

Financial statements

1. Consolidated income statement

IN THOUSANDS €	31.03.2019	31.03.2018
Rental income	4.868	4.832
Rental-related expenses	-41	-39
NET RENTAL INCOME	4.827	4.793
Recovery of rental charges and taxes normally payable by tenants on let properties	1.097	1.094
Rental charges and taxes normally payable by tenants on let properties	-1.097	-1.094
Other rental-related income and expenses	4	30
PROPERTY RESULT	4.831	4.823
Technical costs	-140	-211
Commercial costs	-33	-28
Charges and taxes on unlet properties	-80	-30
Property management costs	-278	-251
Other property charges	-8	-9
Property charges	-539	-529
OPERATING PROPERTY RESULT	4.292	4.294
General expenses	-455	-509
Other operating income and expenses	4	3
OPERATING RESULT BEFORE RESULT ON PORTFOLIO	3.841	3.788
Result on disposal of investment properties	0	0
Changes in fair value of investment properties	-7.757	25
Other result on portfolio	44	54
OPERATING RESULT	-3.872	3.867
Financial income	0	1
Net interest charges	-423	-427
Other financial charges	-1	-2
Changes in fair value of financial instruments	-387	171
Financial result	-811	-257
RESULT BEFORE TAXES	-4.683	3.610
Taxes	-10	-15
NET RESULT	-4.693	3.595

IN THOUSANDS €	31.03.2019	31.03.2018
Note:		
EPRA result	3.407	3.330
Result on portfolio	-7.713	79
Changes in fair value of financial instruments and other non-distributable elements	-387	186
Attributable to:		
Shareholders of the parent company	-4.693	3.595
Non-controlling interests	0	0

2. Consolidated statement of comprehensive income

IN THOUSANDS €	31.03.2019	31.03.2018
NET RESULT	-4.693	3.595
Other components of comprehensive income (recyclable through income statement)		
Changes in the effective part of fair value of authorised hedging instruments that are subject to hedge accounting	0	0
COMPREHENSIVE INCOME	-4.693	3.595
Attributable to:		
Shareholders of the parent company	-4.693	3.595
Non-controlling interests	0	0

3. Consolidated balance sheet

ASSETS IN THOUSANDS €	31.03.2019	31.12.2018
Non-current assets	365.185	372.782
Intangible assets	13	13
Investment properties	364.699	372.278
Other tangible assets	470	488
Trade receivables and other non-current assets	3	3
Current assets	2.733	1.658
Trade receivables	300	330
Tax receivables and other current assets	0	12
Cash and cash equivalents	570	512
Deferred charges and accrued income	1.863	804
TOTAL ASSETS	367.918	374.440
SHAREHOLDERS' EQUITY AND LIABILITIES IN THOUSANDS €	31.03.2019	31.12.2018
Shareholders' equity	263.749	268.442
Shareholders' equity attributable to the shareholders of the parent company	263.749	268.442
Share capital	97.213	97.213
Share premium	4.183	4.183
Reserves	159.806	159.806
Net result of the financial year	7.240	7.240
Net result of the financial year - first quarter of 2019	-4.693	0
Non-controlling interests	0	0
Liabilities	104.169	105.998
Non-current liabilities	94.778	97.584
Non-current financial debts	91.976	95.161
<i>Credit institutions</i>	91.976	95.161
Other non-current financial liabilities	2.478	2.090
Other non-current liabilities	114	116
Deferred tax - liabilities	210	217
Current liabilities	9.391	8.414
Provisions	269	269
Current financial debts	4.700	4.850
<i>Credit institutions</i>	4.700	4.850
Trade debts and other current debts	2.131	2.084
Other current liabilities	621	603
Deferred income and accrued charges	1.670	608
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	367.918	374.440