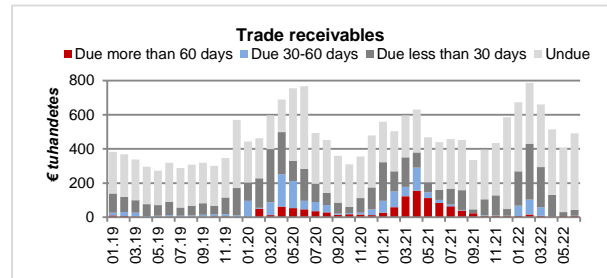




INCOME STATEMENT	06.22	05.22	Δ MOM	YTD22	YTD21	YOY%
€ in thousands						
Rental income	1 115	1 112	3	6 613	5 624	18%
Other sales income	64	66	-2	375	332	13%
Sales cost	-25	-20	-5	-129	-108	19%
Distribution and marketing costs	-35	-33	-2	-191	-120	59%
Net rental income (NOI)	1 118	1 125	-7	6 668	5 727	16%
Management fees	-99	-99	0	-581	-499	16%
Success fee	0	0	0	0	0	
Other operating costs	-44	-49	5	-300	-350	-14%
Amortization costs	-4	-4	0	-23	-28	
Changes in IP fair value	3 702	0	3 702	3 702	2 020	
Other income and other costs	3	5	-2	43	6	
Operating profit	4 676	978	3 698	9 508	6 876	38%
EBITDA	978	981	-3	5 829	4 885	19%
EBITDA margin						
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	35	8	27	134	66	
Interest costs	-141	-142	1	-857	-904	-5%
Income tax	-489	-78	-411	-904	-567	59%
NET PROFIT	4 082	766	3 316	7 882	5 472	44%
EPRA PROFIT	818	830	-12	4 827	3 867	25%
EPRA profit per share, in cents	16,13	16,37	-0,24	95,16	89,00	6,9%
EPRA cost ratio	12,9%	12,5%		12,8%	13,8%	-6,7%

CASH-FLOW STATEMENT	06.22	05.22	Δ MOM	YTD22	YTD21	YOY%
EBITDA	978	981	-3	5 829	4 885	19%
Changes in working capital	-103	197	-300	-502	-1 052	
Interests received	0	0	0	0	0	
Cash flows in operating activities	875	1 179	-304	5 328	3 832	
Acquisition of PPE	-256	-218	-38	-2 991	-10 983	
Short-term desposits	0	0	0	0	0	
Aquisition of subsidiaries	0	0	0	0	0	
Cash-flows in investing activities	-256	-218	-38	-2 991	-10 983	
Bank loans received	0	0	0	0	6 300	
Bank loan repayment (annuity)	-297	-395	99	-1 798	-1 776	1%
Bank loan repayment on refinancing	0	0	0	0	-4 000	
Interests paid from bank loan	-178	-174	-5	-869	-902	-4%
Dividend, dividend income tax paid	0	-4 256	4 256	-4 256	-2 798	
Share issues	0	0	0	0	15 130	
Cash flows in financing activities	-475	-4 825	4 350	-6 922	11 954	
Cash-flows total	144	-3 865	4 009	-4 585	4 804	
Cash balance at the beginning of period	8 345	12 210		13 074	5 128	
Increase/decrease	144	-3 865	4 009	-4 585	4 804	
Cash balance at the end of period	8 489	8 345		8 489	9 932	

BALANCE SHEET	30.06.22	31.12.21	YTD%
€ in thousands			
Cash and cash equivalents	8 489	13 074	-35%
Trade receivables, incl. overdue and not provisioned	484	578	
Other current receivables	35	41	
Current assets total	9 655	14 294	-32%
Investment properties, other long-term assets	168 767	162 108	4%
Assets total	178 422	176 401	1%
Short-term loan liabilities	11 911	7 677	
Long-term loan liabilities	57 469	63 500	
Other liabilities	8 304	8 310	
Liabilities total	77 684	79 487	-2%
Share capital and premium	67 014	67 014	0%
Reserves	2 149	1 489	
Retained earnings	31 575	28 412	11%
Equity total	100 738	96 914	4%
Liabilities and equity total	178 422	176 401	1%



MAIN INDICATORS	30.06.22	31.05.22	30.04.22	31.03.22
Weight. Aver. Int. Rate	2,30%	2,30%	2,30%	2,30%
Loan to value	41%	42%	43%	43%
Debt to capital	51%	51%	51%	51%
Adjusted cash-flows	525	439	586	503
Portfolio net yield /a	7,0%	7,1%	7,1%	7,1%
DSCR	2,1	2,0	2,1	2,0
NAV	19,86	19,05	18,90	19,55
NAV change	4,2%	0,8%	-3,3%	0,8%
ROIC*, annual basis	23,1%	20,7%	20,9%	21,1%

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

