

Welcome to Meissen



Falko Zschunke
CEO



Bernd Albrecht
Chairman of the
Supervisory Board

AGENDA

- Item 01 - Presentation of the annual accounts
- Item 02 - Allocation of the balance sheet profit
- Item 03 - Ratification of the actions of the Management Board for 2020
- Item 04 - Ratification of the actions of the Supervisory Board for 2020
- Item 05 - Appointment of the Auditor

Key figures Portfolio

	2020	2019	trend
Units:	81 pc	67 pc	+ 20,9 %
Living space:	3,749 sqm	2,781 sqm	+ 34,8 %
Book Value:	~ 2,273k €	1,600k €	+ 42,1 %
	equiv. 605 €/sqm	575 €/sqm	+ 5,2 %
Market Value:	~ 3,542k €	2,545k €	+ 39,2 %
	equiv. 945 €/sqm	915 €/sqm	+ 3,3 %
Rent average:	5.04 €/sqm	5.05 €/sqm	- 0,2 %
Invest p.a.:	36.64 €/sqm	85.81 €/sqm	- 57,3 %

Key figures Balance sheet

	2020	2019	trend
Turnover:	262.2k €	169.8k €	+ 54,4 %
Total assets:	2,615k €	2,053k €	+ 27,4 %
Share capital:	2,000k €	1,600k €	+ 25,0 %

The sudden vacancy-phase in connection with the low prices in building industry was used for a spontaneous renovation initiative.

Management Guidance 2021/ -22

	2021	2020		2019	
Turnover	550k €	300k €	↘	(262) 150k €	✓
Profit	60k €	10k €	↘	(1,6) (100k €)	✓
EPS	0,03 €	positiv	✓	-	
Dividend CS	-	-		-	
Dividend PS*	0,02 €	-		-	

* Proposal of the management board to the general meeting.

Important events in 2020

- ❑ Vacancy increases up to 20 % (Impact of the pandemic)
- ❑ Renovation initiative, Volume > 100.000 €
- ❑ Postponement of corporate actions



Strategy - Goals - Outlook

- Company:
- Further business growth ✓
 - Vacancy reduction to 2019 level ✓
 - Implementation inhouse accounting ✓
 - EBIT positiv ✓
- Capital Market:
- Capital increases > 4 Mio € (to 2022)
 - Bank loans **(DEFERRED)**
- Cooperations:
- ~~- Management cooperation “Betreutes Wohnen”~~
 - IMMO-PLAN Döbeln, Management services
 - ~~- GC Wärmedienste, Energy production~~

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