

SAINT CROIX REAL ESTATE HOLDING SOCIMI, S.A.
Cuatro Caminos 6 and 7 roundabout. 4th Floor
28020 Madrid. Spain
info@saintcroixhi.com
Wu.Sandcroise.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 April 25, 2024, the Board of Directors meeting of the Company was held, at which the results of the Company as of March 31, 2024 were approved, among others.

The most relevant aspects of these are summarized below:

- **Total revenues as of March 31, 2024 amounted to EUR 7,128,339, an increase of 3% compared to the same period of the previous year (an increase of 1% if the effects of the changes that have taken place during the year in the real estate investment portfolio are eliminated):**
 - o The hotel segment has reduced its year-on-year revenues by 12% due to the change of operator in one of its hotels in Isla Canela, a difference that will be recovered in the 2024 financial year.
 - o The office area has grown in revenue by 4%.
 - o Commercial assets have reduced their revenues by 8% due to the effect of the remodelling works of the Sexta Avenida Shopping Centre in Madrid, which will be fully operational in the first quarter of 2025.
- **Net Operating Income (NOI) is positive and amounts to EUR 5,868,609, which implies a reduction of 4% compared to the 2023 financial year** due to the effect produced by lower revenues.
- **EBITDA is positive and amounts to EUR 5,735,316, which implies a reduction of 4% compared to the 2023 financial year.**
- During the 2024 financial year, sales of real estate assets have been carried out, generating a profit from the disposal of real estate assets of 86,928 euros. These divestments, at net book cost, amounted to EUR 465,699.
- **The lease portfolio** as of March 31, 2024 amounted to EUR 279,966,024, with the mandatory WAULT of 8.94.
- During the 2024 financial year, real estate investments amounting to EUR 14,809,944 have been made, mainly highlighting the renovation works of the Sexta Avenida Shopping Centre in Madrid for an amount of EUR 1,690,876, the construction works of the Meliá Inside Valdebebas Hotel for an amount of EUR 5,182,543 and the Sanitas Valdebebas Hospital for an amount of EUR 3,854,503, both in Madrid, as well as renovations of the Barceló Hotel for an amount of EUR 1,245,562 and the Meliá Inside Hotel (both on Isla Canela) for an amount of EUR 1,524,671, mainly.
- As of March 31, 2024, the Company's real estate assets had an **occupancy rate of 85%**. During the 2024 financial year, the occupancy rate of real estate has increased by 2 points compared to that existing on December 31, 2023. Occupancy levels are still below target

due to the remodeling of the Sexta Avenida Shopping Center and the acquisitions made in 2023 in offices (Julián Camarillo 19 and 21).

- The **gross market value of real estate assets is EUR 756,292,025**, with a **NAV of EUR 568,444,863** and an **LTV (with group debt) of 25%**.

Madrid, 25 April 2024.

Mr. Marco Colomer Barrigón
President and Chief Executive Officer