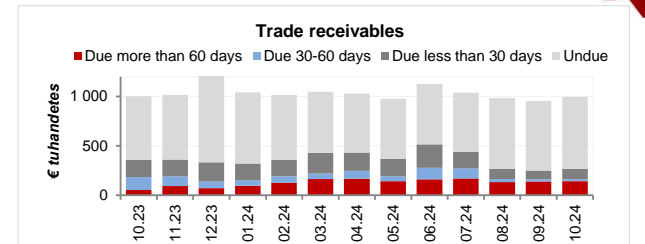




INCOME STATEMENT	10.24	09.24	Δ MOM	YTD24	YTD23	YOY%
€ in thousands						
Rental income	2 570	2 551	19	25 615	25 308	1,2%
Other sales income	86	75	11	965	1 040	-7%
Sales cost	-119	-99	-20	-1 302	-1 221	7%
Distribution and marketing costs	-72	-33	-39	-561	-472	19%
<b>Net rental income (NOI)</b>	<b>2 466</b>	<b>2 493</b>	<b>-28</b>	<b>24 717</b>	<b>24 655</b>	<b>0,3%</b>
<i>NOI margin</i>	96%	98%		96%	97%	
Management fees	-180	-180	0	-1 796	-1 789	0%
Other operating costs	-132	-124	-8	-1 215	-1 052	15%
Amortization costs	-3	-3	0	-32	-42	
Changes in IP fair value	0	-415	415	-1 869	-6 182	
Loss from sale of investment property	0	-37	37	-42	0	
Other income and other costs	0	0	0	88	5	
<b>Operating profit</b>	<b>2 151</b>	<b>1 735</b>	<b>416</b>	<b>19 851</b>	<b>15 594</b>	<b>27%</b>
<b>EBITDA</b>	<b>2 155</b>	<b>2 191</b>	<b>-36</b>	<b>21 808</b>	<b>21 826</b>	<b>-0,1%</b>
<i>EBITDA margin</i>	81%	83%		82%	83%	
Other financial income and expenses	30	40	-10	74	78	
Interest rate swap fair value changes	0	0	0	0	-53	
Interest costs	-693	-696	4	-7 336	-6 394	15%
Income tax	-68	-75	7	-1 066	-1 042	2%
<b>NET PROFIT</b>	<b>1 420</b>	<b>1 003</b>	<b>417</b>	<b>11 524</b>	<b>8 183</b>	<b>41%</b>
EPRA PROFIT	1 486	1 491	-5	14 175	14 972	-5%
EPRA profit per share, in cents	13,73	13,78	-0,05	131,01	138,38	-5,3%
EPRA cost ratio	16,3%	14,3%	2,0%	15,4%	14,0%	10,1%
<b>Potential gross dividend per share (cents)</b>	<b>6,79</b>	<b>6,40</b>	<b>0,39</b>	<b>65,99</b>	<b>71,11</b>	<b>-7,2%</b>
<b>CASH-FLOW STATEMENT</b>						
<b>EBITDA</b>	<b>2 155</b>	<b>2 191</b>	<b>-36</b>	<b>21 808</b>	<b>21 826</b>	<b>0%</b>
Changes in working capital	22	-14	35	228	-444	
Interests received	12	15	-4	227	96	
<b>Cash flows in operating activities</b>	<b>2 188</b>	<b>2 193</b>	<b>-5</b>	<b>22 263</b>	<b>21 478</b>	
Acquisition of PPE	-9 617	-1 944	-7 672	-18 830	-4 553	
Short-term deposits	0	-1 020	1 020	1 258	-2 880	
Sale of investment properties	0	4 438	-4 438	4 633	0	
Cash from merger	0	0	0	0	11 621	
<b>Cash flows in investing activities</b>	<b>-9 617</b>	<b>1 474</b>	<b>-11 090</b>	<b>-12 939</b>	<b>4 188</b>	
Bank loans received	7 300	0	7 300	13 119	3 730	
Bank loan repayment (annuity)	-541	-627	85	-5 534	-5 726	-3%
Bank loan repayment on property sale	0	-2 698	2 698	-2 698	0	
Interests paid from bank loan	-692	-820	128	-7 454	-6 398	17%
Dividend, dividend income tax paid	0	0	0	-12 193	-14 251	
Share issues	0	0	0	0	0	
<b>Cash flows in financing activities</b>	<b>6 067</b>	<b>-4 145</b>	<b>10 211</b>	<b>-14 760</b>	<b>-22 645</b>	
<b>Cash-flows total</b>	<b>-1 361</b>	<b>-478</b>	<b>-884</b>	<b>-5 436</b>	<b>3 021</b>	
<b>Cash balance at the beginning of period</b>	<b>10 637</b>	<b>11 115</b>		<b>14 712</b>	<b>11 331</b>	
Increase/decrease	-1 361	-478	-884	-5 436	3 021	
<b>Cash balance at the end of period</b>	<b>9 276</b>	<b>10 637</b>		<b>9 276</b>	<b>14 352</b>	

BALANCE SHEET	31.10.24	31.12.23	YTD%
€ in thousands			
Cash and cash equivalents	9 276	14 712	-37%
Short-term deposits	2 142	3 400	
Trade receivables, incl. overdue and not provisioned	873	1 517	
	143	214	
Other current receivables	906	950	
<b>Current assets total</b>	<b>13 197</b>	<b>20 579</b>	<b>-36%</b>
Investment properties	370 550	357 916	4%
Other long-term assets	2 203	2 450	
<b>Assets total</b>	<b>385 951</b>	<b>380 945</b>	<b>1%</b>
Short-term loan liabilities	20 116	16 966	
Long-term loan liabilities	132 679	130 942	
Other liabilities	13 754	14 340	
<b>Liabilities total</b>	<b>166 548</b>	<b>162 247</b>	<b>3%</b>
Share capital and premium	192 919	192 919	0%
Reserves	2 799	2 749	
Retained earnings	23 684	23 030	3%
<b>Equity total</b>	<b>219 402</b>	<b>218 698</b>	<b>0%</b>
<b>Liabilities and equity total</b>	<b>385 951</b>	<b>380 945</b>	<b>1%</b>



MAIN INDICATORS	31.10.24	30.09.24	31.08.24	31.07.24
Weight. Aver. Int. Rate	5,26%	5,35%	5,53%	5,61%
Loan to value	41%	40%	41%	41%
Debt to capital	44%	43%	44%	44%
Adjusted cash-flows	919	866	965	845
Portfolio net yield /a	7,7%	7,7%	7,7%	7,7%
DSCR	1,7	1,7	1,7	1,7
NAV	20,28	20,15	20,05	19,93
NAV change	0,7%	0,5%	0,6%	0,7%
ROIC*, annual basis	2,2%	2,2%	2,4%	2,5%

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

