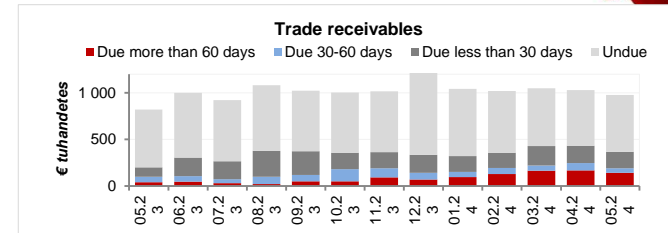




INCOME STATEMENT	06.24	05.24	Δ MOM	YTD24	YTD23	YOY%
€ in thousands						
Rental income	2 572	2 589	-17	15 343	15 146	1%
Other sales income	64	94	-29	574	601	-4%
Sales cost	-112	-102	-10	-737	-749	-2%
Distribution and marketing costs	-36	-80	43	-378	-288	31%
Net rental income (NOI)	2 488	2 501	-13	14 803	14 711	1%
NOI margin	97%	97%		96%	97%	
Management fees	-180	-180	0	-1 078	-1 071	1%
Success fee	0	0	0	0	0	
Other operating costs	-128	-99	-29	-742	-638	16%
Amortization costs	-3	-3	0	-21	-25	
Changes in IP fair value	-1 454	0	-1 454	-1 454	-6 182	
Other income and other costs	16	19	-3	86	14	
Operating profit	740	2 238	-1 498	11 595	6 808	70%
EBITDA	2 188	2 253	-65	13 077	13 017	0%
EBITDA margin	83%	84%		82%	83%	
Other financial income and expenses	-222	46	-267	-90	-89	
Interest rate swap fair value changes	0	0	0	0	-53	
Interest costs	-737	-762	25	-4 473	-3 484	28%
Income tax	74	-64	138	-782	-737	6%
NET PROFIT	-145	1 458	-1 603	6 250	2 446	156%
EPRA PROFIT	1 233	1 521	-287	8 205	8 986	-9%
EPRA profit per share, in cents	11,40	14,05	-2,65	75,83	83,05	-8,7%
EPRA cost ratio	15,3%	14,3%	1,1%	15,5%	14,3%	8,3%
Potential gross dividend per share (cents)	7,39	6,91	0,48	39,40	43,88	-10,2%
CASH-FLOW STATEMENT						
EBITDA	2 188	2 253	-65	13 077	13 017	0%
Changes in working capital	-181	18	-198	56	-322	
Interests received	13	15	-2	168	18	
Cash flows in operating activities	2 020	2 286	-266	13 301	12 714	
Acquisition of PPE	-754	-1 150	396	-5 557	-2 388	
Short-term deposits	0	0	0	3 350	-2 480	
Loans given and repaid	15	0	15	0	0	
Cash from merger	0	0	0	0	11 621	
Cash-flows in investing activities	-739	-1 150	411	-2 207	6 754	
Bank loans received	573	860	-287	4 880	3 171	
Bank loan repayment (annuity)	-449	-555	106	-3 264	-3 567	-8%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-602	-758	156	-4 457	-3 535	26%
Dividend, dividend income tax paid	0	-1 373	1 373	-12 193	-14 251	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-479	-1 827	1 349	-15 034	-18 182	
Cash-flows total	803	-690	1 493	-3 940	1 285	
Cash balance at the beginning of period	9 969	10 660		14 712	11 331	
Increase/decrease	803	-690	1 493	-3 940	1 285	
Cash balance at the end of period	10 772	9 969		10 772	12 616	

BALANCE SHEET	30.06.24	31.12.23	YTD%
€ in thousands			
Cash and cash equivalents	10 772	14 712	-27%
Short-term deposits	50	3 400	
Trade receivables, incl. overdue and not provisioned	1 002	1 517	
	388	214	
Other current receivables	686	950	
Current assets total	12 510	20 579	-39%
Investment properties	361 391	357 916	1%
Other long-term assets	2 430	2 450	
Assets total	376 332	380 945	-1%
Short-term loan liabilities	8 812	16 966	
Long-term loan liabilities	140 711	130 942	
Other liabilities	12 681	14 340	
Liabilities total	162 204	162 247	0%
Share capital and premium	192 919	192 919	0%
Reserves	2 799	2 749	
Retained earnings	18 410	23 030	-20%
Equity total	214 128	218 698	-2%
Liabilities and equity total	376 332	380 945	-1%



MAIN INDICATORS	30.06.24	31.05.24	30.04.24	31.03.24
Weight. Aver. Int. Rate	5,65%	5,78%	5,86%	5,88%
Loan to value	41%	41%	41%	41%
Debt to capital	44%	44%	44%	43%
Adjusted cash-flows	1 000	935	775	937
Portfolio net yield /a	7,7%	8,0%	8,0%	8,0%
DSCR	1,7	1,7	1,7	1,7
NAV	19,79	19,80	19,67	20,56
NAV change	-0,1%	0,7%	-4,4%	0,5%
ROIC*, annual basis	2,5%	0,1%	0,1%	0,1%

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

