

Financial statements

1. Consolidated income statement

IN THOUSANDS €	31.03.2020	31.03.2019
Rental income	4.706	4.868
Rental-related expenses	-1.282	-41
NET RENTAL INCOME	3.424	4.827
Recovery of rental charges and taxes normally payable by tenants on let properties	1.046	1.097
Rental charges and taxes normally payable by tenants on let properties	-1.046	-1.097
Other rental-related income and expenses	38	4
PROPERTY RESULT	3.462	4.831
Technical costs	-173	-140
Commercial costs	-51	-33
Charges and taxes on unlet properties	-79	-80
Property management costs	-202	-278
Other property charges	-22	-8
Property charges	-527	-539
OPERATING PROPERTY RESULT	2.935	4.292
General expenses	-501	-455
Other operating income and expenses	2	4
OPERATING RESULT BEFORE RESULT ON PORTFOLIO	2.436	3.841
Result on disposal of investment properties	0	0
Changes in fair value of investment properties	-4.096	-7.757
Other result on portfolio	-96	44
OPERATING RESULT	-1.756	-3.872
Financial income	0	0
Net interest charges	-411	-423
Other financial charges	-1	-1
Changes in fair value of financial instruments	66	-387
Financial result	-346	-811
RESULT BEFORE TAXES	-2.102	-4.683
Taxes	4	-10
NET RESULT	-2.098	-4.693

IN THOUSANDS €	31.03.2020	31.03.2019
Note:		
EPRA result	2.032	3.407
Result on portfolio	-4.192	-7.713
Changes in fair value of financial instruments and other non-distributable elements	62	-387
Attributable to:		
Shareholders of the parent company	-2.098	-4.693
Non-controlling interests	0	0

2. Consolidated statement of comprehensive income

IN THOUSANDS €	31.03.2020	31.03.2019
NET RESULT	-2.098	-4.693
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	-2.098	-4.693
Attributable to:		
Shareholders of the parent company	-2.098	-4.693
Non-controlling interests	0	0

3. Consolidated balance sheet

ASSETS IN THOUSANDS €	31.03.2020	31.12.2019
Non-current assets	357.593	361.630
Intangible assets	198	209
Investment properties	356.751	360.752
Other tangible assets	641	666
Trade receivables and other non-current assets	3	3
Current assets	4.188	1.685
Trade receivables	1.720	651
Tax receivables and other current assets	1	0
Cash and cash equivalents	781	554
Deferred charges and accrued income	1.686	480
TOTAL ASSETS	361.781	363.315
SHAREHOLDERS' EQUITY AND LIABILITIES IN THOUSANDS €	31.03.2020	31.12.2019
Shareholders' equity	256.187	258.285
Shareholders' equity attributable to the shareholders of the parent company	256.187	258.285
Share capital	97.213	97.213
Share premium	4.183	4.183
Reserves	152.572	152.572
Net result of the financial year	4.317	4.317
Net result of the financial year - first quarter of 2020	-2.098	0
Non-controlling interests	0	0
Liabilities	105.594	105.030
Non-current liabilities	92.900	96.362
Non-current financial debts	90.039	93.405
<i>Credit institutions</i>	89.088	92.454
<i>Financial leasing</i>	951	951
Other non-current financial liabilities	2.312	2.379
Other non-current liabilities	148	151
Deferred tax - liabilities	401	427
Current liabilities	12.694	8.668
Provisions	269	269
Current financial debts	6.721	6.104
<i>Credit institutions</i>	6.600	5.950
<i>Financial leasing</i>	121	154
Trade debts and other current debts	823	953
Other current liabilities	588	603
Deferred income and accrued charges	4.293	739
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	361.781	363.315