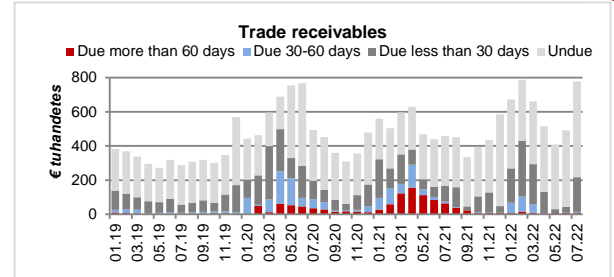




INCOME STATEMENT	07.22	06.22	Δ MOM	YTD22	YTD21	YOY%
<i>€ in thousands</i>						
Rental income	1 122	1 115	7	7 735	6 694	16%
Other sales income	55	64	-8	431	407	6%
Sales cost	-35	-25	-10	-164	-128	29%
Distribution and marketing costs	-22	-35	14	-213	-131	62%
Net rental income (NOI)	1 121	1 118	2	7 789	6 843	14%
Management fees	-99	-99	0	-681	-593	15%
Success fee	0	0	0	0	0	
Other operating costs	-52	-44	-8	-353	-395	-11%
Amortization costs	-4	-4	0	-26	-33	
Changes in IP fair value	0	3 702	-3 702	3 702	2 020	
Other income and other costs	1	3	-2	43	7	
Operating profit	966	4 676	-3 710	10 474	7 849	33%
EBITDA	970	978	-8	6 799	5 862	16%
<i>EBITDA margin</i>	<i>82%</i>	<i>83%</i>		<i>83%</i>	<i>83%</i>	
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	4	35	-31	138	61	
Interest costs	-141	-141	0	-998	-1 058	-6%
Income tax	-89	-489	399	-993	-645	54%
NET PROFIT	740	4 082	-3 342	8 621	6 207	39%
EPRA PROFIT	806	818	-12	5 633	4 663	21%
EPRA profit per share, in cents	15,89	16,13	-0,24	111,05	104,69	6,1%
EPRA cost ratio	14,0%	12,9%		13,01%	13,03%	-0,1%

CASH-FLOW STATEMENT	07.22	06.22	Δ MOM	YTD22	YTD21	YOY%
EBITDA	970	978	-8	6 799	5 862	16%
Changes in working capital	-226	-103	-123	-728	-1 336	
Interests received	0	0	0	0	0	
Cash flows in operating activities	743	875	-132	6 071	4 526	
Acquisition of PPE	-39	-256	217	-3 030	-11 068	
Short-term deposits	0	0	0	0	0	
Acquisition of subsidiaries	0	0	0	0	0	
Cash-flows in investing activities	-39	-256	217	-3 030	-11 068	
Bank loans received	0	0	0	0	6 300	
Bank loan repayment (annuity)	-201	-297	96	-1 999	-1 979	1%
Bank loan repayment on refinancing	0	0	0	0	-4 000	
Interests paid from bank loan	-92	-178	86	-961	-1 000	-4%
Dividend, dividend income tax paid	0	0	0	-4 256	-2 967	
Share issues	0	0	0	0	15 130	
Cash flows in financing activities	-293	-475	182	-7 216	11 484	
Cash-flows total	411	144	267	-4 175	4 942	
Cash balance at the beginning of period	8 489	8 345		13 074	5 128	
Increase/decrease	411	144	267	-4 175	4 942	
Cash balance at the end of period	8 900	8 489		8 900	10 070	

BALANCE SHEET	31.07.22	31.12.21	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	8 900	13 074	-32%
Trade receivables, incl.	770	578	
<i>overdue and not provisioned</i>	<i>210</i>	<i>41</i>	
Other current receivables	648	642	
Current assets total	10 318	14 294	-28%
Investment properties, other long-term assets	168 803	162 108	4%
Assets total	179 121	176 401	2%
Short-term loan liabilities	10 583	7 677	
Long-term loan liabilities	58 595	63 500	
Other liabilities	8 464	8 310	
Liabilities total	77 643	79 487	-2%
Share capital and premium	67 014	67 014	0%
Reserves	2 149	1 489	
Retained earnings	32 315	28 412	14%
Equity total	101 478	96 914	5%
Liabilities and equity total	179 121	176 401	2%



MAIN INDICATORS	31.07.22	30.06.22	31.05.22	30.04.22
Weight. Aver. Int. Rate	2,30%	2,30%	2,30%	2,30%
Loan to value	41%	41%	42%	43%
Debt to capital	51%	51%	51%	51%
Adjusted cash-flows	609	525	439	586
Portfolio net yield /a	7,0%	7,0%	7,1%	7,1%
DSCR	2,1	2,1	2,0	2,1
NAV	20,01	19,86	19,05	18,90
NAV change	0,7%	4,2%	0,8%	0,8%
ROIC*, annual basis	23,1%	23,1%	20,7%	20,9%

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

