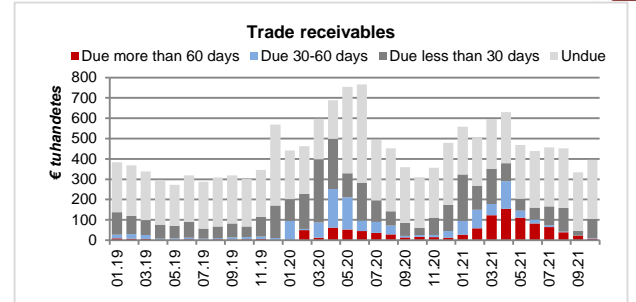




INCOME STATEMENT	10.21	09.21	Δ MOM	YTD21	YTD20	YOY%
<i>€ in thousands</i>						
Rental income	1 065	1 072	-7	9 916	8 107	22%
Other sales income	66	69	-3	628	584	8%
Sales cost	-16	-18	2	-180	-216	-17%
Distribution and marketing costs	-37	-21	-15	-211	-239	-12%
Net rental income (NOI)	1 078	1 103	-24	10 153	8 236	23%
<i>Gross profit margin</i>						
	95%	97%		96%	95%	
Management fees	-96	-100	5	-882	-735	20%
Changes in success fee reserve	0	0	0	0	0	
Other operating costs	-43	-41	-2	-514	-550	-6%
Amortization costs	-4	-4	0	-46	-42	
Changes in IP fair value	0	0	0	2 020	-3 986	
Profit from sale of IP	0	0	0	0	0	
Other income and other costs	2	13	-11	22	5	
Operating profit	938	971	-33	10 752	2 929	267%
EBITDA	941	975	-33	8 778	6 965	26%
<i>EBITDA margin</i>						
	83%	85%		83%	80%	
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	18	34	-16	113	-13	
Interest costs	-154	-148	-6	-1 510	-1 093	38%
Income tax	-76	-84	8	-886	-469	89%
NET PROFIT	725	772	-47	8 469	1 354	

CASH-FLOW STATEMENT	10.21	09.21	Δ MOM	YTD21	YTD20	YOY%
EBITDA	941	975	-33	8 778	6 965	26%
Changes in working capital	-94	8	-102	-350	-679	
Interests received	0	0	0	0	13	
Cash flows in operating activities	848	983	-135	8 428	6 300	
Acquisition of PPE	-48	-165	116	-11 285	-12 626	
Short-term desposits	0	0	0	0	6 000	
Aquisition of subsidiaries	0	0	0	0	-8 615	
Cash-flows in investing activities	-48	-165	116	-11 285	-15 242	
Bank loans received	0	0	0	6 300	7 300	
Bank loan repayment (annuity)	-203	-314	111	-2 894	-2 584	12%
Bank loan repayment on refinancing	0	0	0	-4 000	0	
Interests paid from bank loan	-100	-165	65	-1 449	-993	46%
Dividend, dividend income tax paid	0	0	0	-2 975	-3 004	
Share issues	0	0	0	15 130	0	
Cash flows in financing activities	-304	-479	176	10 113	719	
Cash-flows total	496	339	157	7 256	-8 223	
Cash balance at the beginning of period	11 888	11 549		5 128	12 986	
Increase/decrease	496	339	157	7 256	-8 223	
Cash balance at the end of period	12 384	11 888		12 384	4 763	

BALANCE SHEET	31.10.21	31.12.20	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	12 384	5 128	141%
Trade receivables, incl. overdue and not provisioned	387	420	
Other current receivables	617	1 725	
Current assets total	13 387	7 273	84%
Investment properties, other long-term assets	157 609	144 358	9%
Assets total	170 996	151 631	13%
Short-term loan liabilities	7 801	28 781	
Long-term loan liabilities	64 069	43 586	
Other liabilities	6 843	7 781	
Liabilities total	78 712	80 148	-2%
Share capital and premium	67 014	51 884	29%
Reserves	1 489	1 323	
Retained earnings	23 781	18 276	30%
Equity total	92 284	71 483	29%
Liabilities and equity total	170 996	151 631	13%



MAIN INDICATORS	31.10.21	30.09.21	31.08.21	31.07.21
Weight. Aver. Int. Rate	2,30%	2,30%	2,30%	2,30%
Loan to value	46%	46%	46%	46%
Debt to capital	52%	52%	52%	52%
Adjusted cash-flows	564	485	428	598
Portfolio net yield /a	7,4%	7,4%	7,4%	7,6%
DSCR	1,9	1,9	1,9	1,9
NAV	18,19	18,05	17,90	17,75
NAV change	0,8%	0,9%	0,8%	0,8%
ROIC*, annual basis	17,9%	18,1%	18,4%	18,4%

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

