

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

The most relevant aspects of these are summarized below:

- **Total revenues as of March 31, 2025 amounted to € 8,808,776, an increase of 24% compared to the same period of the previous year (an increase of 13% if the effects of the variations that have taken place during the year in the real estate investment portfolio are eliminated):**
 - o the hotel segment increased its revenues between the years by 130% due to the entry into operation of the Ininside Meliá Valdebebas Hotel since September 2024 and the change of tenant in one of the hotels in Isla Canela.
 - o The office area has grown in revenue by 4%.
 - o Commercial assets have increased their revenues by 5%.
- **Net Operating Income (NOI) is positive and amounts to € 7,889,565, which implies an increase of 34% compared to the first quarter of the 2024 financial year**, due to the increase in revenues and the reduction in costs associated with real estate.
- **Ebitda is positive and amounts to € 7,685,847, which implies an increase of 34% compared to the first quarter of the 2024 financial year.**
- During the 2025 financial year, **sales of real estate assets have been carried out, which have generated a profit from the sale of real estate assets of € 71,038.** These divestments, at net book cost, have amounted to **€ 213,081.**
- **The lease portfolio** as of March 31, 2025 amounts to **€ 264,513,232**, with the **WAULT** of mandatory compliance of said portfolio being **8.00.**
- During the 2025 financial year, **real estate investments have been made** for an amount of **€ 10,881,329**, mainly highlighting the renovation works of the Sexta Avenida Shopping Centre for an amount of € 4,360,479, the construction works of the Sanitas Valdebebas Hospital for an amount of € 4,127,571, both in Madrid, as well as reforms of the Vila Galé Hotel for an amount of € 1,954,408.
- As of March 31, 2025, the Company's real estate assets have an **occupancy rate of 86%.** During the 2025 financial year, the occupancy rate of real estate has increased by 1 point compared to the existing rate on 31 December 2024. Occupancy levels are still below the target due to the remodelling works of the Sexta Avenida Shopping Centre and the acquisitions made in 2023 in offices (Julián Camarillo 19 and 21) with a low occupancy rate.

- The **gross market value of the real estate assets is € 860,343,192**, with a **NAV of € 624,352,194** and an **LTV (with group debt) of 28%**.

The results for the first quarter of 2025 consolidate the Company's operational and financial strength, reflecting the successful strategy of diversification and optimization of the real estate portfolio. The **improvement in recurring revenues**, the **sustained growth in EBITDA and NOI**, as well as the **high occupancy of hotel assets** and the **robustness of the net asset value (NAV)**, demonstrate the Company's ability to generate value in a complex macroeconomic environment.

The investments made in strategic projects such as the Sanitas Valdebebas Hospital, the Vila Galé Hotel and the comprehensive refurbishment of the Sexta Avenida Shopping Centre reinforce the company's position as a **benchmark in the active and professionalised management of high-quality real estate assets**.

With a **conservative debt level (LTV of 28%)** and a **solid portfolio of long-term leases**, the Company is in an optimal position to continue capturing opportunities and growing profitably and sustainably in the coming years.

Madrid, 28 April 2025.

Mr. Marco Colomer Barrigón
President and Chief Executive Officer