SAINT CROIX HOLDING IMMOBILIER, SOCIMI, S.A.

SAINT CROIX HOLDING IMMOBILIER, SOCIMI, S.A. and Subsidiary Companies

Consolidated Management Report
31 March 2016

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Consolidated Management Report at 31 March de 2016

1. Explanation of consolidated figures at 31 March 2016

A breakdown of the main consolidated figures at 31 March 2016 compared to 31 December 2015 (balance sheet) and 31 March 2015 (profit and loss account) is provided below:

Balance sheet	Euros		
	31/03/2016	**31/12/2015**	**+ / -**
• Property investments (gross)	321,935,646	307,252,723	14,682,924
• Accumulated depreciation	-28,750,599	-27,612,951	-1,137,648
• Accumulated impairment	-16,649,203	-16,649,203	-
Net property investments	276,535,844	262,990,569	13,545,275
Financial investments in associated companies	52,947,418	61,024,565	-8,077,147
Equity	285,732,143	289,687,089	-3,954,946
Net financial debts	31,822,621	32,448,765	-626,144

Income statement	Euros		
	31/03/2016	**31/03/2015**	**+ / -**
Income	4,230,023	4,506,322	-276,299
Net margin	4,036,892	4,006,387	30,505
% of revenue	**95,43%**	**88,91%**	**6,52%**
EBITDA	**3,962,289**	**3,664,340**	**297,949**
% of revenue	**93,67%**	**81,32%**	**12,36%**
Depreciation	-1,137,812	-1,273,227	135,415
Subsidies	28,546	27,179	1,367
Extraordinary profits (losses)	9,570	-	9,570
Profits (losses) on asset disposals	-	-	-
Impairment/Reversal	-	-	-
Financial profit (loss)	162,180	329,805	-167,625
EBT	**3,024,773**	**2,748,097**	**276,676**
% of revenue	**71,51%**	**60,98%**	**10,52%**
Corporation tax	-	-	-
Net profit (loss)	**3,024,773**	**2,748,097**	**276,676**
% of revenue	**71,51%**	**60,98%**	**10,52%**

EPRA Indicators

EPRA	Euros					
	31/03/2016	**Per share**	**31/03/2015**	**Per share**	**31/12/2015**	**Per share**
Earning	3,084,902	0,69	2,808,226	0,63	12,811,889	2,88
NAV	349,842,273	78,58	338,881,075	76,12	351,818,025	79,02
Cost ratio	6,33%		7,06%		11,92%	
Vacancy rate	4,08%		5,11%		5,36%	
Net Initial Yield	5,50%		5,86%		5,31%	

Real estate investments (gross): The Group's real estate investments at 31 March 2016 amounted to 321,935,646 euros (307,252,723 euros at 31 December 2015). This involves an increase amounting to 14,682,924 euros. Main changes are based on:

- **Investments made in 2016:**
  - Refurbishments on hotels for 1,727,924 euros: Hotel Barceló (1,624,740 euros) and Hotel Meliá Atlántico (103,184 euros).

- As at 1 March 2016, the Subsidiary COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U., formalized in deed and before the Notary of Madrid Mr. D. José Enrique Cachón Blanco the acquisition of certain commercial premises located on 55 Gran Vía Str. of Madrid. The acquisition has amounted to 13,000,000 euros paid in cash (13,455,000 euros with acquisition costs and taxes). Mentioned premises are located in the so-called "LOPE DE VEGA" building with access by the Gran Vía 55 Street and Elizabeth Street the Catholic 10. It has an approximate built area of 1,400 square meters.

Accumulated depreciation: At 31 March 2016, the cumulative depreciation balance amounted to 28,750,599 euros (27,612,951 euros in 2015). Movement in the year has been attributable to: (i) real estate investment depreciation costs in 2016 that amounted to 1,137,648 euros (1,273,227 euros at 31 March de 2015).

Accumulated impairment: Al 31 March 2016, the cumulative impairment balance corresponding to property investments amounted to 16,649,203 euros (16,649,203 euros at 31 December 2015). During the year 2016, there has been no negative movement affecting the value of real estate investments.

Net real estate investments: As result of the above, the Group's net real estate investments totalled 276,535,844 euros (262,990,569 euros at 31 December 2015), including the investments in progress amounting to 2,554,739 euros.

