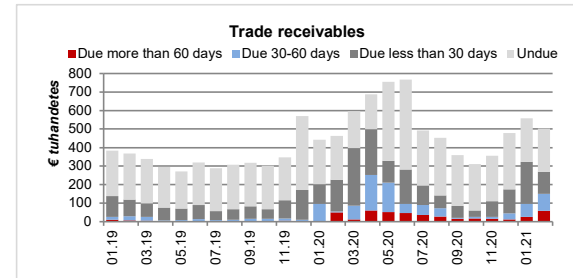




INCOME STATEMENT	02.21	01.21	Δ MOM	YTD21	YTD20	YOY%
<i>€ in thousands</i>						
Rental income	913	893	20	1 806	1 501	20%
Other sales income	48	53	-4	101	130	-22%
Sales cost	-16	-20	4	-36	-52	-32%
Distribution and marketing costs	-12	-14	2	-26	-55	-53%
Net rental income (NOI)	933	912	21	1 845	1 523	21%
<i>Gross profit margin</i>						
Management fees	-82	-82	0	-164	-119	38%
Changes in success fee reserve	0	0	0	0	0	
Other operating costs	-52	-43	-9	-95	-96	-1%
Amortization costs	-5	-4	-1	-9	-8	
Changes in IP fair value	0	0	0	0	0	
Profit from sale of IP	0	0	0	0	0	
Other income and other costs	0	-1	1	0	0	
Operating profit	794	782	12	1 577	1 301	21%
EBITDA	799	785	14	1 585	1 309	21%
<i>EBITDA margin</i>						
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	17	-4	22	13	-73	
Interest costs	-145	-157	12	-302	-186	62%
Income tax	-58	-54	-3	-112	-101	11%
NET PROFIT	609	567	42	1 176	941	25%

CASH-FLOW STATEMENT	02.21	01.21	Δ MOM	YTD21	YTD20	YOY%
EBITDA	799	785	14	1 585	1 309	121%
Changes in working capital	-199	189	-388	-11	-490	
Interests received	0	0	0	0	0	
Cash flows in operating activities	600	974	-374	1 574	819	
Acquisition of PPE	-64	-129	65	-194	-283	
Short-term deposits	0	0	0	0	4 000	
Acquisition of subsidiaries	0	0	0	0	-8 873	
Cash-flows in investing activities	-64	-129	65	-194	-5 156	
Bank loans received	0	0	0	0	0	
Bank loan repayment (annuity)	-251	-214	-36	-465	-385	21%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-130	-99	-31	-229	-126	82%
Dividend, dividend income tax paid	0	0	0	0	0	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-381	-313	-67	-694	-510	
Cash-flows total	156	531	-376	687	-4 848	
Cash balance at the beginning of period	5 659	5 128		5 128	12 986	
Increase/decrease	156	531	-376	687	-4 848	
Cash balance at the end of period	5 815	5 659		5 815	8 138	

BALANCE SHEET	28.02.21	31.12.20	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	5 815	5 128	13%
Trade receivables, incl. overdue and not provisioned	500	420	
Other current receivables	500	1 725	
Current assets total	6 815	7 273	-6%
Investment properties, other long-term assets	144 500	144 358	0%
Assets total	151 315	151 631	0%
Short-term loan liabilities	28 668	28 781	
Long-term loan liabilities	43 330	43 586	
Other liabilities	6 658	7 781	
Liabilities total	78 656	80 148	-2%
Share capital and premium	51 884	51 884	0%
Reserves	1 323	1 323	
Retained earnings	19 452	18 276	6%
Equity total	72 659	71 483	2%
Liabilities and equity total	151 315	151 631	0%



MAIN INDICATORS	28.02.21	31.01.21	31.12.20	30.11.20
Weight. Aver. Int. Rate	2,31%	2,31%	2,31%	2,23%
Loan to value	50%	50%	50%	49%
Debt to capital	58%	58%	58%	56%
Adjusted cash-flows	391	402	369	262
Portfolio net yield /a	7,6%	7,6%	7,6%	7,5%
DSCR	1,8	1,9	1,8	1,8
NAV	17,21	17,06	16,93	16,67
NAV change	0,8%	0,8%	1,5%	0,9%
ROIC, annual basis	6,8%	6,6%	6,4%	6,9%

* As of 28.02.2021, ROIC is calculated as actual cumul. net profit/invested capital

