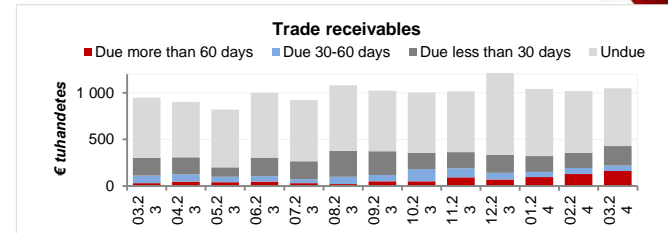




INCOME STATEMENT	03.24	02.24	Δ MOM	YTD24	YTD23	YOY%
€ in thousands						
Rental income	2 545	2 551	-6	7 637	7 503	2%
Other sales income	86	109	-23	324	290	12%
Sales cost	-130	-134	4	-407	-398	2%
Distribution and marketing costs	-79	-61	-17	-200	-97	107%
Net rental income (NOI)	2 422	2 464	-42	7 354	7 299	1%
NOI margin	95%	97%		96%	97%	
Management fees	-180	-180	0	-539	-535	1%
Success fee	0	0	0	0	0	
Other operating costs	-112	-134	22	-400	-321	24%
Amortization costs	-4	-4	0	-11	-13	
Changes in IP fair value	0	0	0	0	0	
Other income and other costs	3	7	-4	42	11	
Operating profit	2 130	2 153	-24	6 446	6 441	0%
EBITDA	2 134	2 158	-24	6 460	6 453	0,1%
EBITDA margin	81%	81%		81%	83%	
Other financial income and expenses	31	9	23	51	-3	
Interest rate swap fair value changes	0	0	0	0	0	
Interest costs	-760	-730	-30	-2 235	-1 550	44%
Income tax	-287	-81	-207	-453	-253	79%
NET PROFIT	1 115	1 352	-237	3 808	4 634	-18%
EPRA PROFIT	1 400	1 455	-55	4 254	4 855	-12%
EPRA profit per share, in cents	12,94	13,45	-0,51	39,32	44,87	-12,4%
EPRA cost ratio	16,4%	15,9%	0,6%	16,1%	14,3%	12,8%
Potential gross dividend per share (cents)	6,93	6,73	0,20	19,37	22,25	-13,0%
CASH-FLOW STATEMENT						
EBITDA	2 134	2 158	-24	6 460	6 453	0%
Changes in working capital	-379	109	-487	243	-44	
Interests received	22	19	2	62	1	
Cash flows in operating activities	1 777	2 286	-509	6 765	6 411	
Acquisition of PPE	-904	-942	38	-2 908	-1 029	
Short-term deposits	0	0	0	0	0	
Cash from merger	0	0	0	0	11 621	
Cash-flows in investing activities	-904	-942	38	-2 908	10 592	
Bank loans received	406	1 107	-701	2 102	286	
Bank loan repayment (annuity)	-435	-541	106	-1 598	-1 861	-14%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-583	-773	190	-2 206	-1 588	39%
Dividend, dividend income tax paid	0	0	0	0	-5	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-613	-208	-405	-1 702	-3 167	
Cash-flows total	260	1 136	-876	2 156	13 835	
Cash balance at the beginning of period	16 607	15 471		14 712	11 331	
Increase/decrease	260	1 136	-876	2 156	13 835	
Cash balance at the end of period	16 868	16 607		16 868	25 166	

BALANCE SHEET	31.03.24	31.12.23	YTD%
€ in thousands			
Cash and cash equivalents	16 868	14 712	15%
Short-term deposits	3 400	3 400	
Trade receivables, incl. overdue and not provisioned	923	1 517	
	302	214	
Other current receivables	959	950	
Current assets total	22 149	20 579	8%
Investment properties	360 327	357 916	1%
Other long-term assets	2 371	2 450	
Assets total	384 847	380 945	1%
Short-term loan liabilities	8 662	16 966	
Long-term loan liabilities	139 749	130 942	
Other liabilities	13 929	14 340	
Liabilities total	162 340	162 247	0%
Share capital and premium	192 919	192 919	0%
Reserves	2 749	2 749	
Retained earnings	26 838	23 030	17%
Equity total	222 506	218 698	2%
Liabilities and equity total	384 847	380 945	1%



MAIN INDICATORS	31.03.24	29.02.24	31.01.24	31.12.23
Weight. Aver. Int. Rate	5,88%	5,90%	5,91%	5,91%
Loan to value	41%	41%	41%	41%
Debt to capital	43%	43%	43%	43%
Adjusted cash-flows	937	910	772	914
Portfolio net yield /a	8,0%	8,0%	8,0%	8,0%
DSCR	1,7	1,7	1,8	1,8
NAV	20,56	20,46	20,34	20,21
NAV change	0,5%	0,6%	0,6%	-3,7%
ROIC*, annual basis	0,1%	0,3%	0,4%	0,5%

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

