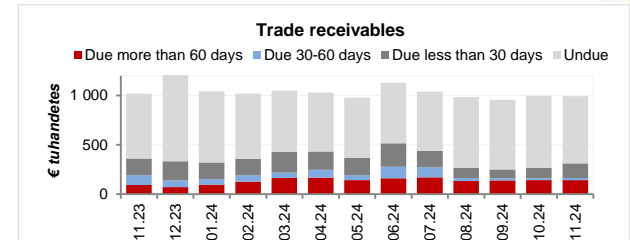




INCOME STATEMENT	11.24	10.24	Δ MOM	YTD24	YTD23	YOY%
€ in thousands						
Rental income	2 602	2 570	32	28 217	27 829	1,4%
Other sales income	78	86	-8	1 043	1 124	-7%
Sales cost	-112	-119	7	-1 413	-1 352	5%
Distribution and marketing costs	-59	-72	13	-620	-533	16%
Net rental income (NOI)	2 510	2 466	44	27 227	27 069	0,6%
<i>NOI margin</i>	96%	96%		96%	97%	
Management fees	-180	-180	0	-1 976	-1 969	0%
Other operating costs	-134	-132	-2	-1 349	-1 170	15%
Amortization costs	-3	-3	0	-35	-46	
Changes in IP fair value	0	0	0	-1 869	-6 182	
Loss from sale of investment property	0	0	0	-42	0	
Other income and other costs	0	0	0	88	23	
Operating profit	2 193	2 151	43	22 045	17 725	24%
EBITDA	2 198	2 155	43	24 006	23 962	0,2%
<i>EBITDA margin</i>	82%	81%		82%	83%	
Other financial income and expenses	16	30	-13	91	93	
Interest rate swap fair value changes	0	0	0	0	-53	
Interest costs	-699	-693	-6	-8 035	-7 143	12%
Income tax	-71	-68	-2	-1 136	-1 113	2%
NET PROFIT	1 440	1 420	21	12 964	9 508	36%
EPRA PROFIT	1 509	1 486	23	15 684	16 349	-4%
EPRA profit per share, in cents	13,95	13,73	0,21	144,95	151,11	-4,1%
EPRA cost ratio	15,7%	16,3%	-0,6%	15,4%	14,2%	8,7%
Potential gross dividend per share (cents)	7,70	6,79	0,90	73,69	77,22	-4,6%
CASH-FLOW STATEMENT						
EBITDA	2 198	2 155	43	24 006	23 962	0%
Changes in working capital	98	22	76	326	-456	
Interests received	10	12	-1	237	119	
Cash flows in operating activities	2 306	2 188	117	24 569	23 626	
Acquisition of PPE	-1 479	-9 617	8 138	-20 309	-5 403	
Short-term deposits	0	0	0	1 258	-2 880	
Sale of investment properties	0	0	0	4 633	0	
Cash from merger	0	0	0	0	11 621	
Cash-flows in investing activities	-1 479	-9 617	8 138	-14 418	3 338	
Bank loans received	500	7 300	-6 800	13 619	4 080	
Bank loan repayment (annuity)	-456	-541	86	-5 990	-6 268	-4%
Bank loan repayment on property sale	0	0	0	-2 698	0	
Interests paid from bank loan	-606	-692	86	-8 060	-7 162	13%
Dividend, dividend income tax paid	0	0	0	-12 193	-14 251	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-562	6 067	-6 628	-15 321	-23 601	
Cash-flows total	265	-1 361	1 627	-5 171	3 363	
Cash balance at the beginning of period	9 276	10 637		14 712	11 331	
Increase/decrease	265	-1 361	1 627	-5 171	3 363	
Cash balance at the end of period	9 541	9 276		9 541	14 694	

BALANCE SHEET	30.11.24	31.12.23	YTD%
€ in thousands			
Cash and cash equivalents	9 541	14 712	-35%
Short-term deposits	2 142	3 400	
Trade receivables, incl. overdue and not provisioned	868	1 517	
Other current receivables	187	214	
Current assets total	13 388	20 579	-35%
Investment properties	371 893	357 916	4%
Other long-term assets	2 215	2 450	
Assets total	387 496	380 945	2%
Short-term loan liabilities	23 145	16 966	
Long-term loan liabilities	129 694	130 942	
Other liabilities	13 814	14 340	
Liabilities total	166 653	162 247	3%
Share capital and premium	192 919	192 919	0%
Reserves	2 799	2 749	
Retained earnings	25 125	23 030	9%
Equity total	220 843	218 698	1%
Liabilities and equity total	387 496	380 945	2%



MAIN INDICATORS	30.11.24	31.10.24	30.09.24	31.08.24
Weight. Aver. Int. Rate	5,15%	5,26%	5,35%	5,53%
Loan to value	41%	41%	40%	41%
Debt to capital	44%	44%	43%	44%
Adjusted cash-flows	1 041	919	866	965
Portfolio net yield /a	7,7%	7,7%	7,7%	7,7%
DSCR	1,7	1,7	1,7	1,7
NAV	20,41	20,28	20,15	20,05
NAV change	0,7%	0,7%	0,5%	0,6%
ROIC*, annual basis	2,3%	2,2%	2,2%	2,4%

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