Financial investments in associated companies: The Group generates liquidity as result of its real estate leasing activity. The surplus funds are borrowed to associate companies under market conditions. The net balance of loans to associated companies at 31 March 2016 came to 52,947,418 euros (61,024,565 euros at 31 December 2015).

The detail of the intercompany balance is as follows:

Debtor/Creditor	Euros	Item
Promociones y Construcciones, PYC, PRYCONSA, S.A.	52,946,479	Financing associates' working capital
Isla Canela, S.A.	939	Financing associates' working capital
Total	**52,947,418**	

Equity: At 31 March 2016, the Group reported a positive equity of 285,732,143 euros compared to 289,687,089 euros at year-end 2015. The increase of 3,954,946 euros corresponds to (i) profits in 2016 totalling 3,024,773 euros; and (ii) distribution of the positive result of 2015 with respect to dividends totalling 6,979,719 euros.

Dividends:

<u>Dividends from the subsidiary companies to pay to the parent company in the year 2016:</u>

1. The net profit of the Subsidiary Company (COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U.) at 31 December 2015 stood at 18,498,617 euros. At the company's Annual General Shareholders Meeting celebrated on 1 April 2016, it approved the payment of a dividend to the Parent Company corresponding to 2015 for 14,799,010 euros. The breakdown of the distribution of profits is as follows:

Distribution of net profit in 2015	Euros
Profit at 31 December 2015	**12,082,697**
• Legal reserve	1,849,862
• Voluntary reserve	1,849,745
• Dividends (paid on 18 April 2016)	14,799,010

2. The net profit of the Subsidiary Company (INVERETIRO, SOCIMI, S.A.U.) at 31 December 2015 stood at 2,464,962 euros. At the company's Annual General Shareholders Meeting celebrated on 1 April 2016, it approved the payment of a dividend to the Parent Company corresponding to 2015 for 1,987,206 euros. The breakdown of the distribution of profits is as follows:

Distribution of net profit in 2015	Euros
Profit at 31 December 2015	**2,464,962**
• Offsetting of prior years' losses	231,260
• Legal reserve	246,496
• Dividends (paid on 18 April 2016)	1,987,206

Dividends payable by the Parent Company to shareholders in 2016:

The Parent Company's net profit at 31 December 2015 stood at 9,755,905 euros. At the company's Annual General Shareholders Meeting celebrated on 1 April 2016, it approved the payment of a dividend to the Shareholders corresponding to 2015 for 6,979,719 euros. The breakdown of the distribution of profits is as follows:

Distribution of net profit in 2015	Euros
Profit at 31 December 2015	**9,755,905**
• Reserves first application of General Accounting Plan (PGC)	1,800,596
• Legal reserve	975,590
• Dividends (paid on 18 April 2016)	6,979,719

Net financial debt: At 31 March 2016, the Group had a net financial debt with credit institutions amounting to 31,822,621 euros (32,448,765 euros at 31 December 2015), a decrease of 626,144 euros in comparison to the prior year-ended. The Group's debt corresponds to four mortgage loans with banking institutions (two with Caixa Bank and two with Banco Santander). The purpose of this financing was to finance the investments in real estate assets for commercial use located in Castellón, which were acquired in 2011, and commercial premises and an office in Madrid purchased by one of the Subsidiary Companies and financed on 17 April 2015. At 31 March 2016, the total outstanding principal stood at 29,072,088 euros. Furthermore, the Group has a long-term loan (3 years) with ABANCA for a total amount of 3,000,000 euros and different outstanding drawn down credit facilities contracted with Banca March and Bankinter for the joint sum of 1,869,436 euros and a net cash position of 2,118,903 euros.

The details of the debt at 31 March 2016 are as follows:

Details of the debt	Euros
Titán, 13	15,007,752
Conde de Peñalver, 16	9,744,786
Plaza de España (Castellón)	4,319,550
Total mortgage-backed debt	**29,072,088**
Drawn down credit facilities	1,869,436
Long term loan	3,000,000
Interest accrued pending maturity	-
Total unsecured debt	**4,869,436**
Cash and bank	**-2,118,903**
Net financial debt	**31,822,621**

The Group's LTV at 31 March 2016 stood at 7.90% (9.16% in 2015). Considering the mortgage burden on hotels located in Isla Canela (Ayamonte – Huelva), the LTV is 13.19% (15.63% in 2015).

