA asset

Staff costs

- Personnel costs up €2.5k, due to salary increases

General and administrative costs

- Legal costs down €13k

Adjusted NOI

- Up €109k, +41% YoY

NOI

- Property management fees down €171k, -85% YoY due to new Management agreement

Interest

- Interest expenses up €116k due to two new capex mortgages, convertible loans and interest rate increases during Q2 2023

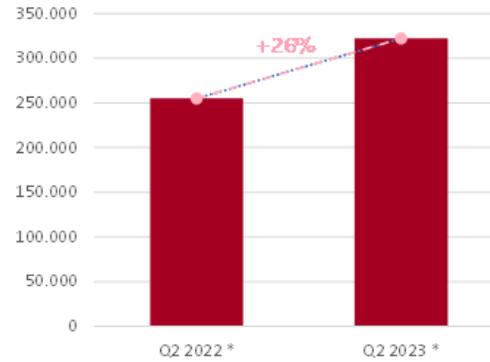
Barcino Property			Var 23/22 %
In EUROS			
P & L	Q2 2023	Q2 2022	
Rental Income	639,729	501,099	
Other operating income	0	0	
GROSS OPERATING INCOME (GOI)	639,729	501,099	28%
OPERATING EXPENSES	(170,052)	(130,105)	31%
NET RENTAL INCOME (NRI)	469,677	370,994	27%
% margin	73%	74%	
Staff costs	(39,115)	(36,647)	
General and administrative expenses	(57,014)	(69,825)	
ADJUSTED NET OPERATING INCOME (NOI)	373,548	264,523	41%
Management Fee	(29,358)	(200,500)	
NET OPERATING INCOME (NOI)	344,191	64,023	438%
Non recurring expenses	(12,966)	(19,000)	
Excess provisions & other income and expense	(5,536)	345	
Gains or losses on disposals	0	0	
EBITDA	325,688	45,368	
Depreciation & amortisations	(162,859)	(161,089)	
EBIT	162,829	(115,721)	
Net interest	(196,824)	(80,893)	
EBT	(33,995)	(196,615)	

(*) Q2 2023 and Q2 2022 Unaudited figures

03/ Q2 2023 KPIs



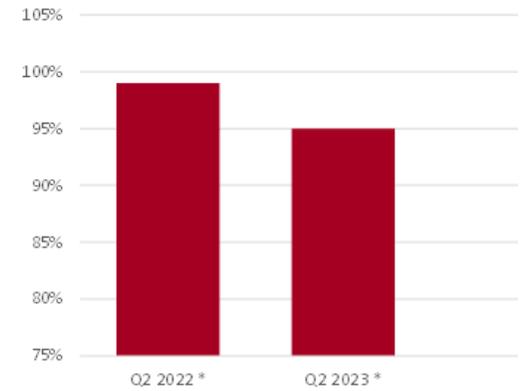
LFL MID-TERM REVENUES



LFL mid term Q2 revenue growth based on 54 units +26% YOY

(*) Q2 2023 and Q2 2022 Unaudited figures

OCCUPANCY MID-TERM



Occupancy down from 99% to 95%

04/ REMAINING CAPEX



Q2 2023 capex of €1.1m, in line with expectations. Two buildings have been completed, remaining capex for these buildings of c.€0.4m

At this stage one more building with c.€0.7 capex remains to be completed

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	2022	Q1-Q2 2023*	REMAINING
Major Capex	3.1	2.2	1.0
Minor	0.1	-	0.1
PLANNED CAPEX	3.2	2.2	1.1

(*) Q1-Q2 2023 Unaudited figures

05/ OUTLOOK

Rental market showing some moderation in growth given more demanding year on year comparables

