

## Financial statements

### 1. Consolidated income statement (9 months)

IN THOUSANDS €	30.09.2019	30.09.2018
Rental income	14.517	14.486
Rental-related expenses	-5	-102
<b>NET RENTAL INCOME</b>	<b>14.512</b>	<b>14.384</b>
Other rental-related income and expenses	41	62
<b>PROPERTY RESULT</b>	<b>14.553</b>	<b>14.446</b>
Technical costs	-203	-356
Commercial costs	-226	-100
Charges and taxes on unlet properties	-97	-41
Property management costs	-691	-767
Other property charges	-4	-16
<b>Property charges</b>	<b>-1.221</b>	<b>-1.280</b>
<b>OPERATING PROPERTY RESULT</b>	<b>13.332</b>	<b>13.166</b>
General expenses	-924	-1.040
Other operating income and expenses	4	20
<b>OPERATING RESULT BEFORE RESULT ON PORTFOLIO</b>	<b>12.412</b>	<b>12.146</b>
Result on disposal of investment properties	-154	0
Changes in fair value of investment properties	-8.823	-3.954
Other result on portfolio	35	214
<b>OPERATING RESULT</b>	<b>3.470</b>	<b>8.406</b>
Financial income	4	10
Net interest charges	-1.339	-1.314
Other financial charges	-1	-1
Changes in fair value of financial instruments	-588	206
<b>Financial result</b>	<b>-1.924</b>	<b>-1.099</b>
<b>RESULT BEFORE TAXES</b>	<b>1.546</b>	<b>7.307</b>
<b>TAXES</b>	<b>-30</b>	<b>-46</b>
<b>NET RESULT</b>	<b>1.516</b>	<b>7.261</b>

IN THOUSANDS €	30.09.2019	30.09.2018
<b>Note:</b>		
EPRA earnings	11.045	10.750
Result on portfolio	-8.942	-3.739
Changes in fair value of financial instruments and other non-distributable elements	-587	250
<b>Attributable to:</b>		
Shareholders of the parent company	1.516	7.261
Non-controlling interests	0	0

## 2. Information per share

INFORMATION PER SHARE	30.09.2019	30.09.2018
Number of shares entitled to dividend	5.078.525	5.078.525
<b>NET RESULT (€)</b>	<b>0,30</b>	<b>1,43</b>
Diluted net result (€)	0,30	1,43
EPRA earnings (€)	2,17	2,12

## 3. Consolidated statement of comprehensive income (9 months)

IN THOUSANDS €	30.09.2019	30.09.2018
<b>NET RESULT (€)</b>	<b>1.516</b>	<b>7.261</b>
<b>Other components of comprehensive income (recyclable through income statement)</b>		
Changes in the effective part of fair value of authorised hedging instruments that are subject to hedge accounting	0	0
<b>COMPREHENSIVE INCOME</b>	<b>1.516</b>	<b>7.261</b>
Attributable to:		
Shareholders of the parent company	<b>1.516</b>	<b>7.261</b>
Non-controlling interests	0	0

## 4. Consolidated balance sheet

ASSETS IN THOUSANDS €	30.09.2019	31.12.2018
<b>Non-current assets</b>	<b>362.373</b>	<b>372.782</b>
Intangible assets	8	13
Investment properties	361.657	372.278
Other tangible assets	705	488
Trade receivables and other non-current assets	3	3
<b>Current assets</b>	<b>4.505</b>	<b>1.658</b>
Asset held for sale	2.500	0
Trade receivables	661	330
Tax receivables and other current assets	0	12
Cash and cash equivalents	596	512
Deferred charges and accrued income	748	804
<b>TOTAL ASSETS</b>	<b>366.878</b>	<b>374.440</b>
<b>SHAREHOLDERS' EQUITY AND LIABILITIES IN THOUSANDS €</b>	<b>30.09.2019</b>	<b>31.12.2018</b>
<b>Shareholders' equity</b>	<b>255.484</b>	<b>268.442</b>
<b>Shareholders' equity attributable to the shareholders of the parent company</b>	<b>255.484</b>	<b>268.442</b>
Share capital	97.213	97.213
Share premium	4.183	4.183
Reserves	152.572	159.806
Net result of the financial year	1.516	7.240
<b>Non-controlling interests</b>	<b>0</b>	<b>0</b>
<b>Liabilities</b>	<b>111.394</b>	<b>105.998</b>
<b>Non-current liabilities</b>	<b>101.006</b>	<b>97.584</b>
Non-current financial debts	97.997	95.161
<i>Credit institutions</i>	96.894	95.161
<i>Financial Leasing</i>	1.103	0
Other non-current financial liabilities	2.678	2.090
Other non-current liabilities	110	116
Deferred tax - liabilities	221	217
<b>Current liabilities</b>	<b>10.388</b>	<b>8.414</b>
Provisions	269	269
Current financial debts	6.788	4.850
<i>Credit institutions</i>	6.750	4.850
<i>Financial Leasing</i>	38	0
Trade debts and other current debts	1.844	2.084
Other current liabilities	584	603
Deferred income and accrued charges	903	608
<b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>	<b>366.878</b>	<b>374.440</b>