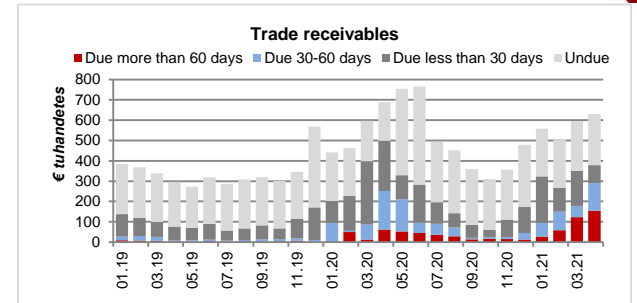




INCOME STATEMENT	04.21	03.21	Δ MOM	YTD21	YTD20	YOY%
<i>€ in thousands</i>						
Rental income	900	906	-6	3 612	2 995	21%
Other sales income	51	55	-3	207	234	-12%
Sales cost	-13	-29	16	-78	-100	-22%
Distribution and marketing costs	-13	-5	-8	-45	-120	-63%
<b>Net rental income (NOI)</b>	<b>925</b>	<b>926</b>	<b>-1</b>	<b>3 696</b>	<b>3 010</b>	<b>23%</b>
<i>Gross profit margin</i>						
	97%	96%		97%	93%	
Management fees	-82	-82	0	-329	-268	23%
Changes in success fee reserve	0	0	0	0	0	
Other operating costs	-43	-30	-13	-168	-258	-35%
Amortization costs	-5	-5	0	-19	-16	
Changes in IP fair value	0	0	0	0	0	
Profit from sale of IP	0	0	0	0	0	
Other income and other costs	2	3	-2	4	4	
<b>Operating profit</b>	<b>796</b>	<b>812</b>	<b>-16</b>	<b>3 185</b>	<b>2 473</b>	<b>29%</b>
<b>EBITDA</b>	<b>801</b>	<b>817</b>	<b>-16</b>	<b>3 204</b>	<b>2 488</b>	<b>29%</b>
<i>EBITDA margin</i>						
	84%	85%		84%	77%	
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	5	18	-13	35	-29	
Interest costs	-151	-150	-1	-602	-430	40%
Income tax	-61	-61	0	-234	-172	36%
<b>NET PROFIT</b>	<b>589</b>	<b>619</b>	<b>-30</b>	<b>2 384</b>	<b>1 842</b>	<b>29%</b>

CASH-FLOW STATEMENT	04.21	03.21	Δ MOM	YTD21	YTD20	YOY%
<b>EBITDA</b>	<b>801</b>	<b>817</b>	<b>-16</b>	<b>3 204</b>	<b>2 488</b>	<b>29%</b>
Changes in working capital	80	-191	271	-122	-666	
Intrerests received	0	0	0	0	13	
<b>Cash flows in operating activities</b>	<b>881</b>	<b>626</b>	<b>255</b>	<b>3 081</b>	<b>1 836</b>	
Acquisition of PPE	-205	-389	184	-788	-483	
Short-term desposits	0	0	0	0	6 000	
Aquisition of subsidiaries	0	0	0	0	-8 615	
<b>Cash-flows in investing activities</b>	<b>-205</b>	<b>-389</b>	<b>184</b>	<b>-788</b>	<b>-3 098</b>	
Bank loans received	0	300	-300	300	0	
Bank loan repayment (annuity)	-301	-438	137	-1 204	-743	62%
Bank loan repayment on refinancing	0	0	0	0	0	
Interests paid from bank loan	-138	-212	73	-579	-371	56%
Dividend, dividend income tax paid	0	0	0	0	0	
Share issues	0	0	0	0	0	
<b>Cash flows in financing activities</b>	<b>-439</b>	<b>-350</b>	<b>-90</b>	<b>-1 483</b>	<b>-1 114</b>	
<b>Cash-flows total</b>	<b>237</b>	<b>-113</b>	<b>350</b>	<b>810</b>	<b>-2 377</b>	
<b>Cash balance at the beginning of period</b>	<b>5 702</b>	<b>5 815</b>		<b>5 128</b>	<b>12 986</b>	
Increase/decrease	237	-113	350	810	-2 377	
<b>Cash balance at the end of period</b>	<b>5 938</b>	<b>5 702</b>		<b>5 938</b>	<b>10 610</b>	

BALANCE SHEET	30.04.21	31.12.20	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	5 938	5 128	16%
Trade receivables, incl. overdue and not provisioned	617	420	
Other current receivables	547	1 725	
<b>Current assets total</b>	<b>7 102</b>	<b>7 273</b>	<b>-2%</b>
Investment properties, other long-term assets	145 113	144 358	1%
<b>Assets total</b>	<b>152 215</b>	<b>151 631</b>	<b>0%</b>
Short-term loan liabilities	28 382	28 781	
Long-term loan liabilities	43 168	43 586	
Other liabilities	9 596	7 781	
<b>Liabilities total</b>	<b>81 146</b>	<b>80 148</b>	<b>1%</b>
Share capital and premium	51 884	51 884	0%
Reserves	1 489	1 323	
Retained earnings	17 696	18 276	-3%
<b>Equity total</b>	<b>71 069</b>	<b>71 483</b>	<b>-1%</b>
<b>Liabilities and equity total</b>	<b>152 215</b>	<b>151 631</b>	<b>0%</b>



MAIN INDICATORS	30.04.21	31.03.21	28.02.21	31.01.21
Weight. Aver. Int. Rate	2,31%	2,31%	2,31%	2,31%
Loan to value	49%	50%	50%	50%
Debt to capital	58%	58%	58%	58%
Adjusted cash-flows	336	216	391	409
Portfolio net yield /a	7,6%	7,6%	7,6%	7,6%
DSCR	1,8	1,8	1,8	1,9
NAV	16,83	17,35	17,21	17,06
NAV change	-3,0%	0,9%	0,8%	0,8%
ROIC*, annual basis	7,5%	7,2%	6,8%	6,6%

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

