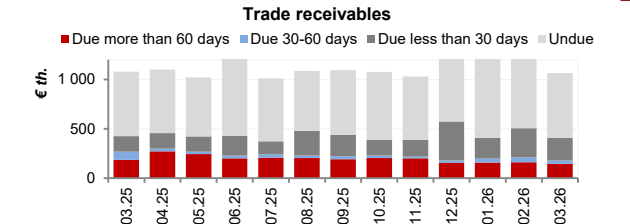




INCOME STATEMENT	03.26	02.26	Δ MOM	YTD26	YTD25	YOY%
€ in thousands						
Rental income	2 701	2 742	-41	8 180	7 678	6,5%
Other sales income	85	83	2	241	181	33%
Sales cost	-139	-140	0	-428	-506	-15%
Distribution and marketing costs	-50	-64	14	-180	-141	28%
<b>Net rental income (NOI)</b>	<b>2 597</b>	<b>2 621</b>	<b>-25</b>	<b>7 812</b>	<b>7 211</b>	<b>8,3%</b>
NOI margin	96%	96%		95%	94%	
Management fees	-191	-197	6	-585	-563	4%
Other operating costs	-110	-151	41	-390	-434	-10%
Amortization costs	-4	-4	0	-12	-9	
Changes in IP fair value	0	0	0	0	0	
Loss from sale of investment property	0	0	0	0	0	
Other income and other costs	1	1	0	-22	-37	
<b>Operating profit</b>	<b>2 293</b>	<b>2 270</b>	<b>22</b>	<b>6 802</b>	<b>6 169</b>	<b>10%</b>
<b>EBITDA</b>	<b>2 298</b>	<b>2 276</b>	<b>22</b>	<b>6 817</b>	<b>6 181</b>	<b>10,3%</b>
EBITDA margin	82%	81%		81%	79%	
Other financial income and expenses	-275	-12	-262	-286	24	
Interest rate swap fair value changes	329	-58	387	240	0	
Interest costs	-507	-510	2	-1 543	-1 803	-14%
Income tax	-98	-99	2	-289	-223	30%
<b>NET PROFIT</b>	<b>1 742</b>	<b>1 591</b>	<b>151</b>	<b>4 924</b>	<b>4 167</b>	<b>18%</b>
EPRA PROFIT	1 473	1 712	-238	4 865	4 315	13%
EPRA profit per share, in cents	12,78	14,85	-2,07	42,21	37,71	11,9%
EPRA cost ratio	15,1%	17,2%	-2,1%	16,6%	19,2%	-13,6%
<b>Potential gross dividend per share (cents)</b>	<b>7,87</b>	<b>8,24</b>	<b>-0,38</b>	<b>24,24</b>	<b>18,66</b>	<b>29,9%</b>

CASH-FLOW STATEMENT	03.26	02.26	Δ MOM	YTD25	YTD25	YOY%
<b>EBITDA</b>	<b>2 298</b>	<b>2 276</b>	<b>22</b>	<b>6 817</b>	<b>6 181</b>	<b>10%</b>
Changes in working capital	-204	-115	-89	249	155	
Interests received	22	16	6	58	106	
<b>Cash flows in operating activities</b>	<b>2 116</b>	<b>2 177</b>	<b>-61</b>	<b>7 125</b>	<b>6 443</b>	
Acquisition of PPE	-484	-598	114	-1 893	-6 358	
Short-term deposits	370	-50	420	320	2 092	
Sale of subsidiary	5 374	0	5 374	5 374	0	
Loans given and repaid	0	0	0	0	0	
<b>Cash-flows in investing activities</b>	<b>5 260</b>	<b>-648</b>	<b>5 908</b>	<b>3 801</b>	<b>-4 266</b>	
Bank loans received	406	420	-13	1 221	1 879	
Bank loan repayment (annuity)	-620	-542	-78	-1 674	-1 634	2%
Bank loan repayment on property sale	0	0	0	0	0	
Interests paid from bank loan	-543	-512	-31	-1 527	-1 798	-15%
Dividend, dividend income tax paid	0	0	0	0	0	
Share issues	0	0	0	0	0	
<b>Cash flows in financing activities</b>	<b>-756</b>	<b>-634</b>	<b>-122</b>	<b>-1 979</b>	<b>-1 553</b>	
<b>Cash-flows total</b>	<b>6 619</b>	<b>894</b>	<b>5 725</b>	<b>8 947</b>	<b>623</b>	
<b>Cash balance at the beginning of period</b>	<b>22 284</b>	<b>21 390</b>		<b>19 957</b>	<b>18 415</b>	
Increase/decrease	6 619	894	5 725	8 947	623	
<b>Cash balance at the end of period</b>	<b>28 903</b>	<b>22 284</b>		<b>28 903</b>	<b>19 038</b>	

BALANCE SHEET	31.03.26	31.12.25	YTD%
€ in thousands			
Cash and cash equivalents	28 903	19 957	45%
Short-term deposits	0	320	
Trade receivables, incl. overdue and not provisioned	932	1 366	
	275	434	
Other current receivables	959	637	
<b>Current assets total</b>	<b>30 794</b>	<b>22 280</b>	<b>38%</b>
Investment properties	373 808	381 032	-2%
Other long-term assets	2 442	2 540	
<b>Assets total</b>	<b>407 044</b>	<b>405 851</b>	<b>0%</b>
Short-term loan liabilities	37 677	42 310	
Long-term loan liabilities	112 610	111 791	
Other liabilities	17 628	17 546	
<b>Liabilities total</b>	<b>167 916</b>	<b>171 646</b>	<b>-2%</b>
Share capital and premium	206 324	206 324	0%
Reserves	4 156	4 156	
Retained earnings	28 648	23 724	21%
<b>Equity total</b>	<b>239 129</b>	<b>234 205</b>	<b>2%</b>
<b>Liabilities and equity total</b>	<b>407 044</b>	<b>405 851</b>	<b>0%</b>



MAIN INDICATORS	31.03.26	28.02.26	31.01.26	31.12.25
Weight. Aver. Int. Rate	4,00%	3,99%	4,00%	3,99%
Loan to value	40%	40%	41%	41%
Debt to capital	42%	43%	43%	43%
Adjusted cash-flows	1 133	1 187	1 172	1 143
Portfolio net yield /a	7,7%	7,7%	7,7%	7,7%
DSCR	2,1	2,1	2,0	2,0
NAV	20,75	20,60	20,46	20,32
NAV change	0,7%	0,7%	0,7%	-1,9%
ROIC*, annual basis	6,3%	6,1%	6,1%	6,0%

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

