

GRP 1F ApS

c/o Nectar Asset Management ApS
Ewaldsgade 7.
2200 Copenhagen N, Denmark
CVR-No. 30 55 35 78

Financial Statements

For the period 1 January – 31 December 2019
(12 months)
13th financial year

Adopted at the Annual General Meeting of shareholders
on 7/7 2020



Chairman
Helene Egede Scotwin
Advokat / Attorney-at-Law
Accura Advokatpartnerselskab
Tuborg Boulevard 1
2900 Hellerup, Denmark
Tel.: +45 3945 2800

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Please note that for computational reasons, rounding differences to the exact mathematical figures (monetary units, percentages, etc.) may occur.

1 Company details

GRP 1F ApS
c/o Nectar Asset Management ApS
Ewaldsgade 7.
2200 Copenhagen N, Denmark

Company registration number

CVR-No. 30 55 35 78

Supervisory Board

- Tommas Jakobsen, Chairman
- Peer Thomas Borg, Vice Chairman

Executive Board

- Tommas Jakobsen
- Peer Thomas Borg

Shareholders holding 5 % or more of the share capital or the voting rights

German Retail Luxco S.à r.l., Helios Building, Office no.0.19, 12, rue Guillaume Kroll, 1882 Luxembourg

Ultimate parent company

MELF S.à r.l., Helios Building, Office no.0.19, 12, rue Guillaume Kroll, 1882 Luxembourg

2 Statement by the Supervisory and Executive Boards on the Financial Statements

The Supervisory and Executive Boards have presented the Financial Statements of GRP 1F ApS (in the following "the Company") for the year ended 31 December 2019. The Financial Statements were discussed and adopted on today's date.

The Financial Statements have been presented in accordance with the International Financial Reporting Standards as adopted by the EU and Danish disclosure requirements for financial statements.


We consider that the accounting policies used are appropriate and the accounting estimates made are reasonable. To the best of our belief, the Financial Statements include the information which is relevant for an assessment of the Company's financial position. Against this background, it is our opinion that the Financial Statements give a true and fair view of the Company's assets and liabilities, financial position, and results of operations and cash flow for the year ended 31 December 2019.

We believe that the Management's Review contains a fair review of the affairs and conditions referred to therein.

We recommend that the Financial Statements be adopted by the Annual General Meeting of shareholders.


Copenhagen, 02.07 2020

Executive Board



Tommas Jakobsen


Supervisory Board



Tommas Jakobsen, Chairman



Peer Thomas Borg



Peer Thomas Borg, Vice Chairman

3 Financial highlights

5-year summary

	2019	2018	2017	2016	2015
	EUR	EUR	EUR	EUR	EUR
Key figures (in EUR, except per share data)					
Statement of comprehensive income					
Revenue	509,385	680,560	647,397	769,599	694,094
Gross profit	309,412	476,430	376,150	454,642	493,932
Loss (-)/profit before net financials (EBIT)	-265,067	1,700,261	417,504	1,229,109	220,360
Net financials	-207,191	-245,966	-239,989	-272,437	-330,886
Total comprehensive expense/income for the year	-467,461	1,376,061	177,515	956,672	-110,526
Statement of financial position					
Total assets	3,324,650	8,631,943	7,294,175	6,341,439	5,505,013
Shareholders equity	-1,016,707	-549,246	-1,925,306	-2,102,822	-3,059,494
Other					
Number of employees	0	0	0	0	0
Ratio in %					
Rate of return (Profit/loss before net financials x 100/total assets)	-7.97%	19.70%	5.72%	19.38%	4.00%
Equity ratio (Shareholders equity x 100/total assets)	-30.58%	-6.36%	-26.40%	-33.16%	-55.58%

Financial highlights are prepared in accordance with International Financial Standards, cf. Note 1 "Accounting policies".

Ratios are computed in accordance with Guidelines and Financial ratios issued by the Danish Society of Financial Analysts.

4 Management's Review

Business activities and mission

The Company's main objective is property investment.

Business review

The Company recorded rental income of EUR 459,913 for the year ended 31 December 2019 (2018: EUR 622,858).

The Company's investment properties are recorded at fair value and has been valued at EUR 2,336,688 (2018: EUR 2,412,620).

