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 227 of the consolidated text of the Securities Market Law approved by Royal Legislative Decree 4/2015, of October 23 (the "Securities Market Law"), the company named SAINT CROIX HOLDING IMMOBILIER, SOCIMI, SA ("SCHI" or the "Company") communicates the following

OTHER RELEVANT INFORMATION

On July 21, 2020, the Company's Board of Directors was held, in which, among other resolutions, its results as of June 30, 2020 were approved.

The most relevant aspects of it are summarized below:

- Total revenues have amounted to 7,479,098 euros, which represents a decrease of -19.76% compared to the same period in 2019, mainly due to the stoppage of activity in the second quarter of 2020 due to the statement of alarm status. In most cases, the Company has renegotiated the contractual conditions with its tenants so that their interests are not harmed during the exceptional situation and allow the Company to recover the income in the short and medium term.

- The Net Operating Income is positive and amounts to 6,597,128 euros, lower than the previous year by -21.36%. This temporary reduction is due to the exceptional nature of the situation described above.

- Ebitda is positive and amounts to 6,233,422 euros, which implies a decrease of -23.47% with respect to the same period in fiscal year 2019.

- The Company has recorded its real estate assets at acquisition cost, the balance, net of amortizations and impairments, as of June 30, 2020, of 349,648,061 euros.

- The net result (profit) as of June 30, 2020 has amounted to 2,614,914 euros, which represents a significant decrease compared to the result obtained at the end of the first half of 2019, which amounted to 6,630,319 euros. This decrease is due to two essential aspects: (i) in the first half of 2019, the Company obtained a net profit of 1,503,873 euros from the sale of real estate assets in its asset rotation strategy and (ii) in the first half of 2020, the Company's lease income and financial investments have been negatively affected by the Covid-19 effect.

- The lease portfolio as of June 30, 2020 amounts to 142,098,239 euros (an increase of 1.27% compared to December 31, 2019), with the WAULT of mandatory compliance of said portfolio of 6.99.

- During the financial year 2020, no new investments have been made through the acquisition of new assets, but investments in existing assets have been made in the amount of 4,170,947 euros, as well as divestments in the amount of 818,757 euros in terms of cost.

- As of June 30, 2020, the Company's real estate assets have an occupancy rate of 93.13%, with a NAV of 500,839,029 euros and an LTV of 15.84%.

Covid-19 Impact

At the end of the first quarter of 2020, the Company's results were already partially affected by this aspect. This trend has logically continued in the second quarter of the year, its negative impact being much greater than in the first quarter as a result of the economic inactivity caused by the state of alarm during this period.

The Company has made new estimates of income for the financial year 2020 considering the final negotiations of the lease contracts, as well as the estimate of recovery of normal activity of the different productive sectors that impact on the generation of income from it. The conclusions that have been reached are the following:

The greatest impact is evident in the Hotels area, with a drop in the revenue forecast of 52% compared to those obtained in 2019 and the forecast for the current year before the events described. In the Office area, however, an increase of 34% in the updated income forecast is evident with respect to the 2019 financial year, due to the entry into force of important contracts such as that associated with the building located in Juan Ignacio Luca de Tena 17, but a 6% drop from the initial estimate. The Commercial area suffered a decrease of 5% with respect to the 2019 financial year and a 23% decrease with respect to the estimate for the 2020 financial year before the appearance of the effects of Covid-19. The Industrial area does not suffer relevant effects. In short, from the final negotiations carried out in the last quarter, a fall in expected income for the year 2020 of 12% with respect to those obtained in the year 2019 and 25% compared to the estimate for the year under pre-Covid-19 conditions.

Madrid, July 21, 2020.

Mr. Marco Colomer Barrigón
Chairman and Chief Executive Officer