Considering the financing offered by the Group to related companies, Net Financial Debt (banking and non-banking) totals -21,124,797 euros (-28,575,800 euros at 31 December 2015).

Income: At 31 March 2016, the Group had obtained income amounting to 4,230,023 euros (4,506,322 euros a 31 March 2015), a year-on-year decrease of 276,299 euros (down by 6%). All the income in 2016 came from the activity of leasing real estate, apart from 18,896 euros (25,560 euros in 2015) which came from services.

At 31 March 2016, the Group's **net margin** was positive, standing at 4,036,892 euros (4,006,387 euros en March 2015), 95% of income as compared to 89% in 2015, an increase of 11 percentage points.

At 31 March 2016, the Group's **EBITDA** was positive, standing at 3,962,289 euros (3,664,340 euros en March 2015), 94% of income as compared to 81% in 2015, an increase of 6 percentage points.

Depreciation: At 31 March 2016, depreciation expenses on the Group's real estate investment stood at 1,137,812 euros corresponding to real estate investments by 1,137,648 euros (1,273,227 euros at March 2015).

Allocation of subsidies: In 2016, the Subsidiary Company allocated income from capital grants to profit (loss) amounting to 28,546 euros (27,179 euros at March 2015). These subsidies are related to the ownership of the hotels in Ayamonte, Huelva.

Profits (losses) on asset disposals: Until March 2016 there have been no results from the disposal of assets such as in 2015,

Impairment/Reversal: Until March 2016 there have been no results from the valuation of real estate assets such as in 2015,

Financial profit (loss): The Group generated a financial net profit amounting to de 162,180 euros in 2016 euros [financial income totalling 269,703 euros and financial expenses totalling 107,523 euros] (329,805 euros in 2015). This was essentially a result of the policy of financing related companies with cash and bank surpluses.

Net profit (loss): At 31 March 2016, the Group booked net consolidated profit of 3,024,773 euros compared to 2,748,097 euros in 2015, a year-on-year increase of 276,676 euros.

3. Valuation of real estate assets

The Company commissioned CBRE Valuation Advisory, S.A., an independent expert, to conduct a valuation of the assets, which was issued on 26 January 2016, in order to determine the fair values of all its real estate investments at year-end 2015, Such valuations were conducted on the basis of the replacement value and the market lease value (which consists of capitalising net rents from each property and updating future flows), whichever is lower. Acceptable discount rates were used to calculate fair value for a potential investor, which are in keeping with those used by the market for properties having similar characteristics and locations. The valuations were made in accordance with the Appraisal and Valuation Standards published by the United Kingdom's Royal Institute of Chartered Surveyors (RICS).

During the first quarter of 2016, the Directors consider that there have been no significant changes in the variables used in the above assessment to the year-end 2015 by the independent expert or in the content or conditions of leases used in this evaluation by what they consider that the market values of the assets of the Group at the end of the first quarter of the year 2016 are similar to those of the year-end 2015,

According to the appraisals made, the fair value of the real estate investments revealed an un-booked unrealised capital gain (by comparing the updated gross fair market value and the net book value) of 62,725,011 euros (62,815,286 euros at the end of the year 2015).

The gross asset value (GAV) of the real estate investments at 31 March 2016 came to 339,260,855 euros (325,805,855 euros at the end of the year 2015). The breakdown by business segment is as follows:

Segments	GAV (Euros)	
	31/03/2016	**31/12/2015**
Hotels	113,102,010	113,102,010
Offices	76,502,309	76,502,309
Sales	133,603,186	120,148,186
Industrial	16,053,350	16,053,350
Total	**339,260,855**	**325,805,855**

4. Segment Information

The Group identifies its operating segments based on internal reports on the Group's components which are the bases for regular reviews, discussion and assessment by the Parent Company's Administrators, since they are the highest decision-making authority with the power to allocate resources to the segments and assess their performance.

The segments identified in this way in 2016 are as follows:

- Hotels
- Offices
- Sales
- Industrial
- Others

The segment reporting shown below is based on the monthly reports drawn up by the Group's Management and is generated by the same computer application used to obtain all the Group's accounting data. In this regard, the Group does not report its assets and liabilities in a segmented way, since this information is not required by the Group's Management for the purposes of the management reports it uses for its decision making.

