

SAINT CROIX HOLDING IMMOBILIER SOCIMI, S.A.
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In accordance with the provisions of article 228 of the revised text of the law of the stock market, the company, **SAINT CROIX HOLDING IMMOBILIER, SOCIMI, S.A.** ("SCHI" or the "company") announces the following:

SIGNIFICANT EVENT

Today, at the headquarters of the Company, the Board of Directors was held, in which, among other resolutions, the annual accounts of the year 2018 of the Company have been formulated. These annual accounts shall be submitted to the approval of the ordinary General meeting of the Company to be called within the legally established time deadlines.

The most relevant figures to point out are summarized as follows:

- Total revenues amounted to 21,828,232 euros, which represents an increase of +3.43% compared to the same period of 2017.
- The Net Operating Income is positive in the amount of 18,874,329 euros higher than the previous year by +1.78%.
- Ebitda is positive and amounts to 18,332,851 euros, which implies an increase of +1.65% compared to the year 2017.
- The Ebtada of the Company amounted to 17,787,731 euros, higher than the previous year by +1.00%.
- As of December 31, 2018 the Company has registered its real estate assets at acquisition cost net of depreciation and impairment for a total amount of 326,751,956 euros. On that date, the valuation of its assets (GAV) made by CBRE Valuation Advisory, S.A. amounted to 459,306,773 euros compared to 408,916,436 euros in the previous year, which means an increase of +12.32% (+6.20% net of the effect of new acquisitions and divestments in 2018).
- The valuation of its real estate assets implies the existence, as of December 31, 2018, of latent capital gains not recorded in the net equity of the Company or in its results in the amount of 132,554,817 euros. These capital gains have increased by +25.58% between years.
- The net result as of December 31, 2018 amounted to 14,554,246 euros, representing an increase of +10.26% with respect to the previous year, that is, a net profit of 3.27 euros per share compared to 2.96 euros for the year 2017.
- Consequently, the dividend per share that will be submitted for approval at the Ordinary General Shareholders' Meeting will amount to 2.94 euros per share, compared to 2.67 euros for the previous year, which means an increase in the dividend of +10.26% and a gross return per share of 4.00% calculated on the average price of the Company's shares in the year 2018.

- During the current year, the Company generated a positive Cash Flow from operations of 4.09 euros per share (+2.07% more than the previous year).
- The leasing portfolio as of December 31, 2018 amounts to 104,497,844 euros, which represents an increase between years of the value of its portfolio of leases of +12.05%, with the WAULT of 6.24 (+0.35 over the same figure from the previous year).
- During the year 2018, investments were made in the amount of 30,265,587 euros, as well as divestments amounting to 3,480,254 euros in terms of cost.
- As of December 31, 2018, the Company's real estate assets have an occupancy rate of 91.97% (4 percentage points higher than the closing date of 2017) with a NAV of 433,745,955 euros, an LTV of 14.42% and a net return on assets of 4.87%.

Madrid, February 28, 2019.

Yours faithfully,

Mr. Marco Colomer Barrigón
Chairman y Chief Executive Officer