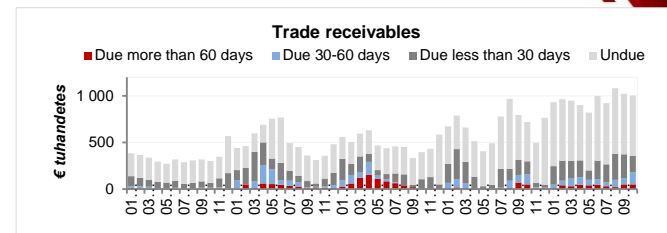




INCOME STATEMENT	10.23	09.23	Δ MOM	YTD23	YTD22	YOY%
€ in thousands						
Rental income	2 538	2 544	-6	25 308	11 127	127%
Other sales income	97	106	-10	1 040	641	62%
Sales cost	-115	-92	-23	-1 221	-229	434%
Distribution and marketing costs	-80	-17	-62	-472	-328	44%
Net rental income (NOI)	2 439	2 540	-101	24 655	11 211	120%
NOI margin	96%	100%		97%	101%	
Management fees	-183	-178	-4	-1 789	-979	83%
Success fee	0	0	0	0	0	
Other operating costs	-114	-103	-11	-1 052	-500	110%
Amortization costs	-4	-4	0	-42	-38	
Changes in IP fair value	0	0	0	-6 182	3 702	
Other income and other costs	-19	7	-26	5	43	
Operating profit	2 120	2 261	-142	15 594	13 440	16%
EBITDA	2 125	2 267	-142	21 826	9 776	123%
EBITDA margin	81%	86%		83%	83%	
Other financial income and expenses	6	51	-45	78	0	
Interest rate swap fair value changes	0	0	0	-53	202	
Interest costs	-754	-727	-26	-6 394	-1 457	339%
Income tax	-69	-84	15	-1 042	-1 264	-18%
NET PROFIT	1 303	1 500	-197	8 183	10 921	-25%
EPRA PROFIT	1 356	1 567	-211	14 972	8 046	86%
EPRA profit per share, in cents	12,54	14,49	-1,95	138,38	158,63	-12,8%
EPRA cost ratio	15,7%	11,4%		14,0%	12,9%	8,6%
Potential gross dividend per share (cents)	5,40	7,94		71,11	80,37	-11,5%
CASH-FLOW STATEMENT						
EBITDA	2 125	2 267	-142	21 826	9 776	123%
Changes in working capital	-2	-183	181	-444	-824	
Interests received	21	20	1	96	1	
Cash flows in operating activities	2 144	2 104	40	21 478	8 953	
Acquisition of PPE	-703	-726	23	-4 553	-3 301	
Short-term deposits	0	-400	400	-2 880	0	
Cash from merger	0	0	0	11 621	0	
Cash-flows in investing activities	-703	-1 126	423	4 188	-3 301	
Bank loans received	209	246	-37	3 730	0	
Bank loan repayment (annuity)	-625	-449	-176	-5 726	-2 988	92%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-841	-623	-218	-6 398	-1 479	333%
Dividend, dividend income tax paid	0	0	0	-14 251	-4 256	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-1 257	-826	-431	-22 645	-8 723	
Cash-flows total	184	153	32	3 021	-3 071	
Cash balance at the beginning of period	14 167	14 015		11 331	13 074	
Increase/decrease	184	153	32	3 021	-3 071	
Cash balance at the end of period	14 352	14 167		14 352	10 004	

BALANCE SHEET	31.10.23	31.12.22	YTD%
€ in thousands			
Cash and cash equivalents	14 352	11 331	27%
Trade receivables, incl. overdue and not provisioned	988	759	
Other current receivables	3 732	812	
Current assets total	19 072	12 902	48%
Investment properties	364 184	168 875	116%
Other long-term assets	2 824	179	
Assets total	386 080	181 957	112%
Short-term loan liabilities	20 599	22 093	
Long-term loan liabilities	127 952	45 968	
Other liabilities	11 647	9 630	
Liabilities total	160 198	77 691	106%
Share capital and premium	192 919	67 014	188%
Reserves	2 749	2 149	
Retained earnings	30 214	35 102	-14%
Equity total	225 882	104 265	117%
Liabilities and equity total	386 080	181 957	112%



MAIN INDICATORS	31.10.23	30.09.23	31.08.23	31.07.23
Weight. Aver. Int. Rate	5,88%	5,83%	5,68%	5,53%
Loan to value	41%	41%	41%	41%
Debt to capital	44%	44%	44%	44%
Adjusted cash-flows	731	1 073	940	939
Portfolio net yield /a	7,6%	7,6%	7,6%	7,6%
DSCR	1,8	1,9	1,9	1,9
NAV	20,88	20,76	20,62	20,48
NAV change	0,6%	0,7%	0,7%	0,7%
ROIC*, annual basis	5,4%	5,4%	5,2%	5,2%

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