For its part, ordinary income corresponds to income directly attributable to the segment plus a relevant proportion of the Group's general income that can be attributed to it using fair rules of distribution.

The expenses for each segment are determined by the expenses arising from its operating activities that are directly attributable to it plus the corresponding proportion of the expenses that can be attributed to the segment by using fair rules of distribution.

SAINT CROIX HOLDING IMMOBILIER, SOCIMI, S.A.

Segmented consolidated income statement

2016

31/03/2016	Euros					
	Hotels	**Offices**	**Sales**	**Industrial**	**Others**	**Total**
Income	1,389,754	1,048,782	1,462,549	317,235	11,702	4,230,023
Indirect costs	-63,144	-72,397	-32,648	-6,046	-18,896	-193,131
Net Margin	**1,326,610**	**976,385**	**1,429,901**	**311,190**	**-7,194**	**4,036,892**
General expenses	-6,515	-5,479	-7,081	-1,487	-54,041	-74,603
EBITDA	**1,320,094**	**970,906**	**1,422,820**	**309,702**	**-61,235**	**3,962,288**
% of income	**94,99%**	**92,57%**	**97,28%**	**97,63%**	**-523,29%**	**93,67%**
Depreciation	-582,884	-265,556	-253,202	-36,006	-164	-1,137,812
Subsidies	28,546	-	-	-	-	28,546
Extraordinary profits (losses)	-	8,270	1,300	-	-	9,570
Profits (losses) on asset disposals	-	-	-	-	-	-
Impairment/Reversal	-	-	-	-	-	-
Financial profit (loss)	-	-83,725	-54,365	-	300,271	162,181
EBT	**765,757**	**629,894**	**1,116,553**	**273,697**	**238,873**	**3,024,773**
Corporation tax	-	-	-	-	-	-
Net profit (loss)	**765,757**	**629,894**	**1,116,553**	**273,697**	**238,873**	**3,024,773**
% of income	**55,10%**	**60,06%**	**76,34%**	**86,28%**	**2041,31%**	**71,51%**

2015

31/03/2015	Euros					
	Hotels	**Offices**	**Sales**	**Industrial**	**Others**	**Total**
Income	1,941,209	960,577	1,459,661	119,315	25,560	4,506,322
Indirect costs	-383,705	-74,838	-31,124	-10,269	-	-499,935
Net Margin	**1,557,504**	**885,739**	**1,428,537**	**109,046**	**25,560**	**4,006,387**
General expenses	-147,345	-72,911	-110,794	-9,056	-1,940	-342,047
EBITDA	**1,410,159**	**812,828**	**1,317,743**	**99,990**	**23,620**	**3,664,340**
% of income	**72,64%**	**84,62%**	**90,28%**	**83,80%**	**92,41%**	**81,32%**
Depreciation	-742,090	-210,189	-308,945	-12,003		-1,273,227
Subsidies	27,179	-	-	-	-	27,179
Extraordinary profits (losses)	-	-	-	-	-	-
Profits (losses) on asset disposals	-	-	-	-	-	-
Impairment/Reversal	-	-	-	-	-	-
Financial profit (loss)	129,317	75,078	114,086	9,326	1,998	329,805
EBT	**824,565**	**677,717**	**1,122,885**	**97,313**	**25,617**	**2,748,097**
Corporation tax	-	-	-	-	-	-
Net profit (loss)	**824,565**	**677,717**	**1,122,885**	**97,313**	**25,617**	**2,748,097**
% of income	**42,48%**	**70,55%**	**76,93%**	**81,56%**	**100,23%**	**60,98%**

The breakdown of the **income and net carrying value** of real estate assets, including tangible fixed assets in progress, at 31 March 2016 compared to 31 March 2015 is as follows:

