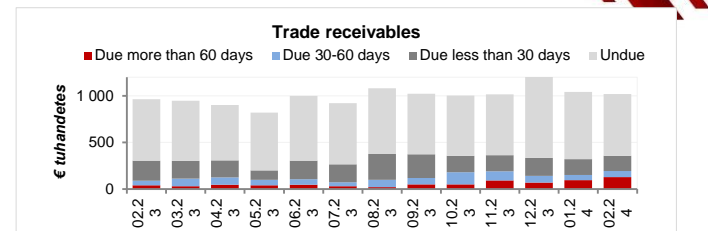




INCOME STATEMENT	02.24	01.24	Δ MOM	YTD24	YTD23	YOY%
€ in thousands						
Rental income	2 551	2 541	9	5 092	4 990	2%
Other sales income	109	129	-21	238	190	25%
Sales cost	-134	-143	9	-277	-257	8%
Distribution and marketing costs	-61	-60	-1	-121	-74	65%
Net rental income (NOI)	2 464	2 468	-4	4 932	4 850	2%
NOI margin	97%	97%		97%	97%	
Management fees	-180	-180	0	-359	-357	1%
Success fee	0	0	0	0	0	
Other operating costs	-134	-153	19	-288	-192	50%
Amortization costs	-4	-4	0	-7	-8	
Changes in IP fair value	0	0	0	0	0	
Other income and other costs	7	32	-24	39	5	
Operating profit	2 153	2 163	-9	4 316	4 297	0%
EBITDA	2 158	2 168	-9	4 326	4 305	0,5%
EBITDA margin	81%	81%		81%	83%	
Other financial income and expenses	9	11	-2	20	-7	
Interest rate swap fair value changes	0	0	0	0	0	
Interest costs	-730	-746	16	-1 476	-984	50%
Income tax	-81	-86	5	-166	-175	-5%
NET PROFIT	1 352	1 342	10	2 694	3 132	-14%
EPRA PROFIT	1 455	1 400	55	2 854	3 292	-13%
EPRA profit per share, in cents	13,45	12,94	0,51	26,38	30,43	-13,3%
EPRA cost ratio	15,9%	16,1%	-0,3%	16,0%	14,0%	14,4%
Potential gross dividend per share (cents)	6,73	5,71	1,02	12,44	15,01	-17,2%
CASH-FLOW STATEMENT						
EBITDA	2 158	2 168	-9	4 326	4 305	0%
Changes in working capital	109	513	-405	622	-200	
Interests received	19	21	-2	41	1	
Cash flows in operating activities	2 286	2 703	-417	4 989	4 106	
Acquisition of PPE	-942	-1 061	119	-2 004	-522	
Short-term deposits	0	0	0	0	0	
Cash from merger	0	0	0	0	11 621	
Cash-flows in investing activities	-942	-1 061	119	-2 004	11 099	
Bank loans received	1 107	589	518	1 696	286	
Bank loan repayment (annuity)	-541	-622	81	-1 163	-1 277	-9%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-773	-849	76	-1 622	-1 073	51%
Dividend, dividend income tax paid	0	0	0	0	0	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-208	-882	674	-1 089	-2 063	
Cash-flows total	1 136	760	376	1 895	13 141	
Cash balance at the beginning of period	15 471	14 712		14 712	11 331	
Increase/decrease	1 136	760	376	1 895	13 141	
Cash balance at the end of period	16 607	15 471		16 607	24 472	

BALANCE SHEET	29.02.24	31.12.23	YTD%
€ in thousands			
Cash and cash equivalents	16 607	14 712	13%
Short-term deposits	3 400	3 400	
Trade receivables, incl. overdue and not provisioned	899	1 517	
	237	214	
Other current receivables	740	950	
Current assets total	21 646	20 579	5%
Investment properties	359 421	357 916	0%
Other long-term assets	2 391	2 450	
Assets total	383 458	380 945	1%
Short-term loan liabilities	8 643	16 966	
Long-term loan liabilities	139 798	130 942	
Other liabilities	13 626	14 340	
Liabilities total	162 066	162 247	0%
Share capital and premium	192 919	192 919	0%
Reserves	2 749	2 749	
Retained earnings	25 724	23 030	12%
Equity total	221 392	218 698	1%
Liabilities and equity total	383 458	380 945	1%



MAIN INDICATORS	29.02.24	31.01.24	31.12.23	30.11.23
Weight. Aver. Int. Rate	5,90%	5,91%	5,91%	5,89%
Loan to value	41%	41%	41%	41%
Debt to capital	43%	43%	43%	43%
Adjusted cash-flows	910	772	914	826
Portfolio net yield /a	8,0%	8,0%	8,0%	7,6%
DSCR	1,7	1,8	1,8	1,8
NAV	20,46	20,34	20,21	21,00
NAV change	0,6%	0,6%	-3,7%	0,6%
ROIC*, annual basis	0,3%	0,4%	0,5%	5,8%

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

