

SAINT CROIX HOLDING IMMOBILIER SOCIMI, S.A.
Glorieta de Cuatro Caminos 6 y 7. 4ª Planta
28020 Madrid. España
info@saintcroixhi.com
www.saintcroixhi.com

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

On February 21, 2020, the Board of Directors of the Company was held in which, among others, the results of the Company as of December 31, 2019 have been approved.

The most relevant aspects are summarized below:

- Total revenues amounted to 22,416,953 euros, which represents an increase of + 2.70% compared to the same period of the year 2018 due to the increase in assets owned and the increase in their occupancy rate.
- Net Operating Income is positive for 18,708,471 euros lower than the previous year by -0.88%. This slight decrease in the NOI is due to the increase in operating costs as a result of: (i) external services contracted in the closing of lease agreements; (ii) municipal capital gains tax derived from the divestments of the year and (iii) real estate tax and other direct costs associated to the new real estate property acquired in the year 2019 (Juan Ignacio Luca de Tena 17) that has not generated income in 2019 as it is in process of refurbishing. This real estate property, however, is already rented by a long-term contract (pending completion of the reform) to Planeta Group and Sacyr Group (catering and gastronomy area) at 80%. Eliminated the negative impact of these 3 effects, the adjusted NOI increase by 2.67%.
- Ebitda is positive and amounts to 18,069,989 euros, which implies a decrease of -1.43% compared to the year 2018. However, by eliminating the impact of the cost increase described in the previous point, the adjusted Ebitda increases 2.22%.
- The Company has registered its real estate assets at acquisition cost net of depreciation and impairment. As of December 31, 2019, it amounts 348,959,971 euros. At that date, the valuation of its assets (GAV), based on the valuation carried out by CBRE Valuation Advisory, S.A. amounts to 550,462,514 euros compared to 459,306,773 euros (December 31, 2018), which represents an increase of the GAV of +19.85%.
- The valuation of its real estate assets implies the existence, as of December 31, 2019, of latent capital gains not recorded in the net equity of the Company or in its results for an amount of 201,502,542 euros.
- The net result as of December 31, 2019 amounted to 14,256,779 euros representing a decrease of -2.04% over the previous year, that is, a net profit of 3.20 euros per share compared to 3.27 euros for the same period of fiscal year 2018.
- The lease portfolio as of December 31, 2019 amounts to 140,322,756 euros (an increase of 35% compared to the year 2018) and the WAULT, being obliged to comply with said portfolio, is 7.68.
- During fiscal year 2019, investments amounting to 31,404,658 euros were made, as well as divestments amounting to 5,288,208 euros in terms of cost.

- As of December 31, 2019, the Company's real estate assets have an occupancy rate of 92.12% with an NAV of 503,601,975 euros, an LTV of 14.49% and a net return on assets (ROA) and on equity (ROE) of 3.54% and 4.72% respectively.
- At the close of fiscal year 2019, the company's shares are listed at 75.50 euros per share, with the NAV of the share being 113.11 euros per share.

Madrid, February 21, 2020.

Yours faithfully,

Mr. Marco Colomer Barrigón
Chairman y Chief Executive Officer