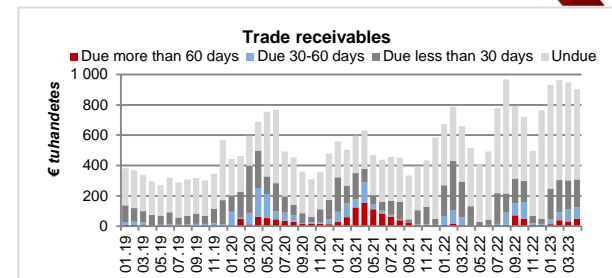




INCOME STATEMENT	04.23	03.23	Δ MOM	YTD23	YTD22	YOY%
<i>€ in thousands</i>						
Rental income	2 542	2 513	29	10 045	4 386	129%
Other sales income	123	100	22	413	246	68%
Sales cost	-131	-141	10	-529	-84	529%
Distribution and marketing costs	-68	-23	-46	-165	-123	34%
Net rental income (NOI)	2 465	2 449	15	9 764	4 425	121%
Management fees	-178	-178	0	-714	-383	87%
Success fee	0	0	0	0	0	
Other operating costs	-106	-129	23	-427	-208	106%
Amortization costs	-4	-4	0	-17	-15	
Changes in IP fair value	0	0	0	0	0	
Other income and other costs	1	6	-6	12	35	
Operating profit	2 177	2 144	33	8 617	3 855	124%
EBITDA	2 181	2 148	33	8 634	3 870	123%
<i>EBITDA margin</i>	82%	82%		83%	84%	
Other financial income and expenses	16	4	13	14	0	
Interest rate swap fair value changes	-53	0	-53	-53	90	
Interest costs	-629	-566	-63	-2 179	-573	280%
Income tax	-469	-79	-390	-722	-337	114%
NET PROFIT	1 043	1 503	-460	5 677	3 034	87%
EPRA PROFIT	1 173	1 562	-390	6 028	3 179	90%
EPRA profit per share, in cents	10,84	14,44	-3,60	55,71	62,66	-11,1%
EPRA cost ratio	14,4%	15,0%		14,3%	12,9%	10,9%
Potential gross dividend per share (cents)	8,09	7,24		30,34	32,93	-7,9%
CASH-FLOW STATEMENT						
EBITDA	2 181	2 148	33	8 634	3 870	123%
Changes in working capital	95	156	-62	51	-595	
Interests received	8	1	7	9	0	
Cash flows in operating activities	2 284	2 305	-21	8 695	3 274	
Acquisition of PPE	-565	-507	-58	-1 594	-2 517	
Short-term desposits	0	0	0	0	0	
Cash from merger	0	0	0	11 621	0	
Cash-flows in investing activities	-565	-507	-58	10 027	-2 517	
Bank loans received	2 305	0	2 305	2 591	0	
Bank loan repayment (annuity)	-467	-584	117	-2 328	-1 106	111%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-495	-515	20	-2 083	-517	303%
Dividend, dividend income tax paid	0	-5	5	-5	0	
Share issues	0	0	0	0	0	
Cash flows in financing activities	1 343	-1 104	2 447	-1 824	-1 622	
Cash-flows total	3 061	694	2 367	16 897	-865	
Cash balance at the beginning of period	25 166	24 472		11 331	13 074	
Increase/decrease	3 061	694	2 367	16 897	-865	
Cash balance at the end of period	28 227	25 166		28 227	12 210	

BALANCE SHEET	30.04.23	31.12.22	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	28 227	11 331	149%
Trade receivables, incl. overdue and not provisioned	885	759	
Other current receivables	290	42	
Other current receivables	846	812	
Current assets total	29 958	12 902	132%
Investment properties, other long-term assets	369 472	169 054	119%
Assets total	399 431	181 957	120%
Short-term loan liabilities	49 828	22 093	
Long-term loan liabilities	100 983	45 968	
Other liabilities	25 244	9 630	
Liabilities total	176 055	77 691	127%
Share capital and premium	192 919	67 014	188%
Reserves	2 749	2 149	
Unregistered share capital and premium ¹	0	0	
Retained earnings	27 708	35 102	-21%
Equity total	223 376	104 265	114%
Liabilities and equity total	399 431	181 957	120%



MAIN INDICATORS	30.04.23	31.03.23	28.02.23	31.01.23
Weight. Aver. Int. Rate	4,94%	4,66%	4,34%	4,07%
Loan to value	41%	41%	41%	41%
Debt to capital	44%	44%	44%	44%
Adjusted cash-flows	1 094	979	1 077	954
Portfolio net yield /a	7,4%	7,4%	7,4%	7,2%
DSCR	2,0	2,1	2,1	2,1
NAV	20,65	21,70	21,56	21,42
NAV change	-4,9%	0,6%	0,7%	4,2%
ROIC*, annual basis	14,3%	15,6%	16,8%	18,3%

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

