

SAINT CROIX HOLDING IMMOBILIER SOCIMI, S.A.
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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 October 22, 2020, the Company's Board of Directors was held in which, among others, the results of the latter as of September 30, 2020 were approved.

The most relevant aspects of it are summarized below:

- Total revenues have amounted to 12,753,232 euros, which represents a decrease of -13.37% compared to the same period of fiscal year 2019, mainly due to the stoppage of activity in the second quarter of 2020 caused by the declaration of the state of alarm and its slowdown in the third quarter, which has particularly affected hotel activity.
- Net Operating Income is positive and amounts to 11,283,824 euros, lower than the previous year by -12.16%. This temporary reduction is due to the exceptional nature of the situation described above.
- Ebitda is positive and amounts to 10,880,611 euros, which implies a decrease of -13.06% with respect to the same period of fiscal year 2019.
- The Company has recorded its real estate assets at acquisition cost, the balance, net of amortizations and impairments, as of September 30, 2020, of 371,817,985 euros.
- The net result (profit) as of September 30, 2020 has amounted to 4,854,859 euros, which represents a significant decrease compared to the result obtained at the end of the third quarter of 2019, which amounted to 9,541,240 euros. This decrease is due to two essential aspects: (i) in fiscal year 2019, the Company obtained a net profit of 1,441,268 euros from the sale of real estate assets in its asset rotation strategy (there are no relevant results in fiscal year 2020) and (ii) at the end of the third quarter of 2020, the NOI derived from the lease activity and the financial investments of the Company have been negatively affected by the Covid-19 effect (1,562,018 euros and 1,416,268 euros respectively).
- The lease portfolio as of September 30, 2020 amounts to 136,844,813 euros (decrease of 2.49% compared to December 31, 2019), with the WAULT of mandatory compliance of said portfolio of 6.73.
- During the financial year 2020 new investments have been made through the acquisition of new assets for an amount of 22,812,653 euros and investments have been made in existing assets for an amount of 5,004,128 euros, as well as divestments for an amount of 1,230.375 euros in terms of cost.
- As of September 30, 2020, the Company's real estate assets have an occupancy rate of 93.12%, with a NAV of 499,912,151 euros and an LTV of 14.94%.

Covid-19 Impact

At the end of the first quarter of 2020, the results of the Company 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. In the third quarter of financial year 2020, the Company's activity has partially recovered, but one of its main segments, hotels, has suffered extraordinarily the negative impact of the situation, being its occupancy quite below the usual rates at this time of the year.

Faced with this situation, the Company has made new income estimates for the 2020 financial year, taking into account the final negotiations of the lease contracts, as well as the recovery estimate of the normal activity of the different productive sectors that impact on the generation of income this. The conclusions reached are the following:

- The greatest impact is evident in the Hotels area, with a drop in the revenue forecast of 44% compared to those obtained in 2019 and the forecast for the current year before the events described.
- In the Office area, however, a 29% increase in the updated revenue forecast with respect to 2019 is evident, due to the entry into force of important contracts such as the one associated with the building located in Juan Ignacio Luca de Tena, 17, but a 9% drop compared to the initial estimate.
- The Commercial area is maintained with respect to the 2019 financial year, but a 19% drop is expected compared to the 2020 estimate before the effects of Covid-19 appear.
- The Industrial area does not suffer relevant effects.

In short, the current situation shows a drop in expected income for the 2020 financial year of 11% compared to those obtained in 2019 and 24% compared to the estimate for the year under pre-Covid-19 conditions.

Madrid, October 22, 2020.

Mr. Marco Colomer Barrigón
Chairman and Chief Executive Officer