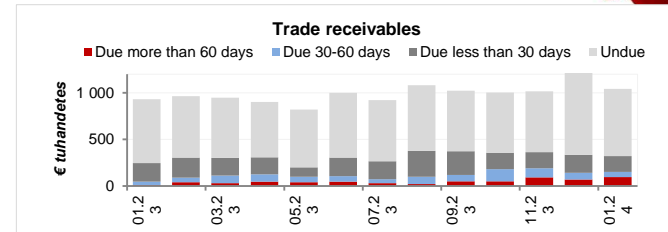




INCOME STATEMENT	01.24	12.23	Δ MOM	YTD24	YTD23	YOY%
€ in thousands						
Rental income	2 541	2 779	-238	2 541	2 495	2%
Other sales income	129	84	45	129	98	31%
Sales cost	-143	-255	112	-143	-128	12%
Distribution and marketing costs	-60	-50	-10	-60	-44	37%
Net rental income (NOI)	2 468	2 559	-91	2 468	2 421	2%
NOI margin	97%	92%		97%	97%	
Management fees	-180	-180	0	-180	-178	1%
Success fee	0	0	0	0	0	
Other operating costs	-153	-197	43	-153	-112	36%
Amortization costs	-4	-4	0	-4	-4	
Changes in IP fair value	0	-7 759	7 759	0	0	
Other income and other costs	32	-3	35	32	6	
Operating profit	2 163	-5 583	7 746	2 163	2 132	1%
EBITDA	2 168	2 181	-13	2 168	2 136	1%
EBITDA margin	81%	76%		81%	82%	
Other financial income and expenses	11	-408	419	11	0	
Interest rate swap fair value changes	0	0	0	0	0	
Interest costs	-746	-773	27	-746	-468	59%
Income tax	-86	-1 745	1 659	-86	-88	-2%
NET PROFIT	1 342	-8 509	9 850	1 342	1 577	-15%
EPRA PROFIT	1 400	-158	1 558	1 400	1 638	-15%
EPRA profit per share, in cents	12,94	-1,46	14,40	12,94	15,14	-14,6%
EPRA cost ratio	16,1%	21,6%	-5,5%	16,1%	14,8%	9,4%
Potential gross dividend per share (cents)	5,71	6,76	-1,05	5,71	7,05	-19,0%
CASH-FLOW STATEMENT						
EBITDA	2 168	2 181	-13	2 168	2 136	1%
Changes in working capital	513	-80	593	513	-99	
Interests received	21	57	-35	21	0	
Cash flows in operating activities	2 703	2 158	544	2 703	2 038	
Acquisition of PPE	-1 061	-530	-532	-1 061	-77	
Short-term deposits	0	-520	520	0	0	
Cash from merger	0	0	0	0	11 621	
Cash-flows in investing activities	-1 061	-1 050	-12	-1 061	11 544	
Bank loans received	589	0	589	589	202	
Bank loan repayment (annuity)	-622	-452	-170	-622	-689	-10%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-849	-638	-211	-849	-532	60%
Dividend, dividend income tax paid	0	0	0	0	0	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-882	-1 091	209	-882	-1 019	
Cash-flows total	760	18	742	760	12 563	
Cash balance at the beginning of period	14 712	14 694		14 712	11 331	
Increase/decrease	760	18	742	760	12 563	
Cash balance at the end of period	15 471	14 712		15 471	23 893	

BALANCE SHEET	31.01.24	31.12.23	YTD%
€ in thousands			
Cash and cash equivalents	15 471	14 712	5%
Short-term deposits	3 400	3 400	
Trade receivables, incl. overdue and not provisioned	923	1 517	
	201	214	
Other current receivables	727	950	
Current assets total	20 522	20 579	0%
Investment properties	358 565	357 916	0%
Other long-term assets	2 420	2 450	
Assets total	381 507	380 945	0%
Short-term loan liabilities	16 941	16 966	
Long-term loan liabilities	130 933	130 942	
Other liabilities	13 593	14 340	
Liabilities total	161 467	162 247	0%
Share capital and premium	192 919	192 919	0%
Reserves	2 749	2 749	
Retained earnings	24 372	23 030	6%
Equity total	220 040	218 698	1%
Liabilities and equity total	381 507	380 945	0%



MAIN INDICATORS	31.01.24	31.12.23	30.11.23	31.10.23
Weight. Aver. Int. Rate	5,91%	5,91%	5,89%	5,88%
Loan to value	41%	41%	41%	41%
Debt to capital	43%	43%	43%	44%
Adjusted cash-flows	772	914	826	731
Portfolio net yield /a	8,0%	8,0%	7,6%	7,6%
DSCR	1,8	1,8	1,8	1,8
NAV	20,34	20,21	21,00	20,88
NAV change	0,6%	-3,7%	0,6%	0,6%
ROIC*, annual basis	0,4%	0,5%	5,8%	5,4%

* ROIC is calculated as actual cumul. net profit/invested capital

