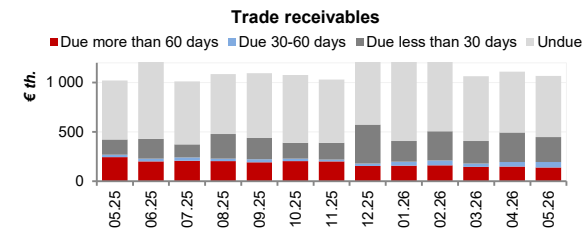




INCOME STATEMENT	05.26	04.26	Δ MOM	YTD26	YTD25	YOY%
€ in thousands						
Rental income	2 668	2 687	-19	13 535	12 931	4,7%
Other sales income	91	90	1	422	375	13%
Sales cost	-102	-134	33	-664	-784	-15%
Distribution and marketing costs	-75	-75	0	-331	-290	14%
Net rental income (NOI)	2 582	2 568	14	12 962	12 232	6,0%
<i>NOI margin</i>	<i>97%</i>	<i>96%</i>		<i>96%</i>	<i>95%</i>	
Management fees	-186	-191	5	-963	-938	3%
Other operating costs	-109	-138	29	-637	-667	-4%
Amortization costs	-4	-4	0	-19	-16	
Changes in IP fair value	0	571	-571	571	0	
Profit / loss from sales of investment properties	0	103	-103	103	0	
Other income and other costs	1	-9	10	-31	-40	
Operating profit	2 284	2 899	-615	11 984	10 571	13%
EBITDA	2 289	2 243	46	11 349	10 593	7,1%
<i>EBITDA margin</i>	<i>83%</i>	<i>81%</i>		<i>81%</i>	<i>80%</i>	
Other financial income and expenses	57	15	42	-214	97	
Interest rate swap fair value changes	-88	26	-114	178	0	
Interest costs	-517	-530	13	-2 590	-2 967	-13%
Income tax	-90	-986	896	-1 365	-1 806	-24%
NET PROFIT	1 646	1 423	223	7 993	5 895	36%
EPRA PROFIT	1 790	954	836	7 608	6 139	24%
EPRA profit per share, in cents	15,53	8,28	7,26	66,01	53,66	23,0%
EPRA cost ratio	14,4%	16,9%	-2,4%	16,2%	17,9%	-9,7%
Potential gross dividend per share (cents)	8,61	7,93	0,68	40,78	33,75	20,8%

CASH-FLOW STATEMENT	05.26	04.26	Δ MOM	YTD25	YTD25	YOY%
EBITDA	2 289	2 243	46	11 349	10 593	7%
Changes in working capital	29	-130	159	149	283	
Interests received	20	34	-14	112	137	
Cash flows in operating activities	2 338	2 147	191	11 609	11 013	
Acquisition of PPE	-637	-600	-36	-3 130	-7 832	
Short-term deposits	0	0	0	320	2 092	
Sale of investment properties	0	5 512	-5 512	5 512	0	
Sale of subsidiary	0	-9	9	5 365	0	
Cash-flows in investing activities	-637	4 903	-5 539	8 067	-5 740	
Bank loans received	320	4 105	-3 784	5 646	9 993	
Bank loan repayment (annuity)	-497	-532	35	-2 702	-2 667	1%
Bank loan repayment on property sale	0	0	0	0	0	
Interests paid from bank loan	-456	-528	72	-2 512	-2 878	-13%
Dividend, dividend income tax paid	-2 552	-13 830	11 278	-16 382	-15 460	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-3 185	-10 785	7 601	-15 950	-11 012	
Cash-flows total	-1 483	-3 736	2 253	3 727	-5 739	
Cash balance at the beginning of period	25 167	28 903		19 957	18 415	
Increase/decrease	-1 483	-3 736	2 253	3 727	-5 739	
Cash balance at the end of period	23 683	25 167		23 683	12 676	

BALANCE SHEET	31.05.26	31.12.25	YTD%
€ in thousands			
Cash and cash equivalents	23 683	19 957	19%
Short-term deposits	0	320	
Trade receivables, incl. overdue and not provisioned	948	1 366	
Other current receivables	326	434	
Other current receivables	776	637	
Current assets total	25 407	22 280	14%
Investment properties	367 537	381 032	-4%
Other long-term assets	2 343	2 540	
Assets total	395 287	405 851	-3%
Short-term loan liabilities	43 836	42 310	
Long-term loan liabilities	107 163	111 791	
Other liabilities	15 921	17 546	
Liabilities total	166 920	171 646	-3%
Share capital and premium	206 324	206 324	0%
Reserves	5 380	4 156	
Retained earnings	16 663	23 724	-30%
Equity total	228 367	234 205	-2%
Liabilities and equity total	395 287	405 851	-3%



MAIN INDICATORS	31.05.26	30.04.26	31.03.26	28.02.26
Weight. Aver. Int. Rate	4,07%	4,03%	4,00%	3,99%
Loan to value	41%	41%	40%	40%
Debt to capital	42%	42%	42%	43%
Adjusted cash-flows	1 241	1 142	1 133	1 187
Portfolio net yield /a	7,7%	7,7%	7,7%	7,7%
DSCR	2,1	2,1	2,1	2,1
NAV	19,82	19,67	20,75	20,60
NAV change	0,7%	-5,2%	0,7%	0,7%
ROIC*, annual basis	7,0%	7,0%	6,3%	6,1%

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

