



Falko Zschunke CEO



Bernd Albrecht Chairman of the Supervisory Board

# September | 2022

### B-A-L Germany AG - Annual General Meeting 2022



#### **AGENDA**

Item 04

Item 05

Item 01 - Presentation of the annual financial statements

- Allocation of the balance sheet result Item 02

- Approval of the actions of the Executive Board for the Item 03 financial year 2021

> - Approval of the actions of the Supervisory Board for the financial year 2021

- Appointment of the auditor



Portfolio key figures

Merket value:

Rent:

Units: Floor space:

Acc. value: Equivalent to

Equivalent to

14.88 EUR/sqm Investments p.a.:

2021

81

3,749 sqm 2,239k EUR 597 EUR/sqm 4,105k EUR 1,095 EUR/sqm 5.05 EUR/sqm

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2020 81 3,749 sqm 2,273k EUR 605 EUR/sqm 3,542k EUR 945 EUR/sqm 5.04 EUR/sqm 36.64 EUR/sqm

+ 0,2 % **- 59,4 %** 

```
Development
+/-0%
+/-0%
- 1,5 %
- 1,3 %
+ 15,9 %
+ 15,9 %
```

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#### Balance sheet key figures

	2021	2020	Development
Revenue:	295.5k EUR	262.2k EUR	+ 12,7 %
Bal. sheet total:	2,645k EUR	2,615k EUR	+ 1,1 %
Reg. capital:	2,000k EUR	2,000k EUR	+/-0%

The company has continued its growth course even without further capital inflow. In addition to interest and depreciation, part of the borrowed capital was repaid and the surplus was significantly increased.

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#### Management Guidance 2022 - 24

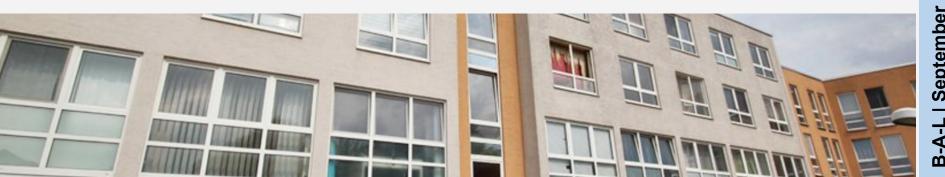
The pandemic-related pause in development was used to consolidate and upgrade the portfolio. The foundations were laid for further growth in equity and debt capital. On this basis, the growth targets for the years 2022-24 will be approved.

	2022	2023	2024
Revenue	300k EUR	350k EUR	450k EUR
Result	20k EUR	24k EUR	30k EUR
Units	100	170	250
Floor space	4.25k sqm	6.00k sqm	10.00k sqm
Rental	> 95 %	> 95 %	> 95 %



Significant events in 2021

- ☐ Vacancy rate decreased to < 6 %
- ☐ Completion of the renovation campaign > 22k EUR
- □ Building permit obt. in Doebeln, Str. d. Friedens 14 (Balcony additions)



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#### Strategy - Goals - Outlook

- Continuation of growth path Company:

- Vacancy reduction to 2019 level

Accounting structure

- EBIT positive

- Increase in equity > 4m EUR Capital market: (interrupted)

- Borrowings ~ 30% dept capital quota

Cooperative ventures: - IMMO-PLAN Doebeln, technical management

- Individual shareholders, acquisition of debt capital

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