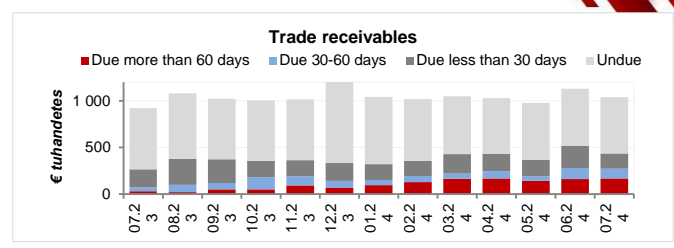




INCOME STATEMENT	07.24	06.24	Δ MOM	YTD24	YTD23	YOY%
€ in thousands						
Rental income	2 573	2 572	1	17 917	17 678	1,4%
Other sales income	124	64	60	699	722	-3%
Sales cost	-159	-112	-46	-895	-870	3%
Distribution and marketing costs	-28	-36	8	-406	-322	26%
<b>Net rental income (NOI)</b>	<b>2 511</b>	<b>2 488</b>	<b>23</b>	<b>17 315</b>	<b>17 209</b>	<b>0,6%</b>
NOI margin	98%	97%		97%	97%	
Management fees	-180	-180	0	-1 257	-1 249	1%
Success fee	0	0	0	0	0	
Other operating costs	-114	-128	14	-856	-745	15%
Amortization costs	-3	-3	0	-24	-29	
Changes in IP fair value	0	-1 454	1 454	-1 454	-6 182	
Other income and other costs	0	16	-16	86	17	
<b>Operating profit</b>	<b>2 215</b>	<b>740</b>	<b>1 475</b>	<b>13 809</b>	<b>9 019</b>	<b>53%</b>
<b>EBITDA</b>	<b>2 219</b>	<b>2 188</b>	<b>31</b>	<b>15 296</b>	<b>15 234</b>	<b>0,4%</b>
EBITDA margin	82%	83%		82%	83%	
Other financial income and expenses	53	-222	275	-37	-34	
Interest rate swap fair value changes	0	0	0	0	-53	
Interest costs	-728	-737	9	-5 201	-4 188	24%
Income tax	-74	74	-148	-856	-814	5%
<b>NET PROFIT</b>	<b>1 466</b>	<b>-145</b>	<b>1 611</b>	<b>7 716</b>	<b>3 930</b>	<b>96%</b>
EPRA PROFIT	1 541	1 233	308	9 746	10 526	-7%
EPRA profit per share, in cents	14,24	11,40	2,84	90,07	97,28	-7,4%
EPRA cost ratio	13,9%	15,3%	-1,4%	15,3%	14,1%	8,4%
<b>Potential gross dividend per share (cents)</b>	<b>6,25</b>	<b>7,39</b>	<b>-1,14</b>	<b>45,65</b>	<b>50,83</b>	<b>-10,2%</b>
<b>CASH-FLOW STATEMENT</b>						
<b>EBITDA</b>	<b>2 219</b>	<b>2 188</b>	<b>31</b>	<b>15 296</b>	<b>15 234</b>	<b>0%</b>
Changes in working capital	29	-181	210	85	-278	
Interests received	13	13	0	181	36	
<b>Cash flows in operating activities</b>	<b>2 261</b>	<b>2 020</b>	<b>241</b>	<b>15 562</b>	<b>14 992</b>	
Acquisition of PPE	-504	-754	250	-6 061	-2 944	
Short-term deposits	0	0	0	3 350	-2 480	
Loans given and repaid	0	15	-15	0	0	
Cash from merger	0	0	0	0	11 621	
<b>Cash-flows in investing activities</b>	<b>-504</b>	<b>-739</b>	<b>235</b>	<b>-2 711</b>	<b>6 197</b>	
Bank loans received	340	573	-233	5 220	3 275	
Bank loan repayment (annuity)	-647	-449	-197	-3 911	-4 118	-5%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-852	-602	-249	-5 308	-4 219	26%
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>-1 158</b>	<b>-479</b>	<b>-680</b>	<b>-16 192</b>	<b>-19 313</b>	
<b>Cash-flows total</b>	<b>599</b>	<b>803</b>	<b>-204</b>	<b>-3 341</b>	<b>1 876</b>	
<b>Cash balance at the beginning of period</b>	<b>10 772</b>	<b>9 969</b>		<b>14 712</b>	<b>11 331</b>	
Increase/decrease	599	803	-204	-3 341	1 876	
<b>Cash balance at the end of period</b>	<b>11 371</b>	<b>10 772</b>		<b>11 371</b>	<b>13 207</b>	

BALANCE SHEET	31.07.24	31.12.23	YTD%
€ in thousands			
Cash and cash equivalents	11 371	14 712	-23%
Short-term deposits	50	3 400	
Trade receivables, incl. overdue and not provisioned	911	1 517	
Other current receivables	845	950	
<b>Current assets total</b>	<b>13 177</b>	<b>20 579</b>	<b>-36%</b>
Investment properties	362 691	357 916	1%
Other long-term assets	2 260	2 450	
<b>Assets total</b>	<b>378 127</b>	<b>380 945</b>	<b>-1%</b>
Short-term loan liabilities	8 777	16 966	
Long-term loan liabilities	140 439	130 942	
Other liabilities	13 317	14 340	
<b>Liabilities total</b>	<b>162 533</b>	<b>162 247</b>	<b>0%</b>
Share capital and premium	192 919	192 919	0%
Reserves	2 799	2 749	
Retained earnings	19 876	23 030	-14%
<b>Equity total</b>	<b>215 594</b>	<b>218 698</b>	<b>-1%</b>
<b>Liabilities and equity total</b>	<b>378 127</b>	<b>380 945</b>	<b>-1%</b>



MAIN INDICATORS	31.07.24	30.06.24	31.05.24	30.04.24
Weight. Aver. Int. Rate	5,61%	5,65%	5,78%	5,86%
Loan to value	41%	41%	41%	41%
Debt to capital	44%	44%	44%	44%
Adjusted cash-flows	845	1 000	935	775
Portfolio net yield /a	7,7%	7,7%	8,0%	8,0%
DSCR	1,7	1,7	1,7	1,7
NAV	19,93	19,79	19,80	19,67
NAV change	0,7%	-0,1%	0,7%	-4,4%
ROIC*, annual basis	2,5%	2,5%	0,1%	0,1%

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

