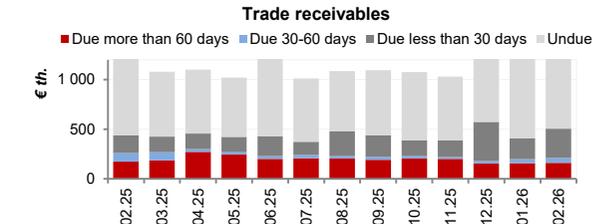




INCOME STATEMENT	02.26	01.26	Δ MOM	YTD26	YTD25	YOY%
€ in thousands						
Rental income	2 742	2 738	4	5 479	5 122	7,0%
Other sales income	83	72	12	155	121	28%
Sales cost	-140	-150	10	-289	-286	1%
Distribution and marketing costs	-64	-67	2	-131	-86	53%
Net rental income (NOI)	2 621	2 593	28	5 215	4 871	7,1%
<i>NOI margin</i>						
	96%	95%		95%	95%	
Management fees	-197	-197	0	-394	-375	5%
Other operating costs	-151	-130	-21	-281	-269	4%
Amortization costs	-4	-4	0	-8	-6	
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	-24	24	-23	-38	
Operating profit	2 270	2 239	32	4 509	4 183	8%
EBITDA	2 276	2 244	32	4 519	4 192	7,8%
<i>EBITDA margin</i>						
	81%	80%		80%	80%	
Other financial income and expenses	-12	1	-14	-11	9	
Interest rate swap fair value changes	-58	-31	-27	-89	0	
Interest costs	-510	-526	16	-1 035	-1 229	-16%
Income tax	-99	-92	-7	-191	-149	28%
NET PROFIT	1 591	1 591	0	3 182	2 814	13%
EPRA PROFIT	1 712	1 680	32	3 391	2 914	16%
EPRA profit per share, in cents	14,85	14,58	0,28	29,43	25,47	15,5%
EPRA cost ratio	17,2%	17,4%	-0,2%	17,3%	17,6%	-1,7%
Potential gross dividend per share (cents)	8,24	8,13	0,11	16,38	12,79	28,0%

CASH-FLOW STATEMENT	02.26	01.26	Δ MOM	YTD25	YTD25	YOY%
EBITDA	2 276	2 244	32	4 519	4 192	8%
Changes in working capital	-115	568	-683	453	219	
Interests received	16	20	-4	37	68	
Cash flows in operating activities	2 177	2 833	-656	5 009	4 479	
Acquisition of PPE	-598	-811	213	-1 409	-1 420	
Short-term deposits	-50	0	-50	-50	1 072	
Sale of investment properties	0	0	0	0	0	
Loans given and repaid	0	0	0	0	0	
Cash-flows in investing activities	-648	-811	163	-1 459	-348	
Bank loans received	420	396	24	815	1 146	
Bank loan repayment (annuity)	-542	-512	-30	-1 054	-1 084	-3%
Bank loan repayment on property sale	0	0	0	0	0	
Interests paid from bank loan	-512	-472	-40	-984	-1 239	-21%
Dividend, dividend income tax paid	0	0	0	0	0	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-634	-589	-45	-1 223	-1 178	
Cash-flows total	894	1 433	-539	2 327	2 953	
Cash balance at the beginning of period	21 390	19 957		19 957	18 415	
Increase/decrease	894	1 433	-539	2 327	2 953	
Cash balance at the end of period	22 284	21 390		22 284	21 368	

BALANCE SHEET	28.02.26	31.12.25	YTD%
€ in thousands			
Cash and cash equivalents	22 284	19 957	12%
Short-term deposits	370	320	
Trade receivables, incl.	1 201	1 366	
overdue and not provisioned	366	434	
Other current receivables	597	637	
Current assets total	24 452	22 280	10%
Investment properties	382 301	381 032	0%
Other long-term assets	2 364	2 540	
Assets total	409 117	405 851	1%
Short-term loan liabilities	41 141	42 310	
Long-term loan liabilities	112 721	111 791	
Other liabilities	17 868	17 546	
Liabilities total	171 730	171 646	0%
Share capital and premium	206 324	206 324	0%
Reserves	4 156	4 156	
Retained earnings	26 906	23 724	13%
Equity total	237 387	234 205	1%
Liabilities and equity total	409 117	405 851	1%



MAIN INDICATORS	28.02.26	31.01.26	31.12.25	30.11.25
Weight. Aver. Int. Rate	3,99%	4,00%	3,99%	3,99%
Loan to value	40%	41%	41%	40%
Debt to capital	43%	43%	43%	43%
Adjusted cash-flows	1 187	1 172	1 143	1 243
Portfolio net yield /a	7,7%	7,7%	7,7%	7,6%
DSCR	2,1	2,0	2,0	2,0
NAV	20,60	20,46	20,32	20,72
NAV change	0,7%	0,7%	-1,9%	0,7%
ROIC*, annual basis	6,1%	6,1%	6,0%	8,5%

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