Recognition and measurement uncertainties

The Company's investment properties are recognised in the financial statements at market value based on an internal return based assessment model. This model contains an estimate of the property's future return and the expected return requirement. The property's future returns are estimated based on existing leases and experience.

Going concern

These financial statements have been prepared on a going concern basis.

The Company incurred a loss of EUR 467,461 for the year ended 31 December 2019 (2018: profit of EUR 1,376,061) and the statement of financial position reflected a negative total equity position of EUR 1,016,707 (2018: negative total equity position 549,246).

Management closely monitors the cash requirements of the Company and works with its advisors to forecast and manage liquidity requirements over the life of its investment activities. Management has reviewed the forecasted cash flows and is confident that there are no liquidity issues and that the Company will continue to meet its liabilities as they fall due.

The Company has lost its share capital. The parent companies, MELF S.à r.l. (Luxembourg) and MELF Investment Holding S.à r.l., have issued a subordination letter for a 12-month period from the signing date of the financial statements, covering all the loans provided to the

Company. Therefore the Company's ability to continue as a going concern is at risk if these parent companies fails to provide sufficient financial support.

During the year the Company had a net cash outflow of EUR -33,688 and cash at bank at the balance sheet date of EUR 21,426.

Financial position

The result for the year is as expected.

Future developments

It is planned to sell the remaining investment property in Kitzscher and Kempten in 2020. Thus, the result for 2020 will deviate from that reported in 2019.

Since January 2020 COVID-19 has continued to spread worldwide (COVID-19 pandemic). The management has not yet adjusted their expectations regarding the probable development in 2020 compared to the 2019 forecast.

Subsequent events

It is planned to sell the remaining investment property in Kitzscher and Kempten in 2020.

As a result of the spread of the COVID-19 since January 2020, GRP 1F ApS could be affected by respective risks. The risk is considered moderate by the management.

5 Statement of profit or loss and other comprehensive income

	Notes	1.1.2019– 31.12.2019	1.1.2018– 31.12.2018
		EUR	EUR
Revenue	4	509,385	680,560
Expenses related to rental activity		-199,973	-204,129
Gross profit		309,412	476,430
Fair value adjustment	5	-603,400	1,023,992
Profit on disposal of investment property	15	138,119	285,187
Other external expenses		-35,663	-85,348
Other losses		-73,535	0
Profit/Loss(-) before net financial result		-265,067	1,700,261
Other financial expenses	6	-207,191	-245,966
Loss before tax from continuing operations		-472,258	1,454,294
Tax of continuing operations for the year	7	-73,436	0
Deferred taxes	7	78,233	-78,233
Net profit/loss(-) for the year		-467,461	1,376,061
Total comprehensive income/ expense for the year		-467,461	1,376,061
Total comprehensive income/ expense for the year attributable to: Equity holders of the Company		-467,461	1,376,061

6 Statement of financial position

Assets	Notes	31.12.2019	31.12.2018
		EUR	EUR
A. Non-current assets			
I. Investment property	8	0	2,412,620
II. Finance lease, land	11, 12	0	448,152
Total non-current assets		0	2,860,772
B. Current Assets			
I. Assets held for sale	9	2,135,090	5,180,000
II. Finance lease, land	11, 12	444,612	0
III. Receivables			
1. Trade receivables	12	70,028	80,051
2. Receivables from group enterprises	12, 14	624,998	428,542
3. Financial assets	12	0	4
4. Other receivables	12	28,496	27,460
Total		3,303,224	5,716,058
IV. Cash		21,426	55,114
Total current assets		3,324,650	5,771,171
Total assets		3,324,650	8,631,943

Equity and liabilities	Notes	31.12.2019	31.12.2018
		EUR	EUR
A. Shareholders' equity			
I. Share capital		212,669	212,669
II. Retained earnings/accumulated loss		-1,229,376	-761,915
Total shareholders' equity		-1,016,707	-549,246
B. Non-current liabilities			
I. Financial lease liability	11, 12	0	408,036
II. Loans and borrowings	10, 12	0	2,615,601
III. Payables to group enterprises	12, 14	0	2,539,044
IV. Deferred tax liability	7, 12	0	78,233
Total non-current liabilities		0	5,640,914
C. Current liabilities			
I. Loans and borrowings	10, 12	575,159	97,267
II. Trade payables	12	67,290	44,823
III. Payables to group enterprises	12, 14	3,157,994	3,311,626
IV. Financial lease liability	11, 12	444,612	40,116
V. Income taxes payable	7, 12	73,436	0
VI. Other payables		0	11,779
VII. Accruals	12	22,866	33,479
VIII. Deferred income		0	1,186
Total current liabilities		4,341,356	3,540,276
Total liabilities		4,341,356	9,181,190
Total equity and liabilities		3,324,649	8,631,944

