

## Financial Statements:

### 1. Consolidated Profit and Loss statement (9 months)

| (in thousands €)   | 30.09.2021    | 30.09.2020    |
|--|---------------|---------------|
| Rental income  | 12,475        | 12,787        |
| Rental-related expenses  | 276           | -141          |
| <b>NET RENTAL INCOME</b>   | <b>12,751</b> | <b>12,646</b> |
| Recovery of rental charges and taxes normally payable by tenants on let properties | 1,123         | 1,188         |
| Rental charges and taxes normally payable by tenants on let properties             | -1,123        | -1,188        |
| Other rental-related income and expenses   | 141           | 64            |
| <b>PROPERTY RESULT</b>   | <b>12,892</b> | <b>12,710</b> |
| Technical costs  | -215          | -503          |
| Commercial costs   | -198          | -103          |
| Charges and taxes on unlet properties  | -103          | -112          |
| Property management costs  | -678          | -689          |
| Other property charges   | -29           | -39           |
| <b>Property charges</b>  | <b>-1,223</b> | <b>-1,446</b> |
| <b>OPERATING PROPERTY RESULT</b>   | <b>11,669</b> | <b>11,264</b> |
| General expenses   | -645          | -945          |
| Other operating income and expenses  | 28            | 6             |
| <b>OPERATING RESULT BEFORE RESULT ON PORTFOLIO</b>                                 | <b>11,052</b> | <b>10,325</b> |
| Result on disposal of investment properties  | 362           | 0             |
| Changes in fair value of investment properties                                     | -9,017        | -16,792       |
| Other result on portfolio  | 96            | -515          |
| <b>OPERATING RESULT</b>  | <b>2,493</b>  | <b>-6,982</b> |
| Financial income   | 8             | 17            |
| Net interest charges   | -1,204        | -1,272        |
| Other financial charges  | -2            | -2            |
| Changes in fair value of financial instruments                                     | 484           | 222           |
| <b>Financial result</b>  | <b>-714</b>   | <b>-1,035</b> |
| <b>RESULT BEFORE TAXES</b>   | <b>1,779</b>  | <b>-8,017</b> |
| <b>Taxes</b>   | <b>-25</b>    | <b>3</b>      |
| <b>NET RESULT</b>  | <b>1,754</b>  | <b>-8,014</b> |

(in thousands €)

|  | 30.09.2021   | 30.09.2020    |
|--|--------------|---------------|
| <b>NET RESULT</b>                                | <b>1,754</b> | <b>-8,014</b> |
| <b>Note:</b>                                     |              |               |
| • EPRA earnings                                  | 9,838        | 9,085         |
| • Result on portfolio                            | -8,559       | -17,307       |
| • Changes in fair value of financial instruments | 484          | 222           |
| • Non-distributable result subsidiaries          | -9           | -14           |
| <b>Attributable to:</b>                          |              |               |
| • Shareholders of the parent company             | 1,754        | -8,014        |
| • Minority interests                             | 0            | 0             |

## 2. Result per share

|                                       | 30.09.2021 | 30.09.2020 |
|---------------------------------------|------------|------------|
| Number of shares entitled to dividend | 5,078,525  | 5,078,525  |
| Net result (€)                        | 0.35       | -1.58      |
| Diluted net result (€)                | 0.35       | -1.58      |
| EPRA earnings (€)                     | 1.94       | 1.79       |

## 3. Consolidated global result (9 months)

(in thousands €)

|  | 30.09.2021   | 30.09.2020    |
|--|--------------|---------------|
| <b>NET RESULT</b>  | <b>1,754</b> | <b>-8,014</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>1,754</b> | <b>-8,014</b> |
| <b>Attributable to:</b>  |              |               |
| • Shareholders of the parent company   | 1,754        | -8,014        |
| • Minority interests   | 0            | 0             |

## 4. Consolidated balance sheet

| Assets (in thousands €)                        | 30.09.2021     | 31.12.2020     |
|--|----------------|----------------|
| <b>Non-current assets</b>                      | <b>316,422</b> | <b>331,182</b> |
| Intangible assets                              | 148            | 183            |
| Investment properties                          | 315,680        | 330,427        |
| Other tangible assets                          | 591            | 569            |
| Trade receivables and other non-current assets | 3              | 3              |
| <b>Current assets</b>                          | <b>3,264</b>   | <b>2,312</b>   |
| Trade receivables <sup>1</sup>                 | 2,222          | 566            |
| Tax receivables and other current assets       | 0              | 785            |
| Cash and cash equivalents                      | 370            | 428            |
| Deferred charges and accrued income            | 672            | 533            |
| <b>TOTAL ASSETS</b>                            | <b>319,686</b> | <b>333,494</b> |

| Shareholders' equity and liabilities (in thousands €)                              | 30.09.2021     | 31.12.2020     |
|--|----------------|----------------|
| <b>SHAREHOLDERS' EQUITY</b>  | <b>226,376</b> | <b>235,033</b> |
| <b>Shareholders' equity attributable to the shareholders of the parent company</b> | <b>226,376</b> | <b>235,033</b> |
| Share capital  | 97,213         | 97,213         |
| Share premium  | 4,183          | 4,183          |
| Reserves   | 123,226        | 142,161        |
| Net result of the financial year   | 1,754          | -8,524         |
| <b>Minority interests</b>  | <b>0</b>       | <b>0</b>       |
| <b>LIABILITIES</b>   | <b>93,310</b>  | <b>98,461</b>  |
| <b>Non-current liabilities</b>   | <b>88,504</b>  | <b>94,811</b>  |
| Non-current financial debts  | 86,545         | 92,405         |
| • Credit institutions  | 85,773         | 91,601         |
| • Financial leasing  | 772            | 804            |
| Other non-current financial liabilities  | 1,547          | 2,031          |
| Other non-current liabilities  | 169            | 175            |
| Deferred tax - liabilities   | 243            | 200            |
| <b>Current liabilities</b>   | <b>4,806</b>   | <b>3,650</b>   |
| Provisions   | 269            | 269            |
| Current financial debts  | 110            | 656            |
| • Credit institutions  | 0              | 500            |
| • Financial leasing  | 110            | 156            |
| Trade debts and other current debts  | 800            | 1,205          |
| Other current liabilities  | 549            | 570            |
| Deferred income and accrued charges <sup>1</sup>                                   | 3,078          | 950            |
| <b>TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES</b>                                  | <b>319,686</b> | <b>333,494</b> |

<sup>1</sup>) The increase in deferred income and accrued charges and trade receivables is explained by the time of invoicing (rent invoiced in advance).