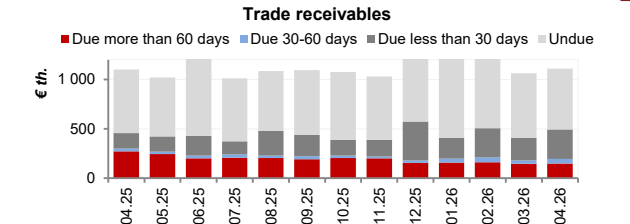




INCOME STATEMENT	04.26	03.26	Δ MOM	YTD26	YTD25	YOY%
€ in thousands						
Rental income	2 687	2 701	-13	10 867	10 288	5,6%
Other sales income	90	85	5	331	278	19%
Sales cost	-134	-139	5	-563	-644	-13%
Distribution and marketing costs	-75	-50	-25	-256	-206	24%
Net rental income (NOI)	2 568	2 597	-29	10 379	9 717	6,8%
<i>NOI margin</i>						
	96%	96%		96%	94%	
Management fees	-191	-191	0	-777	-750	3%
Other operating costs	-138	-110	-29	-529	-570	-7%
Amortization costs	-4	-4	0	-16	-12	
Changes in IP fair value	571	0	571	571	0	
Profit / loss from sales of investment properties	103	0	103	103	0	
Other income and other costs	-9	1	-10	-32	-36	
Operating profit	2 899	2 293	606	9 700	8 347	16%
EBITDA	2 243	2 298	-55	9 060	8 364	8,3%
<i>EBITDA margin</i>						
	81%	82%		81%	79%	
Other financial income and expenses	15	-275	290	-271	46	
Interest rate swap fair value changes	26	329	-304	266	0	
Interest costs	-530	-507	-23	-2 073	-2 387	-13%
Income tax	-986	-98	-888	-1 275	-1 733	-26%
NET PROFIT	1 423	1 742	-319	6 347	4 273	49%
EPRA PROFIT	954	1 473	-519	5 818	4 470	30%
EPRA profit per share, in cents	8,28	12,78	-4,51	50,48	39,07	29,2%
EPRA cost ratio	16,9%	15,1%	1,7%	16,6%	18,5%	-10,1%
Potential gross dividend per share (cents)	7,93	7,87	0,06	32,17	25,73	25,1%

CASH-FLOW STATEMENT	04.26	03.26	Δ MOM	YTD25	YTD25	YOY%
EBITDA	2 243	2 298	-55	9 060	8 364	8%
Changes in working capital	-130	-204	74	119	153	
Interests received	34	22	12	92	126	
Cash flows in operating activities	2 147	2 116	31	9 271	8 644	
Acquisition of PPE	-600	-484	-116	-2 493	-7 281	
Short-term deposits	0	370	-370	320	2 092	
Sale of investment properties	5 512	0	5 512	5 512	0	
Sale of subsidiary	-9	5 374	-5 383	5 365	0	
Cash-flows in investing activities	4 903	5 260	-358	8 704	-5 189	
Bank loans received	4 105	406	3 698	5 326	9 855	
Bank loan repayment (annuity)	-532	-620	88	-2 206	-2 192	1%
Bank loan repayment on property sale	0	0	0	0	0	
Interests paid from bank loan	-528	-543	14	-2 055	-2 384	-14%
Dividend, dividend income tax paid	-13 830	0	-13 830	-13 830	-12 699	
Share issues	0	0	0	0	0	
Cash flows in financing activities	-10 785	-756	-10 029	-12 765	-7 420	
Cash-flows total	-3 736	6 619	-10 356	5 210	-3 965	
Cash balance at the beginning of period	28 903	22 284		19 957	18 415	
Increase/decrease	-3 736	6 619	-10 356	5 210	-3 965	
Cash balance at the end of period	25 167	28 903		25 167	14 450	

BALANCE SHEET	30.04.26	31.12.25	YTD%
€ in thousands			
Cash and cash equivalents	25 167	19 957	26%
Short-term deposits	0	320	
Trade receivables, incl. overdue and not provisioned	980	1 366	
	363	434	
Other current receivables	850	637	
Current assets total	26 997	22 280	21%
Investment properties	366 771	381 032	-4%
Other long-term assets	2 366	2 540	
Assets total	396 134	405 851	-2%
Short-term loan liabilities	43 951	42 310	
Long-term loan liabilities	107 224	111 791	
Other liabilities	18 237	17 546	
Liabilities total	169 412	171 646	-1%
Share capital and premium	206 324	206 324	0%
Reserves	5 380	4 156	
Retained earnings	15 017	23 724	-37%
Equity total	226 722	234 205	-3%
Liabilities and equity total	396 134	405 851	-2%



MAIN INDICATORS	30.04.26	31.03.26	28.02.26	31.01.26
Weight. Aver. Int. Rate	4,03%	4,00%	3,99%	4,00%
Loan to value	41%	40%	40%	41%
Debt to capital	42%	42%	43%	43%
Adjusted cash-flows	1 142	1 133	1 187	1 172
Portfolio net yield /a	7,7%	7,7%	7,7%	7,7%
DSCR	2,1	2,1	2,1	2,0
NAV	19,67	20,75	20,60	20,46
NAV change	-5,2%	0,7%	0,7%	0,7%
ROIC*, annual basis	7,0%	6,3%	6,1%	6,1%

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