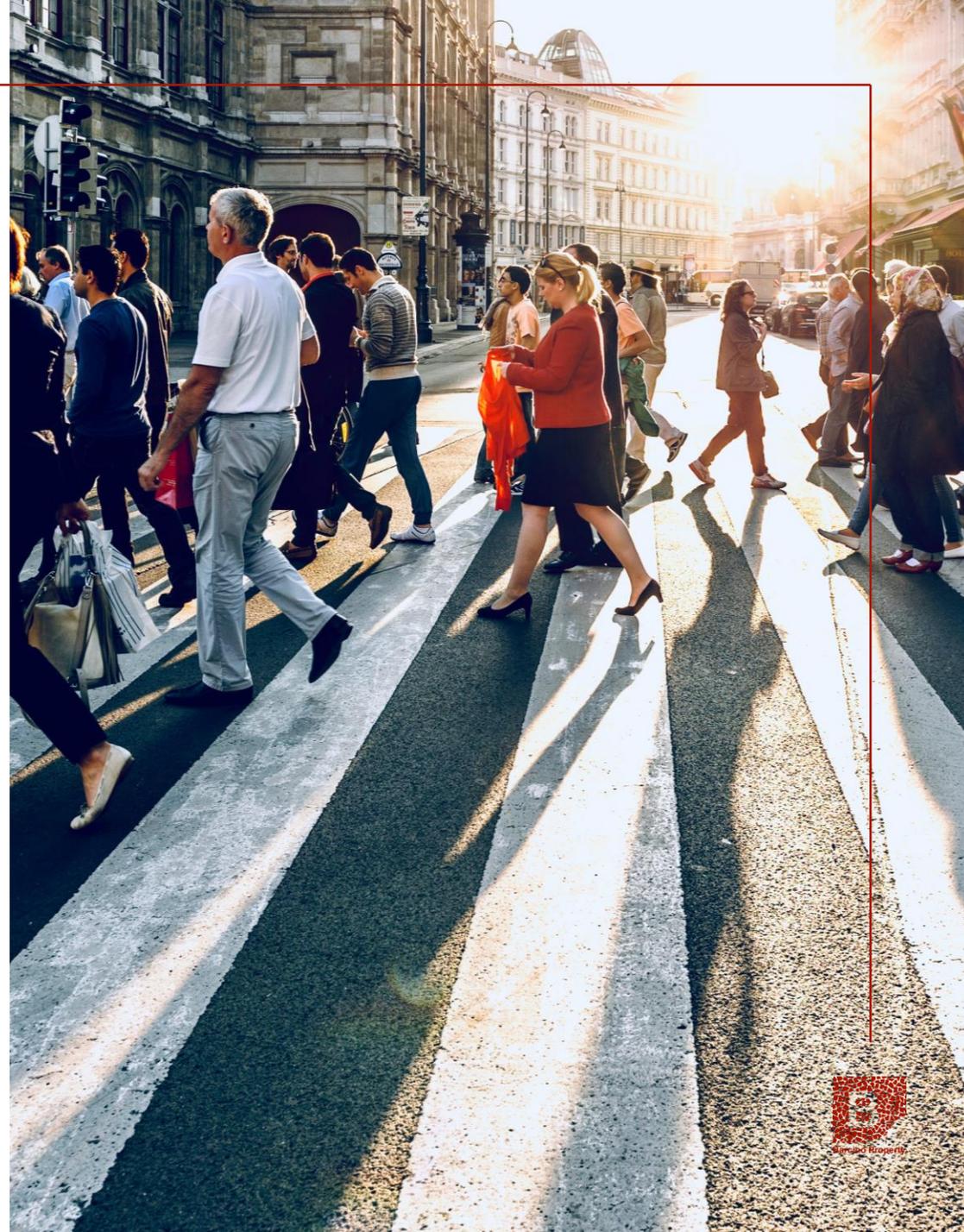
Two buildings coming on line in H2 2023 will support performance

2023 Guidance maintained:

- 2023 Gross Operating Income expected to be between €2.4-2.6m
- 2023 EBITDA expected to be between €1.3-1.4m

	H1 2023 (*)	2023 E	% compliance
GOI	1.2m	2.4-2.6m	49% - 45%
EBITDA	0.6m	1.3-1.4m	47% - 41%

