

Welcome to Meissen



Falko Zschunke
CEO



Bernd Albrecht
Chairman of the
Supervisory Board

AGENDA

- Item 01 - Presentation of the annual financial statements
- Item 02 - Allocation of the balance sheet result
- Item 03 - Approval of the actions of the Executive Board for the financial year 2021
- Item 04 - Approval of the actions of the Supervisory Board for the financial year 2021
- Item 05 - Appointment of the auditor

Portfolio key figures

	2021	2020	Development
Units:	81	81	+ / - 0 %
Floor space:	3,749 sqm	3,749 sqm	+ / - 0 %
Acc. value: ~	2,239k EUR	2,273k EUR	- 1,5 %
Equivalent to	597 EUR/sqm	605 EUR/sqm	- 1,3 %
Market value: ~	4,105k EUR	3,542k EUR	+ 15,9 %
Equivalent to	1,095 EUR/sqm	945 EUR/sqm	+ 15,9 %
Rent:	5.05 EUR/sqm	5.04 EUR/sqm	+ 0,2 %
Investments p.a.:	14.88 EUR/sqm	36.64 EUR/sqm	- 59,4 %

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.

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 $> 22\text{k EUR}$
- ❑ Building permit obt. in Doebeln, Str. d. Friedens 14
(Balcony additions)



Strategy - Goals – Outlook

Company:

- Continuation of growth path 
- Vacancy reduction to 2019 level 
- Accounting structure 
- EBIT positive 

Capital market:

- Increase in equity > 4m EUR **(interrupted)**
- Borrowings ~ 30% dept capital quota

Cooperative ventures:

- IMMO-PLAN DoebeIn, technical management
- Individual shareholders, acquisition of debt capital

AGENDA

- Item 01 - Presentation of the annual financial statements
- Item 02 - Allocation of the balance sheet result
- Item 03 - Approval of the actions of the Executive Board for the financial year 2021
- Item 04 - Approval of the actions of the Supervisory Board for the financial year 2021
- Item 05 - Appointment of the auditor