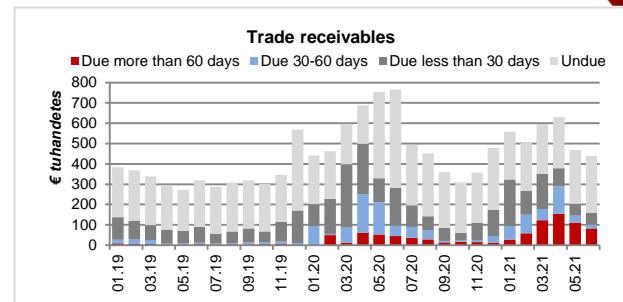




INCOME STATEMENT	06.21	05.21	Δ MOM	YTD21	YTD20	YOY%
<i>€ in thousands</i>						
Rental income	1 031	981	50	5 624	4 527	24%
Other sales income	66	59	7	332	335	-1%
Sales cost	-16	-15	-1	-108	-136	-20%
Distribution and marketing costs	-22	-53	32	-120	-136	-11%
Net rental income (NOI)	1 059	972	87	5 727	4 591	25%
<i>Gross profit margin</i>						
	97%	93%		96%	94%	
Management fees	-88	-82	-6	-499	-417	20%
Changes in success fee reserve	0	0	0	0	0	
Other operating costs	-145	-36	-109	-350	-343	2%
Amortization costs	-5	-5	0	-28	-24	
Changes in IP fair value	2 020	0	2 020	2 020	-3 986	
Profit from sale of IP	0	0	0	0	0	
Other income and other costs	2	0	2	6	1	
Operating profit	2 842	849	1 994	6 876	-178	-3968%
EBITDA	827	854	-26	4 885	3 832	27%
<i>EBITDA margin</i>						
	75%	82%		82%	79%	
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	30	1	29	66	-14	
Interest costs	-149	-153	4	-904	-663	36%
Income tax	-278	-54	-224	-567	-211	169%
NET PROFIT	2 446	643	1 803	5 472	-1 065	-614%

CASH-FLOW STATEMENT	06.21	05.21	Δ MOM	YTD21	YTD20	YOY%
EBITDA	827	854	-26	4 885	3 832	27%
Changes in working capital	-1 084	154	-1 239	-1 052	-669	
Interests received	0	0	0	0	13	
Cash flows in operating activities	-257	1 008	-1 265	3 832	3 177	
Acquisition of PPE	-10 047	-147	-9 899	-10 983	-587	
Short-term deposits	0	0	0	0	6 000	
Acquisition of subsidiaries	0	0	0	0	-8 615	
Cash-flows in investing activities	-10 047	-147	-9 899	-10 983	-3 202	
Bank loans received	6 000	0	6 000	6 300	0	
Bank loan repayment (annuity)	-271	-301	30	-1 776	-1 460	22%
Bank loan repayment on refinancing	-4 000	0	-4 000	-4 000	0	
Interests paid from bank loan	-183	-140	-43	-902	-589	53%
Dividend, dividend income tax paid	-2 798	0	-2 798	-2 798	0	
Share issues	15 130	0	15 130	15 130	0	
Cash flows in financing activities	13 877	-441	14 318	11 954	-2 049	
Cash-flows total	3 574	420	3 154	4 804	-2 075	
Cash balance at the beginning of period	6 358	5 938		5 128	12 986	
Increase/decrease	3 574	420	3 154	4 804	-2 075	
Cash balance at the end of period	9 932	6 358		9 932	10 911	

BALANCE SHEET	30.06.21	31.12.20	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	9 932	5 128	94%
Trade receivables, incl. overdue and not provisioned	427	420	
Other current receivables	1 741	1 725	
Current assets total	12 100	7 273	66%
Investment properties, other long-term assets	157 319	144 358	9%
Assets total	169 419	151 631	12%
Short-term loan liabilities	10 758	28 781	
Long-term loan liabilities	62 229	43 586	
Other liabilities	7 145	7 781	
Liabilities total	80 132	80 148	0%
Share capital and premium	67 014	51 884	29%
Reserves	1 489	1 323	
Retained earnings	20 784	18 276	14%
Equity total	89 287	71 483	25%
Liabilities and equity total	169 419	151 631	12%



MAIN INDICATORS	30.06.21	31.05.21	30.04.21	31.03.21
Weight. Aver. Int. Rate	2,30%	2,31%	2,31%	2,31%
Loan to value	46%	49%	49%	50%
Debt to capital	52%	58%	58%	58%
Adjusted cash-flows	384	383	336	216
Portfolio net yield /a	7,4%	7,6%	7,6%	7,6%
DSCR	1,9	1,8	1,8	1,8
NAV	17,60	16,98	16,83	17,35
NAV change	3,6%	0,9%	-3,0%	0,9%
ROIC*, annual basis	18,5%	7,7%	7,5%	7,2%

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

