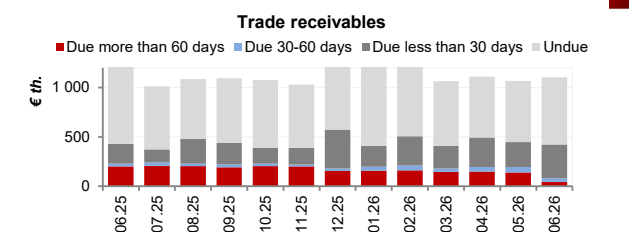




| INCOME STATEMENT | 06.26 | 05.26 | Δ MOM | YTD26 | YTD25 | YOY% |
|---|--------------|--------------|--------------|---------------|---------------|--------------|
| € in thousands | | | | | | |
| Rental income | 2 897 | 2 668 | 229 | 16 432 | 15 581 | 5,5% |
| Other sales income | 113 | 91 | 21 | 535 | 487 | 10% |
| Sales cost | -87 | -102 | 14 | -752 | -895 | -16% |
| Distribution and marketing costs | -116 | -75 | -41 | -447 | -328 | 36% |
| Net rental income (NOI) | 2 806 | 2 582 | 224 | 15 767 | 14 846 | 6,2% |
| <i>NOI margin</i> | <i>97%</i> | <i>97%</i> | | <i>96%</i> | <i>95%</i> | |
| Management fees | -201 | -186 | -15 | -1 164 | -1 126 | 3% |
| Other operating costs | -147 | -109 | -38 | -785 | -803 | -2% |
| Amortization costs | -4 | -4 | 0 | -23 | -19 | |
| Changes in IP fair value | -623 | 0 | -623 | -52 | 546 | |
| Profit / loss from sales of investment properties | 0 | 0 | 0 | 103 | 0 | |
| Other income and other costs | 6 | 1 | 6 | -25 | -22 | |
| Operating profit | 1 837 | 2 284 | -447 | 13 821 | 13 422 | 3% |
| EBITDA | 2 465 | 2 289 | 176 | 13 814 | 12 902 | 7,1% |
| <i>EBITDA margin</i> | <i>82%</i> | <i>83%</i> | | <i>81%</i> | <i>80%</i> | |
| Other financial income and expenses | -6 | 57 | -63 | -219 | 147 | |
| Interest rate swap fair value changes | -155 | -88 | -66 | 23 | -42 | |
| Interest costs | -577 | -517 | -60 | -3 167 | -3 500 | -10% |
| Income tax | -182 | -90 | -92 | -1 548 | -1 835 | -16% |
| NET PROFIT | 918 | 1 646 | -728 | 8 910 | 8 192 | 9% |
| EPRA PROFIT | 1 850 | 1 790 | 60 | 9 458 | 7 931 | 19% |
| EPRA profit per share, in cents | 16,05 | 15,53 | 0,52 | 82,06 | 69,33 | 18,4% |
| EPRA cost ratio | 15,3% | 14,4% | 0,9% | 16,0% | 17,2% | -6,8% |
| Potential gross dividend per share (cents) | 8,54 | 8,61 | -0,07 | 49,33 | 41,42 | 19,1% |

| CASH-FLOW STATEMENT | 06.26 | 05.26 | Δ MOM | YTD25 | YTD25 | YOY% |
|--|----------------|---------------|----------------|----------------|----------------|-----------|
| EBITDA | 2 465 | 2 289 | 176 | 13 814 | 12 902 | 7% |
| Changes in working capital | -427 | 29 | -456 | -277 | 228 | |
| Interests received | 12 | 20 | -8 | 124 | 144 | |
| Cash flows in operating activities | 2 050 | 2 338 | -288 | 13 661 | 13 275 | |
| Acquisition of PPE | -589 | -637 | 48 | -3 720 | -8 040 | |
| Short-term deposits | 0 | 0 | 0 | 320 | 2 092 | |
| Sale of investment properties | 0 | 0 | 0 | 5 512 | 0 | |
| Sale / acquisition of subsidiary | -11 844 | 0 | -11 844 | -6 479 | 0 | |
| Cash-flows in investing activities | -12 433 | -637 | -11 796 | -4 367 | -5 948 | |
| Bank loans received | 4 402 | 320 | 4 082 | 10 048 | 9 993 | |
| Bank loan repayment (annuity) | -630 | -497 | -133 | -3 332 | -3 316 | 0% |
| Increase in financial collateral | -68 | 0 | -68 | -68 | 0 | |
| Interests paid from bank loan | -649 | -456 | -193 | -3 160 | -3 510 | -10% |
| Dividend, dividend income tax paid | 0 | -2 552 | 2 552 | -16 382 | -15 460 | |
| Share issues | 0 | 0 | 0 | 0 | 0 | |
| Cash flows in financing activities | 3 056 | -3 185 | 6 241 | -12 894 | -12 293 | |
| Cash-flows total | -7 327 | -1 483 | -5 843 | -3 600 | -4 966 | |
| Cash balance at the beginning of period | 23 683 | 25 167 | | 19 957 | 18 415 | |
| Increase/decrease | -7 327 | -1 483 | -5 843 | -3 600 | -4 966 | |
| Cash balance at the end of period | 16 357 | 23 683 | | 16 357 | 13 449 | |

| BALANCE SHEET | 30.06.26 | 31.12.25 | YTD% |
|--|----------------|----------------|-------------|
| € in thousands | | | |
| Cash and cash equivalents | 16 357 | 19 957 | -18% |
| Short-term deposits | 68 | 320 | |
| Trade receivables, incl. overdue and not provisioned | 1 086 | 1 366 | |
| | 404 | 434 | |
| Other current receivables | 793 | 637 | |
| Current assets total | 18 303 | 22 280 | -18% |
| Investment properties | 399 102 | 381 032 | 5% |
| Other long-term assets | 2 434 | 2 540 | |
| Assets total | 419 838 | 405 851 | 3% |
| Short-term loan liabilities | 54 733 | 42 310 | |
| Long-term loan liabilities | 113 940 | 111 791 | |
| Other liabilities | 21 880 | 17 546 | |
| Liabilities total | 190 553 | 171 646 | 11% |
| Share capital and premium | 206 324 | 206 324 | 0% |
| Reserves | 5 380 | 4 156 | |
| Retained earnings | 17 581 | 23 724 | -26% |
| Equity total | 229 285 | 234 205 | -2% |
| Liabilities and equity total | 419 838 | 405 851 | 3% |



| MAIN INDICATORS | 30.06.26 | 31.05.26 | 30.04.26 | 31.03.26 |
|-------------------------|----------|----------|----------|----------|
| Weight. Aver. Int. Rate | 4,13% | 4,07% | 4,03% | 4,00% |
| Loan to value | 42% | 41% | 41% | 40% |
| Debt to capital | 45% | 42% | 42% | 42% |
| Adjusted cash-flows | 1 231 | 1 241 | 1 142 | 1 133 |
| Portfolio net yield /a | 7,6% | 7,7% | 7,7% | 7,7% |
| DSCR | 2,1 | 2,1 | 2,1 | 2,1 |
| NAV | 19,89 | 19,82 | 19,67 | 20,75 |
| NAV change | 0,4% | 0,7% | -5,2% | 0,7% |
| ROIC*, annual basis | 6,3% | 7,0% | 7,0% | 6,3% |

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

