

PRESENTATION OF COMBINED FINANCIAL INFORMATION

The combined financial information (agrégats de gestion) presented in the table below includes all delivered assets as of 31 December 2025, which correspond to 188 buildings including 73 from existing assets and 115 off-plan assets.

	Existing assets	off-plan assets	Total Lamartine
	FY25		
Rents - housing	35 478 K€	37 910 K€	73 388 K€
Rents - retail	511 K€	0 K€	511 K€
Rents - parkings	1 171 K€	2 893 K€	4 064 K€
Rental income	37 159 K€	40 804 K€	77 963 K€
Change in provision for bad debts	0 K€	0 K€	0 K€
Other bad debts losses	-829 K€	-687 K€	-1 516 K€
Bad debt losses	-829 K€	-687 K€	-1 516 K€
Recoverable service charge	-5 077 K€	-6 019 K€	-11 097 K€
Recoverable personnel expenses	-1 041 K€	-425 K€	-1 466 K€
Recoverable taxes	-967 K€	-914 K€	-1 881 K€
Property operating expenses	-7 085 K€	-7 358 K€	-14 443 K€
Recharged service charges and taxes	6 965 K€	7 199 K€	14 164 K€
Net property operation expenses	-120 K€	-159 K€	-279 K€
Net rental income	36 210 K€	39 957 K€	76 167 K€
Non recoverable personnel expenses	-250 K€	-101 K€	-351 K€
Non recoverable taxes	-3 384 K€	-2 517 K€	-5 901 K€
Maintenance	-3 061 K€	-1 420 K€	-4 481 K€
Other non recoverable charges	-783 K€	-1 123 K€	-1 906 K€
Property Management fees	-2 183 K€	-2 808 K€	-4 991 K€
Charges et taxes non récupérables*	-9 660 K€	-7 969 K€	-17 630 K€
Net Operating Income	26 550 K€	31 988 K€	58 538 K€
*Ampère Gestion Fees excluded			
KPI			
Rental margin (N.O./Rental income)	71%	78%	75%
Occupancy rate (releasable assets delivered > 12 months)	98,0%	98,0%	98,0%
Vacancy rate for works	1,3%		1,3%
Turnover rate	16,7%		16,7%
Annual unpaid rent rate	2,0%		2,0%
Weight of the debt	6,4%		6,4%
#Off-plan buildings delivered since inception date	n.a.	115	115
#Housing units delivered (Off-plan) since inception date	n.a.	3 800	3 800