7 Statement of cash flows

	1.1.2019– 31.12.2019	1.1.2018– 31.12.2018
	EUR	EUR
Profit before net financial result	-265,067	1,700,261
Adjustment for:		
Fair value adjustments, non-current assets	603,400	-1,023,992
Lease incentives and capital expenditures	-55,616	-125,132
Financial expenses	-207,191	-245,966
Taxes refunded	-73,436	0
Amortisation of loan costs	13,586	26,322
Assets held for sale	2,038,928	-5,180,000
Sale of properties on cost basis	2,860,772	4,853,890
Changes in:		
Trade and other receivables	8,992	931
Current liabilities	68,785	23,262
Cash flows from operating activities	4,993,153	29,576
Repayment to bank	-2,137,709	-104,781
Repayments/ acceptance to group enterprises	-2,889,132	-108,633
Cash flows from financing activities	-5,026,841	-213,414
Net cash flow for the year	-33,688	-183,839
Cash and cash equivalents		
Cash and cash equivalents at 1 January	55,114	238,953
Net cash flow for the year	-33,688	-183,839
Cash and cash equivalents at 31 December	21,426	55,114

8 Statement of changes in equity

	Share capital	Retained earnings/ Accumulated loss	Total
	EUR	EUR	EUR
Shareholders' equity at 1 January 2018	212,669	-2,137,975	-1,925,306
Profit and loss	0	1,376,061	1,376,061
Total equity at 31 December 2018	212,669	-761,915	-549,246
Shareholders' equity at 1 January 2019	212,669	-761,915	-549,246
Profit and loss	0	-467,461	-467,461
Total equity at 31 December 2019	212,669	-1,229,376	-1,016,707

9 Notes

Note 1 Accounting policies

The financial statements of GRP 1F ApS have been prepared in accordance with the International Financial Reporting Standards (IFRS) as adopted by the EU and Danish disclosure requirements for financial statements, as laid down in the IFRS order issued in accordance with the provisions of the Danish Financial Statements Act as regards reporting class B enterprises.

The Financial Statements are presented in Euro (EUR).

The accounting policies for these financial statements are consistent with those applied last year.

New and revised standards and bases for conclusion

The adoption of the new and amended IFRS and IFRIC interpretations has not had any significant impact on the amounts reported in these financial statements but may impact the accounting for future transactions and arrangements.

New and revised standards and bases for conclusion which have yet to take effect

The IASB and IFRIC have issued a number of standards and interpretations with an effective date during or after the date of these financial statements: The directors do not expect that the adoption of these Standards and Interpretations will have any material impact on the financial statements of the Company in future periods.

New currently effective requirements	Effective date
IFRS 9 Amendments Prepayment Features with Negative Compensation	1 January 2019
IFRS 16: Leases	1 January 2019
IAS 19: Amendments Plan: Amendment, Curtailment or Settlement	1 January 2019
IAS 28 Amendments: Long-term Interests in Associated and Joint Ventures	1 January 2019
IFRIC 23: Uncertainty over Income Tax Treatments	1 January 2019
Improvements to IFRS 2015 – 2017 (IFRS3, IFRS 11, IAS 12, IAS 23)	1 January 2019

Forthcoming requirements	Effective date
Amendments References to the conceptual Framework in IFRS Standards	1 January 2020
IFRS 3: Amendment: Definition of Business (IASB-IFRS)	1 January 2020
IAS 1: Amendment, IAS 8 Amendment: Definition of material	1 January 2020
Amendment to IFRS 9, IAS 39 and IFRS 7: Interest Rate Benchmark Reform	1 January 2020
IFRS 17: Insurance Contracts	1 January 2021
IFRS 10, IAS 28: Amendments Sale or Contribution of Assets between an Investor and its Associate or Joint Venture / Amendment Effective date (IASB-IFRS)	1 January 2022

The directors do not expect that the adoption of these Standards and Interpretations will have any material impact on the financial statements of the Company in future periods.

