

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 February 25, 2021, the Company's Board of Directors was held in which, among others, the results of the Company as of December 31, 2020 were approved.

The most relevant aspects of them are summarized below:

- Total revenues have amounted to 20,016,215 euros, which represents a decrease of 11% compared to 2019, mainly due to the stoppage of activity in the second quarter of 2020 caused by the declaration of the state of alarm and the slowdown in the latter in the third and fourth quarters, which has particularly affected hotel activity.
- Net Operating Income is positive and amounts to 16,053,677 euros, 14% lower than the previous year. This temporary reduction is due to the exceptional nature of the situation described above.
- Ebitda is positive and amounts to 15,457,521 euros, which implies a decrease of 14% compared to 2019.
- The Company has recorded its real estate assets at acquisition cost being the balance, net of depreciation and impairment, as of December 31, 2020, of 371,440,168 euros.
- The net result (profit) as of December 31, 2020 has amounted to 9,444,108 euros, which represents a decrease of 34% compared to the result obtained at the end of the 2019 financial year when amounted to 14,256,779 euros. This decrease is due to two aspects:
  - o in 2019, the Company obtained a net profit of 1,415,694 euros from the sale of real estate assets based on its asset rotation strategy, with no relevant results in 2020, and
  - o the NOI derived from the leasing activity has been negatively affected in 2020 by the Covid-19 (2,400,738 euros of impact on income).
- The lease portfolio as of December 31, 2020 amounts to 148,555,598 euros (6% increase compared to December 31, 2019), with the mandatory WAULT of said portfolio of 7.60.
- During 2020, investments have been made through the acquisition of new assets for an amount of 23,446,952 euros and investments have been made in existing assets for an amount of 6,159,081 euros, as well as divestments for an amount of 1,640. 487 euros in terms of cost.
- As of December 31, 2020, the Company's real estate assets have an occupancy rate of 93%, with a NAV of 483,745,570 euros and an LTV of 16%.

**Impact of Covid-19 on income:**

During 2020 financial year, the Company's activity has been affected by the impact of Covid-19, being especially negative in the hotel segment, with occupancy levels below the usual rates.

As result, the Company has closed the year with a 24% decrease in income compared to the forecast for 2020 that was made at the end of 2019 (before the unexpected pandemic situation) and 11% decrease with respect to the real income of 2019:

- The greatest impact is evident in the Hotels area, with a 53% drop in the revenues with respect to those obtained in 2019 and in relation to the forecast for fiscal year 2020 before the events described.
- In the Offices area, however, an increase of 37% with respect to 2019 income and a fall of only 4% with respect to the 2020 income forecast is evident. This is due to the entry into validity of important contracts such as the one associated with the building located at Juan Ignacio Luca de Tena, 17.
- The Commercial area increases 4% compared to 2019 but has generated 15% less income compared to the estimate for 2020 before the effects of Covid-19 appeared.
- The Industrial area does not suffer relevant effects.

Madrid, February 25, 2021.

Mr. Marco Colomer Barrigón  
Chairman and Chief Executive Officer