

Welcome to Döbeln



Falko Zschunke
CEO



Bernd Albrecht
Chairman of the
Supervisory Board

AGENDA

- Item 01 - Presentation of the annual financial statements
- Item 02 - Utilization of the balance sheet result
- Item 03 - Approval of the actions of the Management Board for fiscal year 2022
- Item 04 - Approval of the actions of the Supervisory Board for the fiscal year 2022
- Item 05 - Election of the Management Board
- Item 06 - Election of the Supervisory Board
- Item 07 - Implementation of "Consolidation 2023-24" savings program

Portfolio key figures

	2022	2021	Development
Units:	89	81	+ 9.9 %
Floor space:	4,333 sqm	3,749 sqm	+ 15.6 %
Acc. value: ~	2,487k EUR	2,239k EUR	+ 11.1 %
Equivalent to	574 EUR/sqm	597 EUR/sqm	- 3.8 %
Market value: ~	4,766k EUR	4,105k EUR	+ 16.1 %
Equivalent to	1,100 EUR/sqm	1,095 EUR/sqm	+ 0.4 %
Rent:	4.88 EUR/sqm	5.05 EUR/sqm	- 3.4 %
Investments p.a.:	3.92 EUR/sqm	36.64 EUR/sqm	- 89.3 %

Balance sheet key figures

	2022	2021	Development
Revenue:	303.8k EUR	295.5k EUR	+ 2.8 %
Bal. sheet total:	3,142k EUR	2,645k EUR	+ 18.8 %
Reg. capital:	2,000k EUR	2,000k EUR	+ / - 0 %

The growth trend has continued with further acquisitions. Due to political intervention, surpluses were used for the advance financing of energy cost increases instead of modernization and further debt repayment.

Management Guidance 2024 - 25

Regulatory intervention in energy costs caused procurement costs for utilities to rise sharply. These increases have been passed on directly to landlords using harsh and in some cases dubious methods. For billing reasons, it will be possible to pass on the costs to tenants with a time lag from 2023. The aim is to achieve a long-term occupancy rate of > 95%.

	2022		2024	2025
Revenue	300k €	✓	320k €	350k €
Result	20k €	!	10k €	15k €
Units	100	!	100	110
Floor space	4,250 sqm	✓	5,000 sqm	5,500 sqm
Rental	> 95 %	!	> 95 %	> 95 %

Significant events in 2022

- ❑ Increases in energy costs of up to 150%
- ❑ Raising of 500k EUR debt capital
- ❑ Acquisition of eleven units with 772 sqm
- ❑ End of court case against a ‘rental nomad’ in Oybin



Strategy - Goals – Outlook

- Organization:
- Reinforcement of commercial management team
 - Implementation of savings and consolidation program
- Finance:
- Increase in equity suspended
 - Revenue from opportunistic sales
- Bestand:
- Vacancy rate reduction to $< 3\%$
 - Renovation of the energy systems

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