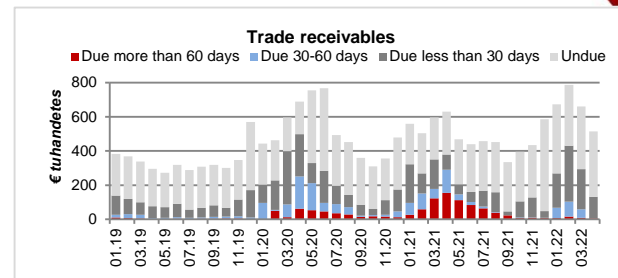




INCOME STATEMENT	04.22	03.22	Δ MOM	YTD22	YTD21	YOY%
<i>€ in thousands</i>						
Rental income	1 102	1 095	7	4 386	3 612	21%
Other sales income	71	51	20	246	207	19%
Sales cost	-25	-21	-4	-84	-78	8%
Distribution and marketing costs	-49	-23	-26	-123	-45	173%
Net rental income (NOI)	1 100	1 102	-3	4 425	3 696	20%
Management fees	-96	-96	-1	-383	-329	17%
Success fee	0	0	0	0	0	
Other operating costs	-50	-59	9	-208	-168	24%
Amortization costs	-4	-4	0	-15	-19	
Changes in IP fair value	0	0	0	0	0	
Other income and other costs	9	24	-15	35	4	
Operating profit	959	968	-9	3 855	3 185	21%
EBITDA	963	971	-9	3 870	3 204	21%
<i>EBITDA margin</i>	<i>82%</i>	<i>85%</i>		<i>84%</i>	<i>84%</i>	
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	25	50	-25	90	35	
Interest costs	-146	-141	-5	-573	-602	-5%
Income tax	-82	-90	9	-337	-234	44%
NET PROFIT	757	786	-29	3 034	2 384	27%
EPRA PROFIT	788	799	-11	3 179	2 538	25%
EPRA profit per share, in cents	15,53	15,74	-0,22	62,66	60,11	4,3%
EPRA cost ratio	14%	14%		12,9%	11,9%	8,2%

CASH-FLOW STATEMENT	04.22	03.22	Δ MOM	YTD22	YTD21	YOY%
EBITDA	963	971	-9	3 870	3 204	21%
Changes in working capital	163	30	134	-595	-122	
Interests received	0	0	0	0	0	
Cash flows in operating activities	1 126	1 001	125	3 274	3 081	
Acquisition of PPE	-2 369	-60	-2 309	-2 517	-788	
Short-term deposits	0	0	0	0	0	
Acquisition of subsidiaries	0	0	0	0	0	
Cash-flows in investing activities	-2 369	-60	-2 309	-2 517	-788	
Bank loans received	0	0	0	0	300	
Bank loan repayment (annuity)	-205	-300	95	-1 106	-1 204	-8%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-93	-158	65	-517	-579	-11%
Dividend, dividend income tax paid	0	0	0	0	0	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-298	-458	160	-1 622	-1 483	
Cash-flows total	-1 541	483	-2 024	-865	810	
Cash balance at the beginning of period	13 751	13 268		13 074	5 128	
Increase/decrease	-1 541	483	-2 024	-865	810	
Cash balance at the end of period	12 210	13 751		12 210	5 938	

BALANCE SHEET	30.04.22	31.12.21	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	12 210	13 074	-7%
Trade receivables, incl.	508	578	
<i>overdue and not provisioned</i>	<i>124</i>	<i>41</i>	
Other current receivables	614	642	
Current assets total	13 332	14 294	-7%
Investment properties, other long-term assets	164 596	162 108	2%
Assets total	177 928	176 401	1%
Short-term loan liabilities	7 599	7 677	
Long-term loan liabilities	62 472	63 500	
Other liabilities	11 966	8 310	
Liabilities total	82 037	79 487	3%
Share capital and premium	67 014	67 014	0%
Reserves	2 149	1 489	
Retained earnings	26 728	28 412	-6%
Equity total	95 891	96 914	-1%
Liabilities and equity total	177 928	176 401	1%



MAIN INDICATORS	30.04.22	31.03.22	28.02.22	31.01.22
Weight. Aver. Int. Rate	2,30%	2,30%	2,30%	2,30%
Loan to value	43%	43%	44%	44%
Debt to capital	51%	51%	51%	51%
Adjusted cash-flows	586	503	521	478
Portfolio net yield /a	7,1%	7,1%	7,1%	7,1%
DSCR	2,1	2,0	1,9	1,9
NAV	18,90	19,55	19,40	19,25
NAV change	-3,3%	0,8%	0,8%	0,7%
ROIC*, annual basis	20,9%	21,1%	21,2%	21,4%

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

