

PRESENTATION OF COMBINED FINANCIAL INFORMATION

The combined financial information (agrégats de gestion) presented in the table below include all assets in o as of 31 December 2023, which correspond to 177 buildings including 80 from existing assets and 97 off-plan assets.

	Existing assets	off-plan assets	Total Lamartine
€K			FY23
Rents - housing	38 130 772	18 485 348	56 616 121
Rents - retail	508 908	-	508 908
Rents - parkings	1 178 454	1 467 031	2 645 486
Rental income	39 818 135	19 952 380	59 770 515
Change in provision for bad debts	-	-	-
Other bad debts losses	(77 527)	(264 962)	(342 489)
Bad debt losses	(77 527)	(264 962)	(342 489)
Recoverable service charge	(3 460 328)	(1 888 886)	(5 349 214)
Recoverable personnel expenses	(543 506)	(24 042)	(567 549)
Recoverable taxes	(891 390)	(327 751)	(1 219 141)
Property operating expenses	(4 895 225)	(2 240 679)	(7 135 904)
Recharged service charges and taxes	4 800 172	2 052 215	6 852 387
Net property operation expenses	(95 053)	(188 464)	(283 517)
Net rental income	39 645 555	19 498 954	59 144 509
Non recoverable personnel expenses	(336 035)	(16 197)	(352 232)
Non recoverable taxes	(3 428 316)	(664 526)	(4 092 842)
Maintenance	(3 133 083)	(290 224)	(3 423 306)
Other non recoverable charges	(723 613)	(527 405)	(1 251 018)
Property Management fees	(2 390 215)	(2 870 204)	(5 260 419)
Charges et taxes non récupérables*	(10 011 261)	(4 368 556)	(14 379 818)
Net Operating Income	29 634 294	15 130 398	44 764 692
*Ampère Gestion Fees excluded			
KPI			
Rental margin (N.O.I./Rental income)	74%	76%	75%
Occupancy rate	95,7%	95,0%	95,3%
Vacancy rate for works	1,9%		1,4%
Turnover rate	16,5%		17,2%
Annual unpaid rent rate	1,3%		1,6%
Weight of the debt	5,2%		4,5%
#VEFA delivered	n.a.	97	97
#Housing units delivered (VEFA)	n.a.	2 950	2 950