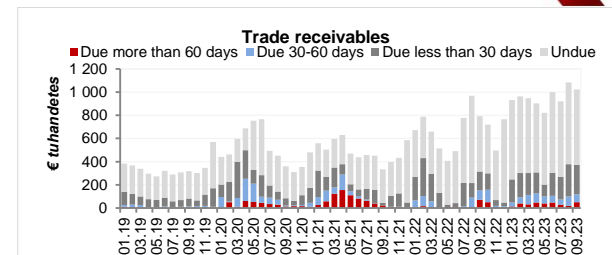




INCOME STATEMENT	09.23	08.23	Δ MOM	YTD23	YTD22	YOY%
<i>€ in thousands</i>						
Rental income	2 544	2 549	-6	22 771	10 000	128%
Other sales income	106	114	-8	943	569	66%
Sales cost	-92	-144	52	-1 106	-210	426%
Distribution and marketing costs	-17	-53	36	-393	-254	55%
Net rental income (NOI)	2 540	2 466	74	22 215	10 105	120%
Management fees	-178	-178	0	-1 606	-879	83%
Success fee	0	0	0	0	0	
Other operating costs	-103	-90	-13	-939	-448	109%
Amortization costs	-4	-4	0	-38	-34	
Changes in IP fair value	0	0	0	-6 182	3 702	
Other income and other costs	7	0	6	24	43	
Operating profit	2 261	2 194	67	13 474	12 488	8%
EBITDA	2 267	2 200	67	19 701	8 821	123%
<i>EBITDA margin</i>	<i>86%</i>	<i>83%</i>		<i>83%</i>	<i>83%</i>	
Other financial income and expenses	51	55	-4	72	0	
Interest rate swap fair value changes	0	0	0	-53	200	
Interest costs	-727	-724	-3	-5 640	-1 293	336%
Income tax	-84	-75	-9	-973	-1 186	-18%
NET PROFIT	1 500	1 449	51	6 880	10 209	-33%
EPRA PROFIT	1 567	1 522	45	13 616	7 279	87%
EPRA profit per share, in cents	14,49	14,07	0,42	125,84	143,51	-12,3%
EPRA cost ratio	11,4%	14,0%		13,8%	12,6%	9,7%
Potential gross dividend per share (cents)	7,94	6,95		65,71	72,91	-9,9%
CASH-FLOW STATEMENT						
EBITDA	2 267	2 200	67	19 701	8 821	123%
Changes in working capital	-183	18	-201	-443	-804	
Interests received	20	20	0	76	0	
Cash flows in operating activities	2 104	2 238	-133	19 334	8 017	
Acquisition of PPE	-726	-180	-546	-3 850	-3 223	
Short-term deposits	-400	0	-400	-2 880	0	
Cash from merger	0	0	0	11 621	0	
Cash-flows in investing activities	-1 126	-180	-946	4 891	-3 223	
Bank loans received	246	0	246	3 521	0	
Bank loan repayment (annuity)	-449	-534	84	-5 101	-2 690	90%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-623	-716	93	-5 557	-1 298	328%
Dividend, dividend income tax paid	0	0	0	-14 251	-4 256	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-826	-1 249	423	-21 388	-8 245	
Cash-flows total	153	808	-655	2 837	-3 451	
Cash balance at the beginning of period	14 015	13 207		11 331	13 074	
Increase/decrease	153	808	-655	2 837	-3 451	
Cash balance at the end of period	14 167	14 015		14 167	9 624	

BALANCE SHEET	30.09.23	31.12.22	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	14 167	11 331	25%
Trade receivables, incl. overdue and not provisioned	1 009	759	
Other current receivables	3 814	812	
Current assets total	18 991	12 902	47%
Investment properties	363 289	168 875	115%
Other long-term assets	2 903	179	
Assets total	385 183	181 957	112%
Short-term loan liabilities	20 645	22 093	
Long-term loan liabilities	128 322	45 968	
Other liabilities	11 637	9 630	
Liabilities total	160 604	77 691	107%
Share capital and premium	192 919	67 014	188%
Reserves	2 749	2 149	
Retained earnings	28 911	35 102	-18%
Equity total	224 579	104 265	115%
Liabilities and equity total	385 183	181 957	112%



MAIN INDICATORS	30.09.23	31.08.23	31.07.23	30.06.23
Weight. Aver. Int. Rate	5,83%	5,68%	5,53%	5,44%
Loan to value	41%	41%	41%	42%
Debt to capital	44%	44%	44%	44%
Adjusted cash-flows	1 073	940	939	956
Portfolio net yield /a	7,6%	7,6%	7,6%	7,6%
DSCR	1,9	1,9	1,9	2,0
NAV	20,76	20,62	20,48	20,35
NAV change	0,7%	0,7%	0,7%	-2,1%
ROIC*, annual basis	5,4%	5,2%	5,2%	5,0%

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

