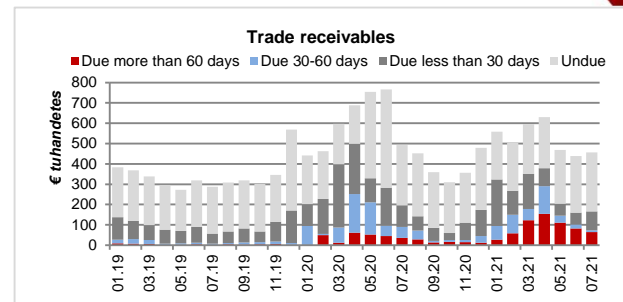




INCOME STATEMENT	07.21	06.21	Δ MOM	YTD21	YTD20	YOY%
<i>€ in thousands</i>						
Rental income	1 070	1 031	39	6 694	5 322	26%
Other sales income	76	66	9	407	400	2%
Sales cost	-19	-16	-3	-128	-154	-17%
Distribution and marketing costs	-11	-22	11	-131	-154	-15%
Net rental income (NOI)	1 116	1 059	57	6 843	5 414	26%
<i>Gross profit margin</i>						
	97%	97%		96%	95%	
Management fees	-94	-88	-5	-593	-491	21%
Changes in success fee reserve	0	0	0	0	0	
Other operating costs	-45	-145	100	-395	-392	1%
Amortization costs	-5	-5	0	-33	-29	
Changes in IP fair value	0	2 020	-2 020	2 020	-3 986	
Profit from sale of IP	0	0	0	0	0	
Other income and other costs	0	2	-2	7	1	
Operating profit	973	2 842	-1 870	7 849	517	1419%
EBITDA	978	827	150	5 862	4 540	29%
<i>EBITDA margin</i>						
	85%	75%		83%	79%	
Financial income and expenses	0	0	0	0	0	
Interest rate swap fair value changes	-5	30	-36	61	-16	
Interest costs	-154	-149	-5	-1 058	-738	43%
Income tax	-78	-278	200	-645	-266	142%
NET PROFIT	735	2 446	-1 711	6 207	-504	-1332%

CASH-FLOW STATEMENT	07.21	06.21	Δ MOM	YTD21	YTD20	YOY%
EBITDA	978	827	150	5 862	4 540	29%
Changes in working capital	-276	-1 084	809	-1 328	-630	
Interests received	0	0	0	0	13	
Cash flows in operating activities	702	-257	959	4 534	3 924	
Acquisition of PPE	-86	-10 047	9 961	-11 068	-653	
Short-term desposits	0	0	0	0	6 000	
Aquisition of subsidiaries	0	0	0	0	-8 615	
Cash-flows in investing activities	-86	-10 047	9 961	-11 068	-3 268	
Bank loans received	0	6 000	-6 000	6 300	0	
Bank loan repayment (annuity)	-203	-271	68	-1 979	-1 725	15%
Bank loan repayment on refinancing	0	-4 000	4 000	-4 000	0	
Interests paid from bank loan	-98	-183	85	-1 000	-645	55%
Dividend, dividend income tax paid	-176	-2 798	2 622	-2 975	-2 745	
Share issues	0	15 130	-15 130	15 130	0	
Cash flows in financing activities	-478	13 877	-14 355	11 476	-5 114	
Cash-flows total	138	3 574	-3 435	4 942	-4 459	
Cash balance at the beginning of period	9 932	6 358		5 128	12 986	
Increase/decrease	138	3 574	-3 435	4 942	-4 459	
Cash balance at the end of period	10 070	9 932		10 070	8 527	

BALANCE SHEET	31.07.21	31.12.20	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	10 070	5 128	96%
Trade receivables, incl. overdue and not provisioned	447	420	
Other current receivables	1 728	1 725	
Current assets total	12 245	7 273	68%
Investment properties, other long-term assets	157 400	144 358	9%
Assets total	169 645	151 631	12%
Short-term loan liabilities	10 746	28 781	
Long-term loan liabilities	62 038	43 586	
Other liabilities	6 838	7 781	
Liabilities total	79 622	80 148	-1%
Share capital and premium	67 014	51 884	29%
Reserves	1 489	1 323	
Retained earnings	21 519	18 276	18%
Equity total	90 022	71 483	26%
Liabilities and equity total	169 645	151 631	12%



MAIN INDICATORS	31.07.21	30.06.21	31.05.21	30.04.21
Weight. Aver. Int. Rate	2,30%	2,30%	2,31%	2,31%
Loan to value	46%	46%	49%	49%
Debt to capital	52%	52%	58%	58%
Adjusted cash-flows	598	384	383	336
Portfolio net yield /a	7,4%	7,4%	7,6%	7,6%
NAV	1,9	1,9	1,8	1,8
DSCR	17,75	17,60	16,98	16,83
NAV change	0,8%	3,6%	0,9%	-3,0%
ROIC*, annual basis	18,4%	18,5%	7,7%	7,5%

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

