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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