

In compliance with the provisions of Article 227 of Royal Legislative Decree 4/2015, of 23 October, 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 October 31, 2024, the Company's Board of Directors meeting was held in which the Company's results as of September 30, 2024 were approved, among others.

The most relevant aspects of these are summarized below:

- **Total revenues as of September 30, 2024 amounted to € 23,956,511 (€ 23,678,361 as of September 30, 2023), i.e. an increase of 1%:**
 - o the hotel segment increased its level of revenue between years by 9%.
 - o the office area has grown in revenue by 1%.
 - o commercial assets have reduced their revenues by 4% because of the refurbishment works of the Sixth Avenue Shopping Centre in Madrid, which will be fully operational in the first quarter of 2025.
- **Net Operating Income (NOI) is positive and amounts to € 21,100,856 (€ 20,339,923 as of September 30, 2023), that is, an increase of 4%.**
- **Ebitda is positive and amounts to € 20,652,042 (€ 19,817,559 in September 2023), i.e. an increase of 4% between years.**
- During the 2024 financial year, **sales of real estate assets have been carried out, which have generated a profit from the sale of real estate assets of € 804,443.** These divestments, at gross book cost, have amounted to **€ 3,379,190.**
- **The lease portfolio** as of September 30, 2024 amounts to **€ 276,381,681**, with the **WAULT** of mandatory compliance of said portfolio being **8.81.**
- During the 2024 financial year, **real estate investments** amounting to **€ 44,612,229 have been made**, mainly corresponding to the renovation works of the Sixth Avenue Shopping Centre in Madrid for an amount of € 7,658,227, the construction works of the Meliá Inside Valdebebas Hotel for an amount of € 13,816,630 and the Sanitas Valdebebas Hospital for an amount of € 13,951,344, both in Madrid, as well as renovations of the Barceló Hotel for an amount of € 1,053,622, Vila Galé Hotel for an amount of € 2,229,025 and the Meliá Inside Hotel (all three in Isla Canela) for an amount of € 4,255,112, mainly.
- As of September 30, 2024, the Company's real estate assets have an **occupancy rate of 85%.** During the 2024 financial year, the occupancy rate of real estate has increased by 2 percentage points compared to the existing rate on December 31, 2023. Occupancy levels are still below the target due to the remodeling works of the Sixth Avenue Shopping Center and the office acquisitions made in 2023 (Julián Camarillo 19 and 21).

- The **gross market value of the real estate assets is € 786,653,214**, with a **NAV of € 567,028,326** and an **LTV of 28%** including the group's debt to the Company amounting to € 30,073,984.

Madrid, October 31, 2024.

Mr. Marco Colomer Barrigón
President and Chief Executive Officer