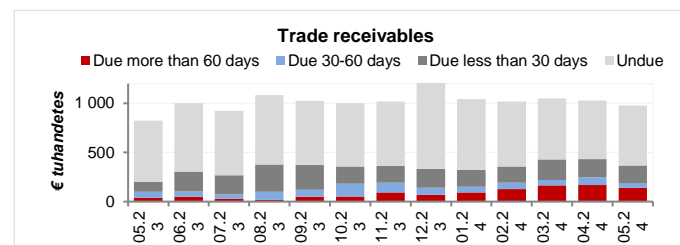




INCOME STATEMENT	05.24	04.24	Δ MOM	YTD24	YTD23	YOY%
<i>€ in thousands</i>						
Rental income	2 589	2 545	44	12 771	12 599	1%
Other sales income	94	92	1	510	503	1%
Sales cost	-102	-115	13	-624	-631	-1%
Distribution and marketing costs	-80	-62	-18	-341	-243	40%
Net rental income (NOI)	2 501	2 461	40	12 315	12 228	1%
<i>NOI margin</i>	<i>97%</i>	<i>97%</i>		<i>96%</i>	<i>97%</i>	
Management fees	-180	-180	0	-898	-892	1%
Success fee	0	0	0	0	0	
Other operating costs	-99	-116	17	-615	-520	18%
Amortization costs	-3	-3	0	-18	-21	
Changes in IP fair value	0	0	0	0	0	
Other income and other costs	19	9	10	80	10	
Operating profit	2 238	2 171	67	10 865	10 805	1%
EBITDA	2 253	2 175	78	10 889	10 826	1%
<i>EBITDA margin</i>	<i>84%</i>	<i>82%</i>		<i>82%</i>	<i>83%</i>	
Other financial income and expenses	46	35	11	132	40	
Interest rate swap fair value changes	0	0	0	0	-53	
Interest costs	-762	-738	-24	-3 735	-2 817	33%
Income tax	-64	-339	275	-856	-797	7%
NET PROFIT	1 458	1 129	328	6 405	7 178	-11%
EPRA PROFIT	1 521	1 197	324	6 971	7 614	-8%
EPRA profit per share, in cents	14,05	11,06	2,99	64,43	70,37	-8,4%
EPRA cost ratio	14,3%	15,1%	-0,8%	15,6%	14,3%	8,6%
Potential gross dividend per share (cents)	6,91	5,73	1,18	32,01	36,81	-13,0%

CASH-FLOW STATEMENT	05.24	04.24	Δ MOM	YTD24	YTD23	YOY%
EBITDA	2 253	2 175	78	10 889	10 826	1%
Changes in working capital	18	-24	42	237	296	
Intrerests received	15	78	-63	155	12	
Cash flows in operating activities	2 286	2 229	57	11 281	11 134	
Acquisition of PPE	-1 150	-746	-404	-4 803	-2 161	
Short-term desoposits	0	3 350	-3 350	3 350	0	
Loans given and repaid	0	-15	15	-15	0	
Cash from merger	0	0	0	0	11 621	
Cash-flows in investing activities	-1 150	2 589	-3 739	-1 468	9 460	
Bank loans received	860	1 345	-486	4 307	2 868	
Bank loan repayment (annuity)	-555	-661	106	-2 815	-3 017	-7%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-758	-890	132	-3 855	-2 852	35%
Dividend, dividend income tax paid	-1 373	-10 820	9 447	-12 193	-14 251	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-1 827	-11 027	9 199	-14 555	-17 252	
Cash-flows total	-690	-6 208	5 518	-4 743	3 341	
Cash balance at the beginning of period	10 660	16 868		14 712	11 331	
Increase/decrease	-690	-6 208	5 518	-4 743	3 341	
Cash balance at the end of period	9 969	10 660		9 969	14 672	

BALANCE SHEET	31.05.24	31.12.23	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	9 969	14 712	-32%
Short-term deposits	50	3 400	
Trade receivables, incl. overdue and not provisioned	850	1 517	
Other current receivables	241	214	
	833	950	
Current assets total	11 702	20 579	-43%
Investment properties	362 390	357 916	1%
Other long-term assets	2 435	2 450	
Assets total	376 527	380 945	-1%
Short-term loan liabilities	8 634	16 966	
Long-term loan liabilities	140 766	130 942	
Other liabilities	12 854	14 340	
Liabilities total	162 254	162 247	0%
Share capital and premium	192 919	192 919	0%
Reserves	2 799	2 749	
Retained earnings	18 555	23 030	-19%
Equity total	214 273	218 698	-2%
Liabilities and equity total	376 527	380 945	-1%



MAIN INDICATORS	31.05.24	30.04.24	31.03.24	29.02.24
Weight. Aver. Int. Rate	5,78%	5,86%	5,88%	5,90%
Loan to value	41%	41%	41%	41%
Debt to capital	44%	44%	43%	43%
Adjusted cash-flows	935	775	937	910
Portfolio net yield /a	8,0%	8,0%	8,0%	8,0%
DSCR	1,7	1,7	1,7	1,7
NAV	19,80	19,67	20,56	20,46
NAV change	0,7%	-4,4%	0,5%	0,6%
ROIC*, annual basis	0,1%	0,1%	0,1%	0,3%

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

