

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 February 28, 2025, the Company's Board of Directors meeting was held in which the results of the Board of Directors as of December 31, 2024 were approved, among others.

The most relevant aspects of these are summarized below:

- **Total revenues as of December 31, 2024 amounted to €37,372,685, an increase of 6% compared to the same period of the previous year (an increase of 7% if the effects of the changes that have taken place in the real estate investment portfolio during the 2024 financial year are eliminated):**
  - o The hotel segment has increased year-to-year revenue by 20%.
  - o The office area has remained as in the previous year.
  - o Commercial assets have increased their revenues by 2% between years.
- **Net Operating Income (NOI) is positive and amounts to €30,254,466, 9% higher than the previous year** due to the increase in revenues in the 2024 financial year and stabilization of operating costs.
- **EBITDA is positive and amounts to €29,549,349, which implies an improvement of 9% compared to the 2023 financial year**, due to the increase in activity that is evidenced by higher revenues from existing assets and by the start-up of new investments made and or completed, such as the Ininside Meliá Valdebebas Hotel.
- The net result (profit) as of December 31, 2024 amounted to €14,358,562, which represents a decrease of 28% compared to the result obtained at the end of the 2023 financial year, where the positive impact of the sale of real estate assets was higher. Notwithstanding the above, eliminating the effect of the valuations of real estate and financial assets as well as the results derived from divestments, the **adjusted net profit for the 2024 financial year amounts to €16,264,751, slightly higher than the comparable for the 2023 financial year.**
- **The lease portfolio** as of December 31, 2024, amounts to **€266,645,580**, with the **WAULT** of mandatory compliance of said portfolio being **8.83**.
- During the 2024 financial year, **real estate investments** amounting to **€53,617,226** have been made, mainly highlighting the hotel refurbishment works, repositioning works of the Sixth Avenue Shopping Centre and construction works of the Meliá Ininside Valdebebas Hotel (already completed and in operation since September 2024) 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 **€51,573,833**, the Company incurred costs amounting to **€2,043,394**, which were activated as the cost of real estate investments.
- Divestments **have also been made** for a gross amount of **€4,036,907**, which have generated a profit in the year of **€953,914**.



**Saint Croix**  
Holding Immobilier,  
Socimi, S.A.

- As of December 31, 2024, the Company's real estate assets had an **occupancy rate of 87%, i.e. a 4-percentage point increase between years.**
- The **gross market value of the real estate assets is €849,463,522**, with a **NAV of €615,886,969** and an **LTV (with group debt) of 27%**.
- On December 27, 2024, the Company's Board of Directors agreed to distribute an **interim dividend against 2024 earnings in the amount of €2.25 gross per share** paid on December 30, 2024, equivalent to a total gross amount of **€10,000,000**. The proposal for the distribution of results that the Company's Directors will propose to the General Shareholders' Meeting is to distribute, as dividends against the results of the 2024 financial year, a total of **€2.90 per share (€12,922,706)**, of which €2.25 have already been paid on account.

Madrid, February 28, 2025.

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Mr. Marco Colomer Barrigón  
President and Chief Executive Officer