Statement of profit and loss and other comprehensive income

Revenue

Rental income from investment property is accrued and recognised in accordance with signed contracts.

Income arising from expenses recharged to tenants is recognised in the period in which the expense can be contractually recovered. Service charges and such receipts are included gross of the related costs in revenue.

Other external expenses

Other external expenses comprise administrative expenses incurred.

Net financial result

Financial income and expenses are recognised in the statement of profit and loss and other comprehensive income in the reporting period they relate to. Net financials include interest income and expenses, realised capital and exchange gains and losses on securities and foreign currency transactions, amortisation of mortgage loans and surcharges and allowances under the advance-payment-of-tax scheme, etc.

Tax

Tax for the year includes current tax on the year's expected taxable income and the year's deferred tax adjustments less the share of the tax for the period that concerns the changes in equity.

Deferred taxes related to items recognised directly in equity are taken directly to equity.

The Company and all Danish group enterprises are jointly taxed. The Danish income tax charge is allocated between profit-making and loss-making Danish enterprises in proportion to their taxable income (full allocation method).

Statement of financial position

Investment property

Investment property is property held on a long-term basis with the purpose of earning rental income and increases in value and which are not held for sale.

Investment properties are initially measured at cost. After initial recognition, investment properties are measured at fair value based on an internal return based assessment model. The model used is a discounted cash flow model with a five year forecast.

The market value is the estimated amount for which a property is expected to be exchanged between willing parties, at the date of valuation, in an arm's length transaction in which the parties act knowledgeably, prudently and voluntarily.

Leased property qualifying for recognition as assets held under finance leases are treated as acquired assets.

The asset held under finance leases is recognised at the lower of the fair value and the present value of the minimum lease payments, and an equivalent amount is recognised as a liability.

Assets held for sale

The property was initially held on a long-term basis with the purpose of earning rental income and increases in value but was reclassified as available for sale due to its imminent sales transaction.

Receivables

Receivables are recognised and carried at the lower of their original invoiced value and recoverable amount. Provision is made when there is objective evidence that the Company will not be able to recover balances in full. Balances are written off when the probability of recovery is assessed as being remote.

Prepayments

Prepayments recognised under "Assets" comprise prepaid expenses relating to subsequent reporting periods.

Cash and short term deposits

Cash and short term deposits in the statement of financial position comprise cash at bank and short term deposits with an original maturity of less than three months.

Income taxes

Current tax charges are recognised in the statement of financial position as the estimated tax charge in respect of the expected taxable income for the year, adjusted for tax on prior-year taxable income and tax paid in advance.

Provisions for deferred tax are calculated at 15.825 % of all temporary differences between carrying amounts and tax bases, with the exception of temporary differences occurring at the time of acquisition of assets and liabilities neither affecting the results of operations nor the taxable income.

Deferred tax assets are recognised at the value at which they are expected to be utilised, either through elimination against tax on future earnings or a set-off against deferred liabilities.

Financial liabilities

Financial liabilities are recognised at the proceeds received net of transaction costs incurred upon the raising of the loan. Interest-bearing debt is subsequently measured at amortised cost, using the effective interest rate method. Other debt is subsequently measured at amortised cost corresponding to the nominal unpaid debt.

Deferred income

Deferred income is recognised as a liability and comprises of payments received for income relating to subsequent reporting periods.

Statement of cash flows

The cash flow statement shows the Company's net cash flows, the year's changes in cash and cash equivalents and the Company's cash and cash equivalents at the beginning and at the end of the year.

Cash flows from operating activities are presented using the indirect method and are made up as the net profit or loss for the year, adjusted for non-cash operating items, changes in working capital, paid financial and extraordinary expenses and paid income taxes.

Cash flows from investing activities comprise payments related to additions and disposals of fixed assets as well as the provision intercompany loans.

Cash flows from financing activities comprise dividends paid to shareholders, capital increases and reductions, borrowings and repayments of interest-bearing debt.

Cash and cash equivalents comprise cash and short-term securities in respect of which the risk of changes in value is insignificant.

Note 2 Going concern

These financial statements have been prepared on a going concern basis.

