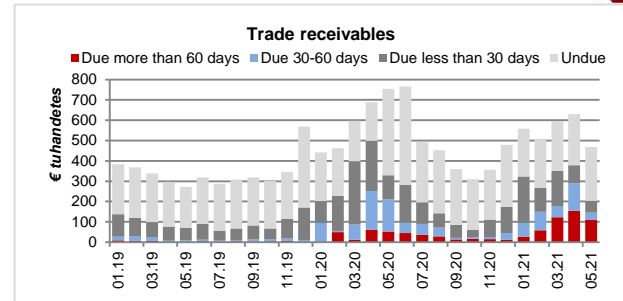




INCOME STATEMENT	05.21	04.21	Δ MOM	YTD21	YTD20	YOY%
<i>€ in thousands</i>						
Rental income	981	900	81	4 593	3 768	22%
Other sales income	59	51	8	266	278	-4%
Sales cost	-15	-13	-2	-93	-117	-21%
Distribution and marketing costs	-53	-13	-40	-98	-115	-15%
Net rental income (NOI)	972	925	47	4 668	3 813	22%
<i>Gross profit margin</i>						
	93%	97%		96%	94%	
Management fees	-82	-82	0	-411	-342	20%
Changes in success fee reserve	0	0	0	0	0	
Other operating costs	-36	-43	7	-204	-285	-28%
Amortization costs	-5	-5	0	-23	-20	
Changes in IP fair value	0	0	0	0	0	
Profit from sale of IP	0	0	0	0	0	
Other income and other costs	0	2	-2	4	7	
Operating profit	849	796	52	4 034	3 172	27%
EBITDA	854	801	52	4 057	3 192	27%
<i>EBITDA margin</i>						
	82%	84%		83%	79%	
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	1	5	-4	36	-13	
Interest costs	-153	-151	-2	-755	-535	41%
Income tax	-54	-61	7	-289	-230	25%
NET PROFIT	643	589	54	3 027	2 394	26%

CASH-FLOW STATEMENT	05.21	04.21	Δ MOM	YTD21	YTD20	YOY%
EBITDA	854	801	52	4 057	3 192	27%
Changes in working capital	154	80	74	32	-720	
Interests received	0	0	0	0	13	
Cash flows in operating activities	1 008	881	127	4 089	2 486	
Acquisition of PPE	-147	-205	58	-936	-523	
Short-term desposits	0	0	0	0	6 000	
Aquisition of subsidiaries	0	0	0	0	-8 615	
Cash-flows in investing activities	-147	-205	58	-936	-3 139	
Bank loans received	0	0	0	300	0	
Bank loan repayment (annuity)	-301	-301	0	-1 505	-986	53%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-140	-138	-1	-719	-436	65%
Dividend, dividend income tax paid	0	0	0	0	0	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-441	-439	-1	-1 924	-1 422	
Cash-flows total	420	237	183	1 230	-2 075	
Cash balance at the beginning of period	5 938	5 702		5 128	12 986	
Increase/decrease	420	237	183	1 230	-2 075	
Cash balance at the end of period	6 358	5 938		6 358	10 911	

BALANCE SHEET	31.05.21	31.12.20	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	6 358	5 128	24%
Trade receivables, incl. overdue and not provisioned	456	420	
Other current receivables	615	1 725	
Current assets total	7 429	7 273	2%
Investment properties, other long-term assets	145 256	144 358	1%
Assets total	152 685	151 631	1%
Short-term loan liabilities	28 260	28 781	
Long-term loan liabilities	42 979	43 586	
Other liabilities	9 734	7 781	
Liabilities total	80 973	80 148	1%
Share capital and premium	51 884	51 884	0%
Reserves	1 489	1 323	
Retained earnings	18 339	18 276	0%
Equity total	71 712	71 483	0%
Liabilities and equity total	152 685	151 631	1%



MAIN INDICATORS	31.05.21	30.04.21	31.03.21	28.02.21
Weight. Aver. Int. Rate	2,31%	2,31%	2,31%	2,31%
Loan to value	49%	49%	50%	50%
Debt to capital	58%	58%	58%	58%
Adjusted cash-flows	383	336	216	391
Portfolio net yield /a	7,6%	7,6%	7,6%	7,6%
DSCR	1,8	1,8	1,8	1,8
NAV	16,98	16,83	17,35	17,21
NAV change	0,9%	-3,0%	0,9%	0,8%
ROIC*, annual basis	7,7%	7,5%	7,2%	6,8%

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

