

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 compliance with the provisions of Article 227 of Royal Legislative Decree 4/2015, of October 23, 2015, approving 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 29, 2024, the Board of Directors meeting of the Company was held, at which the results of the Company as of December 31, 2023, were approved, among others.

The most relevant aspects of these are summarized below:

- **Total revenues as of December 31, 2023 amounted to EUR 34,978,460, an increase of 14% compared to the same period of the previous year (an increase of 8% if the effects of the variations that have taken place in the year in the real estate investment portfolio are eliminated):**
 - o The hotel segment has increased year-over-year revenue by 6%.
 - o The office area has grown in revenue by 34%.
 - o Commercial assets have maintained their income between years.
- **Net Operating Income (NOI) is positive and amounts to EUR 27,876,281, 9% higher than the previous year due to the increase in revenues in the 2023 financial year.**
- **EBITDA is positive and amounts to EUR 27,035,871, an improvement of 8% compared to the 2022 financial year**, due to the increase in activity, which is evidenced by higher income from existing assets and the implementation of new investments.
- During the 2023 financial year, **sales of real estate assets have been carried out, generating a profit from the sale of real estate assets of EUR 2,463,710** compared to EUR 350,824 in the previous year.
- **Net profit as of December 31, 2023, amounted to EUR 20,063,539, representing an increase of 41%** compared to the result obtained at the end of the 2022 financial year.
- **The lease portfolio** as of December 31, 2023, amounted to **EUR 269,431,342**, with the **mandatory WAULT of EUR 8.83**.
- During the 2023 financial year, **real estate investments** amounting to **EUR 65,313,355** have been made, mainly highlighting the renovation works of the Isla Canela Golf Hotel in Isla Canela (Huelva), repositioning works of the Sixth Avenue Shopping Centre and construction works of the Meliá Ininside Valdebebas Hotel and the Sanitas Valdebebas Hospital, all of them located in Madrid. In addition to the investments in renovations and constructions mentioned above, which amounted **to EUR 44,517,334**, the Company has acquired real estate assets for tertiary use/offices amounting to **EUR 20,796,021**, making **divestments** that at net book cost amounted to **EUR 2,786,928**.

- As of December 31, 2023, the Company's real estate assets had an **occupancy rate of 83%**. The decrease in this indicator compared to the previous year (92%) is due to the effect of the Sixth Avenue Shopping Centre in Madrid, at 45% occupancy due to the fact that it is currently under a complete refurbishment programme that will extend throughout the 2024 financial year, the change of tenant of the office building located at Calle Valle de la Fuenfría 3 in Madrid, to 22% occupancy, but where today there is already a rental agreement for the remaining 78% with a first-class tenant and finally to the acquisition of two office buildings at Calle Julián Camarillo 19 and 21 in Madrid with currently high levels of vacancies.
- The **gross market value of the real estate assets is EUR 741,708,148, with a NAV of EUR 566,879,535** and an **LTV** (with group debt) of **24%**.

Madrid, 29 February 2024.

Mr. Marco Colomer Barrigón
President and Chief Executive Officer