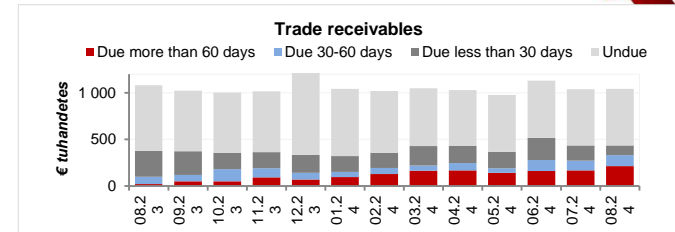




INCOME STATEMENT	08.24	07.24	Δ MOM	YTD24	YTD23	YOY%
€ in thousands						
Rental income	2 577	2 573	4	20 494	20 227	1,3%
Other sales income	105	124	-20	804	837	-4%
Sales cost	-188	-159	-30	-1 084	-1 013	7%
Distribution and marketing costs	-50	-28	-22	-456	-375	21%
Net rental income (NOI)	2 444	2 511	-67	19 758	19 675	0,4%
NOI margin						
	95%	98%		96%	97%	
Management fees	-180	-180	0	-1 437	-1 428	1%
Success fee	0	0	0	0	0	
Other operating costs	-102	-114	12	-958	-836	15%
Amortization costs	-3	-3	0	-27	-33	
Changes in IP fair value	0	0	0	-1 454	-6 182	
Other income and other costs	1	0	1	87	17	
Operating profit	2 161	2 215	-54	15 970	11 213	42%
EBITDA	2 165	2 219	-54	17 462	17 434	0,2%
EBITDA margin						
	81%	82%		82%	83%	
Other financial income and expenses	42	53	-11	5	21	
Interest rate swap fair value changes	0	0	0	0	-53	
Interest costs	-747	-728	-19	-5 947	-4 913	21%
Income tax	-66	-74	8	-922	-889	4%
NET PROFIT	1 391	1 466	-76	9 107	5 380	69%
EPRA PROFIT	1 453	1 541	-88	11 198	12 048	-7%
EPRA profit per share, in cents	13,43	14,24	-0,81	103,50	111,35	-7,1%
EPRA cost ratio	16,2%	13,9%	2,3%	15,4%	14,1%	9,4%
Potential gross dividend per share (cents)	7,14	6,25	0,89	52,79	57,78	-8,6%
CASH-FLOW STATEMENT						
	08.24	07.24	Δ MOM	YTD24	YTD23	YOY%
EBITDA	2 165	2 219	-54	17 462	17 434	0%
Changes in working capital	135	29	106	220	-260	
Interests received	19	13	6	200	56	
Cash flows in operating activities	2 319	2 261	58	17 882	17 230	
Acquisition of PPE	-1 208	-504	-704	-7 269	-3 125	
Short-term deposits	-1 072	0	-1 072	2 278	-2 480	
Sale of investment properties	195	0	195	195	0	
Cash from merger	0	0	0	0	11 621	
Cash flows in investing activities	-2 085	-504	-1 581	-4 796	6 016	
Bank loans received	600	340	260	5 819	3 275	
Bank loan repayment (annuity)	-455	-647	192	-4 366	-4 652	-6%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-635	-852	217	-5 943	-4 934	20%
Dividend, dividend income tax paid	0	0	0	-12 193	-14 251	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-490	-1 158	668	-16 682	-20 562	
Cash-flows total	-256	599	-855	-3 597	2 684	
Cash balance at the beginning of period	11 371	10 772		14 712	11 331	
Increase/decrease	-256	599	-855	-3 597	2 684	
Cash balance at the end of period	11 115	11 371		11 115	14 015	

BALANCE SHEET	31.08.24	31.12.23	YTD%
€ in thousands			
Cash and cash equivalents	11 115	14 712	-24%
Short-term deposits	1 122	3 400	
Trade receivables, incl. overdue and not provisioned	860	1 517	
	254	214	
Other current receivables	810	950	
Current assets total	13 907	20 579	-32%
Investment properties	363 242	357 916	1%
Other long-term assets	2 240	2 450	
Assets total	379 390	380 945	0%
Short-term loan liabilities	14 299	16 966	
Long-term loan liabilities	135 061	130 942	
Other liabilities	13 049	14 340	
Liabilities total	162 410	162 247	0%
Share capital and premium	192 919	192 919	0%
Reserves	2 799	2 749	
Retained earnings	21 262	23 030	-8%
Equity total	216 980	218 698	-1%
Liabilities and equity total	379 390	380 945	0%



MAIN INDICATORS	31.08.24	31.07.24	30.06.24	31.05.24
Weight. Aver. Int. Rate	5,53%	5,61%	5,65%	5,78%
Loan to value	41%	41%	41%	41%
Debt to capital	44%	44%	44%	44%
Adjusted cash-flows	965	845	1 000	935
Portfolio net yield /a	7,7%	7,7%	7,7%	8,0%
DSCR	1,7	1,7	1,7	1,7
NAV	20,05	19,93	19,79	19,80
NAV change	0,6%	0,7%	-0,1%	0,7%
ROIC*, annual basis	2,4%	2,5%	2,5%	0,1%

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