	Euros					
	31/03/2016			**31/03/2015**		
	Income	**%**	**Net cost**	**Income**	**%**	**Net cost**
Hotels	1,389,754	32,85%	108,024,065	1,941,209	43,08%	128,387,165
Offices	1,048,782	24,79%	76,013,727	960,577	21,32%	76,282,703
Sales	1,462,549	34,58%	78,931,264	1,459,661	32,39%	66,463,077
Industrial	317,235	7,50%	13,566,788	119,315	2,65%	13,710,811
Others	11,702	0,28%	-	25,560	0,57%	-
Total	**4,230,023**	**100%**	**276,535,844**	**4,506,322**	**100,00%**	**284,843,756**

It is important to point out that, at 31 March 2016, 33% of the revenues were generated by hotel assets (43% in 2015), 25% by offices (21% in 2015), 35% by retail premises (32% in 2015), and the remaining 8% to industrial assets (3% in 2015). At the end of March 2016, all hotels have been leased, as in 2015; 71% of the offices were leased in 2016 (63% in 2015). In 2016, 66% of the retail outlets were leased (71% in 2015). The occupation rate is 90% in 2016 (90% in 2015).

The breakdown of contribution to **income from a geographic standpoint** is as follows:

Area	Euros			
	31/03/2016		31/03/2015	
	Income	%	Income	%
Madrid	2,797,780	66,14%	2,869,664	63,68%
Huelva	1,098,381	25,97%	1,302,797	28,91%
Castellón	333,861	7,89%	333,861	7,41%
Cáceres	-	-	-	-
Total	**4,230,023**	**100,00%**	**4,506,322**	**100,00%**

From a geographic standpoint, most of the income is generated in Madrid and Huelva (both of which are in Spain). In this regard, Madrid increased its contribution to total income by 2 percentage points (66%), Huelva decreased it by 3 percentage points (26%) and Castellón keep it (8%). Cáceres did not obtain any income in 2016,

As is shown in the table above, most of the Group's activity was focused on Madrid and Huelva (92% in 2016 compared to 93% in 2015), with the proportion between Madrid and Huelva in 2016 being 66%:26%. At the end of March 2016, there was no income in Cáceres.

Furthermore, it is of interest to highlight the evolution of the **occupation rates** by type of asset from the **standpoint of asset types**: The occupation rate of the Group's assets allocated to leases at 31 March 2016 amounted to 89.72% (89.92% at March 2015) of the floor space (sq.m.) leased, with the breakdown as follows:

Segments	% occupation		Floor area in m2 above ground level	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
Hotels	100,00%	100,00%	80,135	87,960
Offices	70,71%	62,71%	23,602	23,669
Sales	66,03%	71,26%	21,801	20,442
Industrial	100,00%	100,00%	13,810	13,810
Total	**89,72%**	**89,92%**	**139,348**	**145,881**

The trend in the occupation rate of the Group's real estate assets is highly stable and enhances its solvency because of the quality of its clients, lease agreements and new properties.

Rental income has decreased by 6% year-on-year, pointing out a decrease of 28.41% in hotel activity, the 9.18% increase in office activity and the 0.20% and 0.15% in commercial and industrial activity respectively. The breakdown is as follows:

	Euros		Variation in %	
	31/03/2016	31/03/2015	"Growth"	"Like for Like Growth"
Hotels	1,389,754	1,941,209	-28,41%	-12,79%
Offices	1,048,782	960,577	9,18%	9,18%
Sales	1,462,549	1,459,661	0,20%	0,20%
Industrial	317,235	119,315	165,88%	0,15%
Others	11,702	25,560	-54,22%	-
Total	**4,230,023**	**4,506,322**	**-6,13%**	**-3,04%**

5. Property Investment

The Group is seeking new diversified medium and long-term investment opportunities that would allow it to combine high yields in sectors where it is not currently present with yields of around 5-6% and top-quality tenants, as well as some added value real estate asset transformation operations for subsequent operation under a leasing scheme. The Group will maintain the income it currently expects to obtain from the lease agreements that are now in force. The Subsidiary Companies' dividend policy will ensure income for the Parent Company in the future.

In view of the activity performed by the Group with real estate assets leased over the long term, the Administrators' forecasts are positive based on the existence of long-term agreements with top-quality lessees in both the Hotel industry and the Offices, Commercial and Industrial industry, which ensure the Group's viability in the medium term, along with new retail outlet lease agreements with lessees with outstanding solvency ratings.

