

Financial statements

1. Consolidated income statement (9 months)

IN THOUSANDS €	30.09.2020	30.09.2019
Rental income	12,787	14,517
Rental-related expenses	-141	-5
NET RENTAL INCOME	12,646	14,512
Other rental-related income and expenses	64	41
PROPERTY RESULT	12,710	14,553
Technical costs	-503	-203
Commercial costs	-103	-226
Charges and taxes on unlet properties	-112	-97
Property management costs	-689	-691
Other property charges	-39	-4
Property charges	-1,446	-1,221
OPERATING PROPERTY RESULT	11,264	13,332
General expenses	-945	-924
Other operating income and expenses	6	4
OPERATING RESULT BEFORE RESULT ON PORTFOLIO	10,325	12,412
Result on disposal of investment properties	0	-154
Changes in fair value of investment properties	-16,792	-8,823
Other result on portfolio	-515	35
OPERATING RESULT	-6,982	3,470
Financial income	17	4
Net interest charges	-1,272	-1,339
Other financial charges	-2	-1
Changes in fair value of financial instruments	222	-588
Financial result	-1,035	-1,924
RESULT BEFORE TAXES	-8,017	1,516
Taxes	3	-30
NET RESULT	-8,014	1,516

IN THOUSANDS €	30.09.2020	30.09.2019
Note:		
EPRA earnings	9,085	11,045
Result on portfolio	-17,307	-8,942
Changes in fair value of financial instruments and other non-distributable elements	208	-587
Attributable to:		
Shareholders of the parent company	-8,014	1,516
Non-controlling interests	0	0

2. Result per share

INFORMATION PER SHARE	30.09.2020	30.09.2019
Number of shares entitled to dividend	5,078,525	5,078,525
NET RESULT (€)	-1.58	0.30
Diluted net result (€)	-1.58	0.30
EPRA earnings (€)	1.79	2.17

3. Consolidated statement of comprehensive income (9 months)

IN THOUSANDS €	30.09.2020	30.09.2019
NET RESULT	-8,014	1,516
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	-8,014	1,516
Attributable to:		
Shareholders of the parent company	-8,014	1,516
Non-controlling interests	0	0

4. Consolidated balance sheet

ASSETS IN THOUSANDS €	30.09.2020	31.12.2019
Non-current assets	344,995	361,630
Intangible assets	196	209
Investment properties	344,191	360,752
Other tangible assets	605	666
Trade receivables and other non-current assets	3	3
Current assets	5,037	1,685
Asset held for sale	0	0
Trade receivables ⁶	3,279	651
Tax receivables and other current assets	0	0
Cash and cash equivalents	694	554
Deferred charges and accrued income	1,064	480
TOTAL ASSETS	350,032	363,315
SHAREHOLDERS' EQUITY AND LIABILITIES IN THOUSANDS €	30.09.2020	31.12.2019
Shareholders' equity	235,543	258,285
Shareholders' equity attributable to the shareholders of the parent company	235,543	258,285
Share capital	97,213	97,213
Share premium	4,183	4,183
Reserves	142,161	152,572
Net result of the financial year	-8,014	4,317
Non-controlling interests	0	0
Liabilities	114,489	105,030
Non-current liabilities	102,757	96,362
Non-current financial debts	100,094	93,405
<i>Credit institutions</i>	99,134	92,454
<i>Financial Leasing</i>	960	951
Other non-current financial liabilities	2,157	2,379
Other non-current liabilities	159	151
Deferred tax - liabilities	347	427
Current liabilities	11,732	8,668
Provisions	269	269
Current financial debts	5,738	6,104
<i>Credit institutions</i>	5,700	5,950
<i>Financial Leasing</i>	38	154
Trade debts and other current debts	1,819	953
Other current liabilities	551	603
Deferred income and accrued charges ⁶	3,355	739
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	350,032	363,315

⁶ The increase in trade receivables and deferred income and accrued charges (liabilities) is caused, by the implementation of a new accounting system and the accompanying change in the process by which rental invoices are recognized at the date of creation of the rent invoices, in other words, prior to the period to which the invoice relates.