



Madrid, 28<sup>th</sup> July, 2025

Pursuant to Article 17 of Regulation (EU) No. 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation), and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC, as well as Article 61004/1 of Euronext Rule Book I, STUDENT PROPERTY INCOME SOCIMI, S.A. (the “Company”) hereby notifies the following:

#### **MARKET NOTICE**

The Company hereby informs the market that its Sole Shareholder has approved a portfolio refinancing agreement with Morgan Stanley.

Under the terms of this agreement, the Company will take part in the aforementioned refinancing in order to refinance the existing debt through a new facility with the following key characteristics:

- Amount: c.€ 420 million, divided in three tranches
- Term: 5 years from utilisation
- Type of Facility: Term Loan

This refinancing operation is part of the Company's broader strategy to optimize its capital structure, reduce financing costs, and extend the maturity profile of its debt. The proceeds will be used to refinance existing debt under more favorable terms, thereby enhancing financial flexibility and supporting future growth initiatives.

Further details will be disclosed in the Company's audited consolidated annual accounts as of June 30<sup>th</sup>, 2025.

**STUDENT PROPERTY INCOME SOCIMI, S.A.**

**Mr. Alejandro Maristany Beamonte**