6. Earnings per share at 31 March 2016

The breakdown of the Consolidated Earnings per share is as follows:

	Euros		
	31/03/2016	**31/12/2015**	**31/03/2015**
Net consolidated profit (loss)	3,024,773	19,280,757	2,748,097
Weighted average number of shares	4,452,197	4,452,197	4,452,197
Earnings per share	**0.68**	**4.33**	**0.62**

Basic Consolidated earnings per share are calculated as the sum of consolidated net profit for the period and the weighted average number of common shares in circulation during the period, without including the average number of shares that the Parent Company holds in the Group's companies.

In turn, diluted earnings per share are calculated as the sum of net profit/losses for the period attributable to ordinary shareholders, adjusted based on the effect attributable to potential common shares with a dilutive effect and the weighted average number of common shares in circulation during the period, adjusted based on the weighted average number of common shares that would be issued if all potential common shares were converted into common shares in the company. To this end, it is considered that the conversion takes place at the start of the period or at the time potential common shares are issued, if they have been put into circulation during the period in question.

7. Acquisition of treasury shares

At 31 March 2016, the Parent Company did not hold any treasury shares in its portfolio.

8. Research and development activities

The company does not undertake any research and development activities.

9. Main risks affecting the Group

The management of the Group's financial risks is centralised in Financial Management and in Group PYCONSA's policies, which has established the necessary mechanisms to control exposure to changes in exchange rates, along with credit and liquidity risks.

The main financial risks which have an impact on the Group are set out below:

- **Credit risk**

The Group's main financial assets are cash flow and cash balances, trade creditors and other accounts receivable in investments. These account for the Group's maximum exposure to credit risk as regards financial assets. The Group's credit risk is mainly attributable to its trade debts, which are shown net of any provisions for insolvencies estimated on the basis of prior years' experience and their valuation under the current economic climate. The Group loans its excess liquidity to related companies which are very solvent, thereby guaranteeing the repayment of the funds thus loaned.

- **Liquidity risk**

Taking into account the current situation of the financial market and the estimates made by the Parent Company's Administrators on the Group's cash generating capacity, the Group estimates it has enough capacity to obtain financing from third parties were it necessary to make new investments. Consequently, there is no evidence that the Group will encounter liquidity problems. Liquidity is guaranteed by the nature of the investments made and lessees' high credit ratings, as well as by the collection guarantees set forth in prevailing agreements.

- **Exchange rate risk**

As regards the Group's exchange rate risk, it has any assets or liabilities in foreign currencies. Hence, there is no risk in this regard.

- **Interest rate risk**

The Group has two long-term loans financing long-term assets, as well as short-term working capital financing facilities. The risk of interest rate fluctuations is very low since the Group is not highly exposed to debt. The Group's policy on interest rates consists of not taking out interest rate hedges through hedging financial instruments, swaps, etc. since any change in interest rates would have an immaterial effect on the Group's results, taking into account its low debt levels and today's very low interest rates.

- **Real estate business risks**

Changes in the economic situation at both local and international levels, occupation and employment growth rates, interest rates, tax legislation and consumer confidence have a significant impact on the real estate markets. Any unfavourable change in any of these or in other economic, demographic or social variables in Europe, and Spain in particular, could lead to a reduction in real estate activity in these countries. The cyclical nature of the economy has been statistically proven, as have the existence of microeconomic and macroeconomic aspects that directly or indirectly affect the way the property market performs, particularly the rentals which make up the Group's main investment activity.

Other market risks to which the Group is exposed include:

- **Regulatory risks**: the Group is subjected to comply with several general and specific legal provisions in force (legal, accounting, environmental, employment, tax, data protection provisions, among others) which apply to it. Any regulatory changes that come about in the future may have a positive or negative effect on the Group.

- **Tourism risk**: a significant part of the Group's assets (mainly hotels) are connected to the tourism industry. Any fall in tourism activities in the cities where these hotels are located could have a negative effect on their use and occupation rates. As a result, this could have a negative effect on the yield and performance of these assets if tenants renegotiate current lease agreements.

Lastly, it is important to take into account that the Group is exposed to other risks: (i) environmental risks; (ii) occupational health and safety risks; and (iii) occupational hazard prevention risks.

