



**European Science Park Group
Corporate Update
Preliminary Annual Financial Statements 2025**

Gewinn- & Verlustrechnung 2025



Profit & Loss Statement	2025 (adjusted*)	2024 **
Gross Rental Income	15.908	16.365
Recoverable Opex	(4.442)	(4.901)
Net Rental Income	11.465	11.464
Repairs & Maintenance	(1.304)	(3.361)
Other non-recoverables	(599)	(822)
Net Operating Income	9.563	7.281
Corporate Overheads	(1.782)	(3.479)
Human Resources	(928)	(981)
Valuation Result	(50)	(14.066)
EBIT	6.802	(11.246)
Financial Expenses	(6.342)	(13.531)
Group Earnings	460	(24.777)
Operative Cash "Generation"	2.784	(3.856)
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<i>* excl. significant one-offs</i>		
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<i>** incl. effects from restructuring</i>		
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Cashflow 2025



Operating Cash flow	2025 (adjusted*)	2024 **
Group Earnings	460	(24.777)
Financial Expenses	6.342	13.531
Valuation Result	50	14.066
Other non-cash items	2.368	503
Net interest paid	(6.711)	(6.335)
Taxes	275	(845)
Net operating cash flow	2.784	(3.856)

** excl. significant one-offs*

*** incl. effects from restructuring*

Balance Sheet	2025 (adjusted*)	2024 **
Gross Asset Value	214.500	214.550
Cash & Liquid Assets	2.944	7.473
Loan to Minorities and other assets	13.223	10.890
Total Assets	230.667	232.913
Secured Debt	128.051	130.490
Preferred Equity Loans	5.923	1.258
Latent Tax Liabilities	9.280	8.951
Other liabilities	4.302	12.761
Shareholder Capital	50	50
Shareholder Reserve	78.474	77.463
Retained Earnings/Loss	-3.844	-6.282
Minorities	8.432	8.222
Equity Capital	83.111	79.453
Total Liabilities	230.667	232.913
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<i>Group Net LTV</i>	<i>58,3%</i>	<i>57,3%</i>
<i>Equity ratio</i>	<i>36,0%</i>	<i>34,1%</i>

* excl. significant one-offs

** incl. effects from restructuring