

SAINT CROIX HOLDING IMMOBILIER SOCIMI, S.A.
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In compliance with the provisions of article 227 of Royal Legislative Decree 4/2015, of October 23, which approves the revised text of the Securities Market Law, the company called **SAINT CROIX HOLDING IMMOBILIER, SOCIMI, S.A.** ("SCHI" or the "Company") communicates the following.

OTHER RELEVANT INFORMATION

On February 28, 2023, the Board of Directors of the Company was held in which the results of the Company as of December 31, 2022, were approved, among others.

The most relevant aspects of them are summarized below:

- **Total revenues as of December 31, 2022, amounted to EUR 30,707,329, an increase of 27% compared to 2021** with a general increase in revenue across all types of assets:
 - o The hotel segment has experienced a revenue increase of 53%.
 - o The office area has increased its revenues by 22%.
 - o Commercial assets have improved their revenues by 29%.
- **The Net Operating Income (NOI) is positive and amounts to EUR 25,554,818, higher than the previous year by 25%.** This increase is due to the improvement in revenues in this period despite the increase in costs associated with leased assets.
- **EBITDA is positive and amounts to EUR 24,921,082, which implies an improvement of 26% compared to 2021**, due to the increase in activity and start-up of the new rental contracts of the new investments made.
- The net result (profit) as of December 31, 2022, amounted to EUR 14,254,857, which represents a reduction of 35% compared to the result obtained at the end of 2021. Notwithstanding the foregoing, eliminating (i) the effect of the valuation of the Company's financial investments on the stock market that in 2022 has had a negative impact of EUR 2,917,097 (currently recovered) and (ii) the "Like for Like" effect in the heading of result for disposal of real estate investments (in 2021 a net profit was obtained from the sale of real estate assets amounting to EUR 8,961,619 while in 2022 the sale of real estate assets has generated only a net profit of 350,824 euros), the **adjusted and normalized net result of the year 2022 (EUR 17,341,974) is higher than its comparable of the year 2021 (EUR 12,950,956) by 34%.**
- The lease portfolio as of December 31, 2022, amounts to EUR 221,187,835, with the mandatory WAULT of said portfolio of 9.10.
- During the 2022 financial year, investments were made in the acquisition of new assets for an amount of EUR 52,068,463, highlighting:
 - o the acquisition of two office buildings located at Avenida de Cantabria 51 and Calle Santiago de Compostela 100 bis both in Madrid, with the total cost associated with both operations of EUR 39,082,702.
 - o registrations in constructions in progress for an amount of EUR 12,705,159 corresponding to the costs of reform and rehabilitation of its assets in operation

and at the beginning of the construction works of the Valdebebas hospital and hotel in Madrid at the end of which they will be operated on a lease basis by Sanitas S.A. de Hospitales and Meliá Hotels International, S.A., respectively.

- During the year 2022 there have been sales of properties for a gross amount of EUR 4,582,569 that have generated profits in the company amounting to EUR 350,824.
- As of December 31, 2022 the Company's real estate assets have an occupancy rate of 92%, with a gross market value of EUR 680,358,044, a NAV of EUR 553,589,977 and an LTV of 19.91%.

Madrid, February 28, 2023.

D. Marco Colomer Barrigón
Chairman and Executive Officer