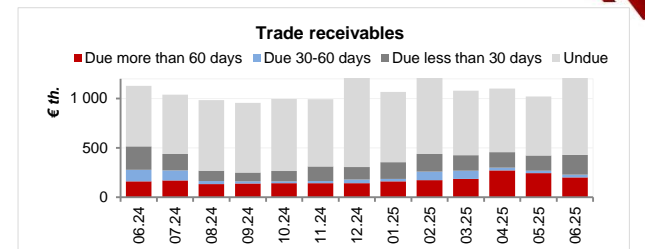




INCOME STATEMENT	06.25	05.25	Δ MOM	YTD25	YTD24	YOY%
€ in thousands						
Rental income	2 650	2 643	7	15 581	15 343	1,6%
Other sales income	112	96	16	487	574	-15%
Sales cost	-110	-140	30	-895	-737	21%
Distribution and marketing costs	-38	-84	47	-328	-378	-13%
Net rental income (NOI)	2 614	2 515	99	14 846	14 803	0,3%
NOI margin	99%	95%		95%	96%	
Management fees	-188	-188	0	-1 126	-1 078	4%
Other operating costs	-136	-97	-39	-803	-742	8%
Amortization costs	-3	-3	0	-19	-21	
Changes in IP fair value	546	0	546	546	-1 454	
Loss from sale of investment property	0	0	0	0	0	
Other income and other costs	18	-3	21	-22	86	
Operating profit	2 851	2 224	627	13 422	11 595	16%
EBITDA	2 310	2 229	81	12 902	13 077	-1,3%
EBITDA margin	84%	81%		80%	82%	
Other financial income and expenses	50	51	0	147	-90	
Interest rate swap fair value changes	-42	0	-42	-42	0	
Interest costs	-533	-580	46	-3 500	-4 473	-22%
Income tax	-29	-73	43	-1 835	-782	135%
NET PROFIT	2 296	1 623	674	8 192	6 250	31%
EPRA PROFIT	1 792	1 670	123	7 931	8 205	-3%
EPRA profit per share, in cents	15,67	14,59	1,07	69,33	75,83	-8,6%
EPRA cost ratio	13,7%	15,7%	-2,0%	17,2%	15,5%	11,0%
Potential gross dividend per share (cents)	7,67	8,03	-0,36	41,42	39,40	5,1%
CASH-FLOW STATEMENT						
EBITDA	2 310	2 229	81	12 902	13 077	-1%
Changes in working capital	-55	130	-185	228	56	
Interests received	8	11	-3	144	168	
Cash flows in operating activities	2 262	2 369	-107	13 275	13 301	
Acquisition of PPE	-207	-551	344	-8 040	-5 557	
Short-term deposits	0	0	0	2 092	3 350	
Sale of investment properties	0	0	0	0	0	
Loans given and repaid	0	0	0	0	0	
Cash-flows in investing activities	-207	-551	344	-5 948	-2 207	
Bank loans received	0	138	-138	9 993	4 880	
Bank loan repayment (annuity)	-649	-475	-174	-3 316	-3 264	2%
Bank loan repayment on property sale	0	0	0	0	0	
Interests paid from bank loan	-632	-493	-139	-3 510	-4 457	-21%
Dividend, dividend income tax paid	0	-2 762	2 762	-15 460	-12 193	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-1 281	-3 592	2 311	-12 293	-15 034	
Cash-flows total	774	-1 774	2 548	-4 966	-3 940	
Cash balance at the beginning of period	12 676	14 450		18 415	14 712	
Increase/decrease	774	-1 774	2 548	-4 966	-3 940	
Cash balance at the end of period	13 449	12 676		13 449	10 772	

BALANCE SHEET	30.06.25	31.12.24	YTD%
€ in thousands			
Cash and cash equivalents	13 449	18 415	-27%
Short-term deposits	0	2 092	
Trade receivables, incl. overdue and not provisioned	1 123	1 173	
	243	168	
Other current receivables	685	1 020	
Current assets total	15 258	22 700	-33%
Investment properties	382 018	373 815	2%
Other long-term assets	2 242	2 248	
Assets total	399 518	398 763	0%
Short-term loan liabilities	45 473	25 679	
Long-term loan liabilities	110 757	123 873	
Other liabilities	14 722	16 138	
Liabilities total	170 952	165 690	3%
Share capital and premium	204 709	204 709	0%
Reserves	4 156	2 799	
Retained earnings	19 701	25 564	-23%
Equity total	228 566	233 073	-2%
Liabilities and equity total	399 518	398 763	0%



MAIN INDICATORS	30.06.25	31.05.25	30.04.25	31.03.25
Weight. Aver. Int. Rate	3,95%	4,09%	4,21%	4,37%
Loan to value	41%	41%	41%	40%
Debt to capital	43%	43%	43%	42%
Adjusted cash-flows	1 097	1 148	1 010	840
Portfolio net yield /a	7,6%	7,6%	7,6%	7,6%
DSCR	1,8	1,8	1,8	1,8
NAV	19,98	19,78	19,64	20,74
NAV change	1,0%	0,7%	-5,3%	0,6%
ROIC*, annual basis	7,8%	6,6%	6,5%	7,1%

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