10. Outlook for 2016

Given the Group's activity, the Administrators of the Parent Company consider that 2016 will continue to be positive as regards the maintenance of long-term lease contract conditions and the new acquisition undertaken by SOCIMI Holding mentioned in the subsequent disclosures section. The forecasts are therefore positive, taking into account the long-term lease agreements with top-quality lessees in the hotel industry and in the office and retail sectors, which guarantee the business's viability in the medium and long-term, as well as the new retail outlet lease agreements with lessees having outstanding solvency ratings.

11. 2015 Fixed Income Securities Issuance Programme

On 30 September 2015, the Parent Company filed the base informative document regarding the incorporation of mid- and long-term securities regarding a “2015 Fixed Income Securities Issuance Programme” on the Alternative Fixed Income Market (“MARF”). The Base Document was published on the website of the Alternative Fixed Income Market, as well as on the parent company's website. For the purposes of registering said bond programme, the Parent Company has been awarded a credit rating of BBB, stable (investment grade) by Axesor. The programme has a duration of 1 year.

The main features of the aforementioned programme can be summarised as follows:

- Maximum issue amount: 80,000,000 euros
- Repayment period: Between 2 and 7 years
- Coupon: Annual
- Nominal unit value: 100,000 euros
- Aimed at: accredited investors

The situation of the market has not allowed to issue no Fixed Income securities by the Parent Company under the aforementioned programme given that the expected yield of the potential investors was more ambitious than the company. Directors of the Parent Company believe that the market conditions will improve after the first quarter of 2016,

12. Stock Exchange evolution

The evolution of the value of the shares of the company from the year-end 2015 has been positive to increasing this by 3.61%. Comparing the consolidated PER on a quarterly basis between exercises (March to March), this has gone from 104.84 to 97.21.

	Euros			
	31/03/2016	**31/12/2015**	**31/03/2015**	**31/12/2014**
Par value	60.10	60.10	60.10	60.10
Stock Exchange value	**66.10**	**63.80**	**65.00**	**58.50**
PER (consolidated)	**97.21**	**14.73**	**104.84**	**22.08**

13. Subsequent disclosures

After the close of the first quarter of 2016 and to the publication of this consolidated management report the following significant events have occurred:

1. The ordinary General meeting of shareholders of the company held on 1 April 2016 at the registered office, at first call, unanimously approved all the points of the agenda of the call registered with the CNMV with date of 26 February 2016, highlighting the following agreements:

   - Approval of the standalone balance, the statement of changes in equity, of the cash flows, notes to financial statements, as well as the report of management report for the financial year ended 31 December 2015,

   - Distribution of the standalone results of 2015, In this sense, the Company has approved the payment of a gross dividend corresponding to the results of the year 2015 amounting to 6,979,719,08 euros (1,5677 euros per share) which will be paid in cash on 18 April 2016,

   - Approval of the consolidated balance, the statement of changes in equity, of the cash flows, notes to financial statements, as well as the report of management report for the financial year ended 31 December 2015,

2. At the meeting of the Board of Directors held on 1 April 2016 at the registered office the following points has been approved unanimously:

   - Terms of merger project by absorption by Saint Croix Holding Immobilier, SOCIMI, S.A. (acquiring company) of its two subsidiaries in which it participates in 100% of the share capital of COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. and INVERETIRO, SOCIMI, S.A.U. (absorbed companies).

   - Call for 19 May 2016 of the extraordinary General meeting of Saint Croix Holding Immobilier, SOCIMI, S.A. which, among other things, the merger operation shall be submitted to the approval of the shareholders of the company.

   - After the expected approval by the extraordinary General meeting of the merger operation, this will have effect from 1 January 2016, The assets already merged to that date will amount 329,364,583 euros (within which computes the Treasury amounting to 61,308,695 euros). Total net equity will amount to 291,100,752 euros and 32,662,103 euros in financial debt.

3. As at 18 April 2016 the dividend of the parent company corresponding to the results of the year 2015 amounting to 6,979,719 euros (1.5677 euros per share) has been paid. Furthermore, as at 18 April 2016 the Subsidiaries (COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. e INVERETIRO, SOCIMI, S.A.U.) have also paid to the holding company the dividend corresponding to 2015 for an amount of 14,799,010 and 1,987,206 euros respectively.

Madrid 28 April 2016

Mr. Marco Colomer Barrigón
Chairman and Chief Executive Officer