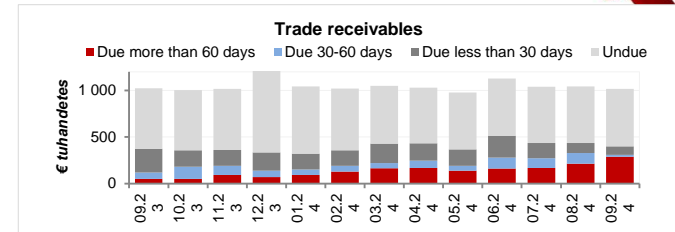




INCOME STATEMENT	09.24	08.24	Δ MOM	YTD24	YTD23	YOY%
€ in thousands						
Rental income	2 551	2 577	-26	23 045	22 771	1,2%
Other sales income	75	105	-30	879	943	-7%
Sales cost	-99	-188	89	-1 183	-1 106	7%
Distribution and marketing costs	-33	-50	16	-489	-393	24%
Net rental income (NOI)	2 493	2 444	49	22 252	22 215	0,2%
NOI margin	98%	95%		97%	98%	
Management fees	-180	-180	0	-1 616	-1 606	1%
Other operating costs	-124	-102	-23	-1 082	-939	15%
Amortization costs	-3	-3	0	-29	-38	
Changes in IP fair value	0	0	0	-1 454	-6 182	
Loss from sale of investment property	-452	-5	-447	-457	0	
Other income and other costs	0	1	-1	88	24	
Operating profit	1 735	2 156	-421	17 700	13 474	31%
EBITDA	2 191	2 165	26	19 653	19 701	-0,2%
EBITDA margin	83%	81%		82%	83%	
Other financial income and expenses	40	42	-2	45	72	
Interest rate swap fair value changes	0	0	0	0	-53	
Interest costs	-696	-747	50	-6 644	-5 640	18%
Income tax	-75	-66	-9	-997	-973	2%
NET PROFIT	1 003	1 386	-383	10 104	6 880	47%
EPRA PROFIT	1 076	1 453	-377	12 274	13 616	-10%
EPRA profit per share, in cents	9,94	13,43	-3,48	113,44	125,84	-9,9%
EPRA cost ratio	14,3%	16,2%	-1,9%	15,3%	13,8%	10,9%
Potential gross dividend per share (cents)	6,40	7,14	-0,73	59,19	65,71	-9,9%
CASH-FLOW STATEMENT						
EBITDA	2 191	2 165	26	19 653	19 701	0%
Changes in working capital	-14	135	-149	207	-443	
Interests received	15	19	-3	215	76	
Cash flows in operating activities	2 193	2 319	-126	20 075	19 334	
Acquisition of PPE	-1 944	-1 208	-736	-9 213	-3 850	
Short-term deposits	-1 020	-1 072	52	1 258	-2 880	
Sale of investment properties	4 438	195	4 243	4 633	0	
Cash from merger	0	0	0	0	11 621	
Cash flows in investing activities	1 474	-2 085	3 559	-3 323	4 891	
Bank loans received	0	600	-600	5 819	3 521	
Bank loan repayment (annuity)	-627	-455	-172	-4 993	-5 101	-2%
Bank loan repayment on property sale	-2 698	0	-2 698	-2 698	0	
Interests paid from bank loan	-820	-635	-185	-6 763	-5 557	22%
Dividend, dividend income tax paid	0	0	0	-12 193	-14 251	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-4 145	-490	-3 655	-20 827	-21 388	
Cash-flows total	-478	-256	-222	-4 075	2 837	
Cash balance at the beginning of period	11 115	11 371		14 712	11 331	
Increase/decrease	-478	-256	-222	-4 075	2 837	
Cash balance at the end of period	10 637	11 115		10 637	14 167	

BALANCE SHEET	30.09.24	31.12.23	YTD%
€ in thousands			
Cash and cash equivalents	10 637	14 712	-28%
Short-term deposits	2 142	3 400	
Trade receivables, incl. overdue and not provisioned	834	1 517	
	217	214	
Other current receivables	970	950	
Current assets total	14 583	20 579	-29%
Investment properties	360 750	357 916	1%
Other long-term assets	2 391	2 450	
Assets total	377 724	380 945	-1%
Short-term loan liabilities	13 859	16 966	
Long-term loan liabilities	132 177	130 942	
Other liabilities	13 706	14 340	
Liabilities total	159 742	162 247	-2%
Share capital and premium	192 919	192 919	0%
Reserves	2 799	2 749	
Retained earnings	22 265	23 030	-3%
Equity total	217 983	218 698	0%
Liabilities and equity total	377 724	380 945	-1%



MAIN INDICATORS	30.09.24	31.08.24	31.07.24	30.06.24
Weight. Aver. Int. Rate	5,35%	5,53%	5,61%	5,65%
Loan to value	40%	41%	41%	41%
Debt to capital	43%	44%	44%	44%
Adjusted cash-flows	866	965	845	1 000
Portfolio net yield /a	7,7%	7,7%	7,7%	7,7%
DSCR	1,7	1,7	1,7	1,7
NAV	20,15	20,05	19,93	19,79
NAV change	0,5%	0,6%	0,7%	-0,1%
ROIC*, annual basis	2,2%	2,4%	2,5%	2,5%

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

