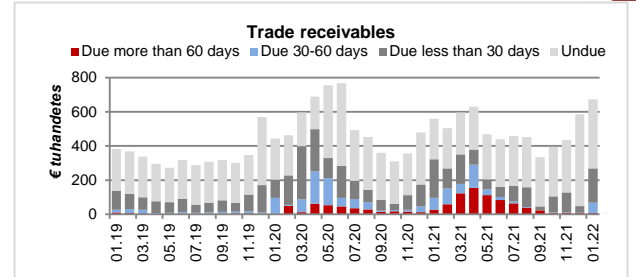




INCOME STATEMENT	01.22	12.21	Δ MOM	YTD22	YTD21	YOY%
<i>€ in thousands</i>						
Rental income	1 087	1 172	-85	1 087	893	22%
Other sales income	59	61	-3	59	53	11%
Sales cost	-25	-15	-10	-25	-20	25%
Distribution and marketing costs	-24	-51	27	-24	-14	70%
Net rental income (NOI)	1 097	1 168	-71	1 097	912	20%
Management fees	-96	-96	0	-96	-82	16%
Success fee	0	-537	537	0	0	
Other operating costs	-53	-97	44	-53	-43	25%
Amortization costs	-4	-4	0	-4	-4	
Changes in IP fair value	0	4 423	-4 423	0	0	
Other income and other costs	1	-21	22	1	-1	
Operating profit	946	4 836	-3 891	946	782	21%
EBITDA	946	418	528	949	786	21%
<i>EBITDA margin</i>	<i>83%</i>	<i>34%</i>		<i>83%</i>	<i>83%</i>	
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	10	32	-22	10	-4	
Interest costs	-150	-153	4	-150	-157	-4%
Income tax	-80	-791	711	-80	-54	46%
NET PROFIT	726	3 924	-3 198	726	567	28%
EPRA PROFIT	773	-4	777	773	619	25%
EPRA profit per share, in cents	15,24	-0,07	15,31	15,24	14,65	4%
EPRA cost ratio	13%	63%		13%	12%	6%

CASH-FLOW STATEMENT	01.22	12.21	Δ MOM	YTD21	YTD20	YOY%
EBITDA	946	418	528	949	786	21%
Changes in working capital	-492	422	-914	-492	188	
Interests received	0	0	0	0	0	
Cash flows in operating activities	454	840	-386	457	974	
Acquisition of PPE	-60	-29	-31	-60	-129	
Short-term deposits	0	0	0	0	0	
Acquisition of subsidiaries	0	0	0	0	0	
Cash-flows in investing activities	-60	-29	-31	-60	-129	
Bank loans received	0	0	0	0	0	
Bank loan repayment (annuity)	-299	-299	0	-299	-214	40%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-138	-164	27	-138	-99	39%
Dividend, dividend income tax paid	0	0	0	0	0	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-436	-463	27	-436	-313	
Cash-flows total	-43	348	-391	-39	531	
Cash balance at the beginning of period	13 074	12 726		13 074	5 128	
Increase/decrease	-43	348	-391	-39	531	
Cash balance at the end of period	13 032	13 074		13 035	5 659	

BALANCE SHEET	31.01.22	31.12.21	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	13 035	13 074	0%
Trade receivables, incl.	665	578	
<i>overdue and not provisioned</i>	<i>262</i>	<i>41</i>	
Other current receivables	616	642	
Current assets total	14 317	14 294	0%
Investment properties, other long-term assets	162 163	162 108	0%
Assets total	176 480	176 401	0%
Short-term loan liabilities	7 658	7 677	
Long-term loan liabilities	63 221	63 500	
Other liabilities	7 961	8 310	
Liabilities total	78 839	79 487	-1%
Share capital and premium	67 014	67 014	0%
Reserves	1 489	1 489	
Retained earnings	29 138	28 412	3%
Equity total	97 641	96 914	1%
Liabilities and equity total	176 480	176 401	0%



MAIN INDICATORS	31.01.22	31.12.21	30.11.21	31.10.21
Weight. Aver. Int. Rate	2,30%	2,30%	2,30%	2,30%
Loan to value	44%	44%	45%	46%
Debt to capital	51%	52%	52%	52%
Adjusted cash-flows	478	-59	394	564
Portfolio net yield /a	7,1%	7,1%	S	7,4%
DSCR	1,9	1,9	2,0	1,9
NAV	19,25	19,11	18,33	18,19
NAV change	0,7%	4,2%	0,8%	0,8%
ROIC*, annual basis	21,4%	21,6%	17,7%	17,9%

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