(*) H1 2023 Unaudited figures



06/ APPENDIX



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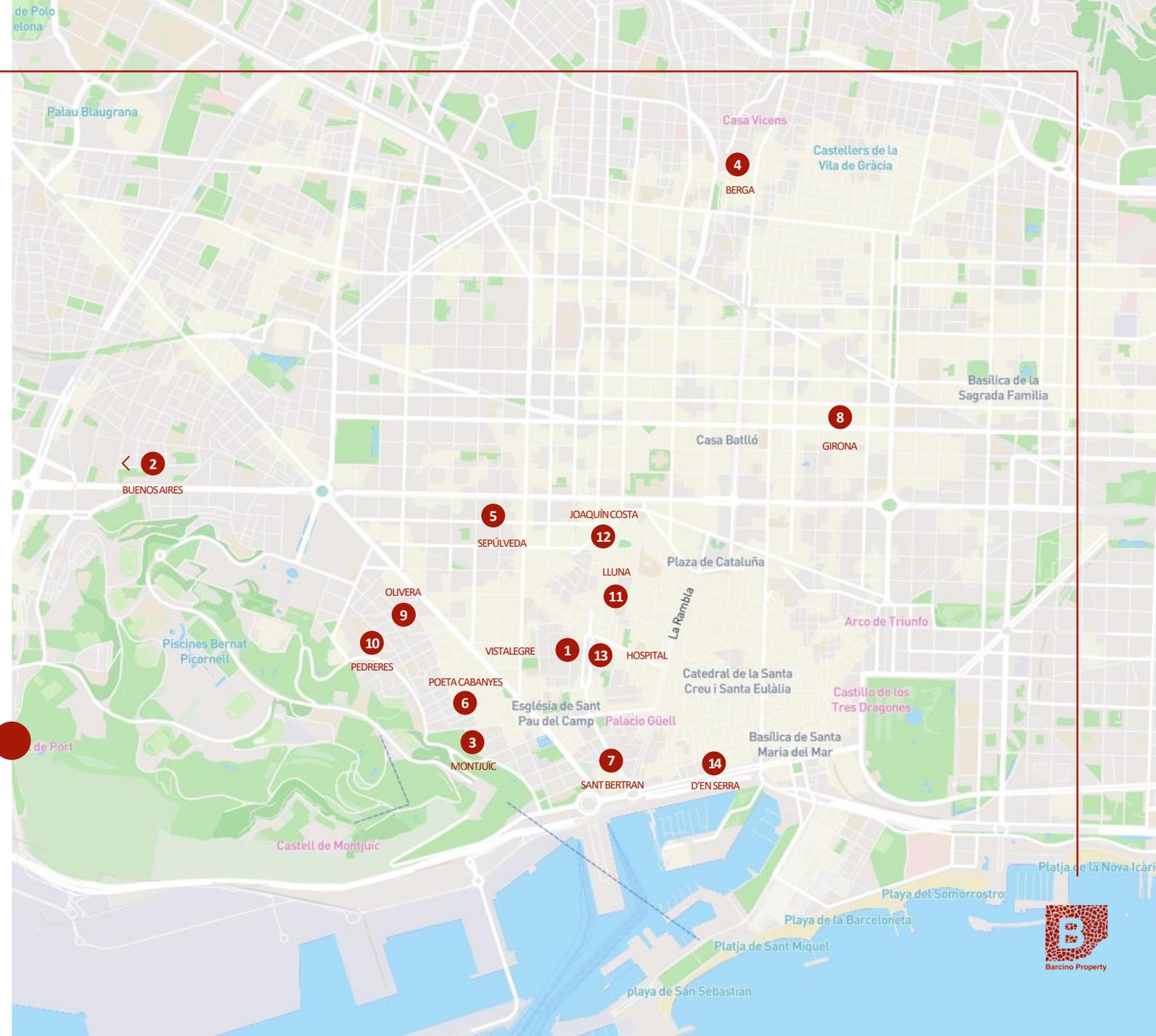


GEOGRAPHICAL FOOTPRINT (1/2)

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



GEOGRAPHICAL FOOTPRINT (2/2)



1
C. Vistalegre
Barcelona
Ciutat Vella district



2
C. Buenos Aires
L'Hospitalet de Llobregat



3
P. Montjuïc
Barcelona
Sants-Montjuïc district



4
C. Berga
Barcelona
Gracia district



5
C. Sepúlveda
Barcelona
Eixample district



6
C. P. Cabanyes
Barcelona
Sants-Montjuïc district



7
C. Sant Bertran
Barcelona
Ciutat Vella district



8
C. Girona
Barcelona
Eixample district



9
C. Olivera
Barcelona
Sants-Montjuïc district



10
C. Pedreres
Barcelona
Sants-Montjuïc district



11
C. Lluna
Barcelona
Ciutat Vella district



12
C. Joaquín Costa
Barcelona
Ciutat Vella district



13
C. Hospital
Barcelona
Ciutat Vella district



14
C. d'en Serra
Barcelona
Ciutat Vella district

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