The Company incurred a loss of EUR 467,461 for the year ended 31 December 2019 (2018: profit of EUR 1,376,061) and the statement of financial position reflected a negative total equity position of EUR 1,016,707 (2018: negative total equity position 549,246).

Management closely monitors the cash requirements of the Company and works with its advisors to forecast and manage liquidity requirements over the life of its investment activities. Management has reviewed the forecasted cash flows and is confident that there are no liquidity issues and that the Company will continue to meet its liabilities as they fall due.

The Company has lost its share capital. The parent companies, MELF S.à r.l. (Luxembourg) and MELF Investment Holding S.à r.l., have issued a subordination letter for a 12-month period from the signing date of the financial statements, covering all the loans provided to the Company. Therefore the Company's ability to continue as a going concern is at risk if these parent companies fails to provide sufficient financial support.

During the year the Company had a net cash outflow of EUR -33,688 and cash at bank at the balance sheet date of EUR 21,426.

Note 3 Assumptions and estimates

For purposes of the preparation of the financial statements, it is necessary that management prepares accounting estimates affecting the application of accounting policies and recognised assets, liabilities, income and expenses. Actual results may deviate from the estimates made.

The Company's investment properties are recognised in the financial statements at market value based on an internal return based assessment model. This model contains an estimate of the property's future return and the expected return requirement. The property's future returns are estimated based on existing leases and experience.

The other significant assumptions utilised in calculating the market value of investment properties are:

- Inflation of 2.0 % per annum;
- Rental income linked to CPI (adjustment on movement of 10 % in the index)

Sensitivity analysis – Discount rate

As a result of the valuation methodology adopted, the value of the real estate assets is sensitive to movements in the market derived capitalisation rate, contracted rental income and discount rate. An increase or decrease in the capitalisation rate will decrease or increase the fair value of the Company's real estate assets. An increase or decrease in rental income will increase or decrease the fair value of the Company's real estate assets. An increase or decrease to the discount rate will decrease or increase the fair value of the Company's real estate assets. There are interrelationships between the unobservable inputs as they are determined by market conditions; an increase in more than one input could magnify or mitigate the impact on the valuation.

Fair value

The Company measures certain financial instruments such as derivatives, and non-financial assets such as investment property, at fair value at the end of each reporting period. Also, fair values of financial instruments measured at amortised costs are disclosed in the financial statements.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability or

- in the absence of a principal market, in the most advantageous market for the asset or liability.

The Company must be able to access the principal or the most advantageous market at the measurement date. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs significant to the fair value measurement as a whole:

Level 1	Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2	Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
Level 3	Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Note 4 Rental and related income

	2019	2018
	EUR	EUR
Rental income	459,913	622,858
Service charge income	14,670	52,193
Other property income	34,802	5,509
Revenue	509,385	680,560

Rental and related income fully relates to rent attributable to the year ended 31 December 2019. Spaces are leased out under lease agreements of various expiry terms. Lease agreements specify the rent, the rights and obligations of the lessor and the lessee, including notice and renewal options, as well as service and operating cost charges.

The Company leases out all of its investment properties under operating leases which are non-cancellable and have average lease terms of 0.99 years (2018: 5.65 years). The Company's leases typically include a clause either to enable upward revision of the rental charge on an annual basis based on a fixed annual uplift, inflation or local equivalent.

Future minimum rental receivables under non-cancellable operating leases as at 31 December 2019, analysed by the period in which they fall due are as follows:

	2019	2018
	EUR	EUR
First year	231,489	653,938
Second up to and including fifth year	0	1,878,466
Sixth and subsequent years	0	1,536,349
	231,489	4,068,753

Note 5 Fair value adjustment

	2019	2018
	EUR	EUR
Fair value adjustment of property	-603,400	1,023,992

Note 6 Other financial expenses

	2019	2018
	EUR	EUR
Interest payable, group enterprises	152,327	156,367
Interest payable, exchange losses and similar expenses	54,864	89,600
	207,191	245,966

Note 7 Income taxes

Tax for the year	2019	2018
	EUR	EUR
Current income tax charge	-73,436	0
Deferred income tax	78,233	-78,233
Total tax for the year	4,797	-78,233

Reconciliation of effective tax rate	2019	2018
	EUR	EUR
Profit before tax	-472,258	1,454,294
Expected tax rate	22%	22%
Expected effort for income tax	103,897	-319,945
<i>Deviation of foreign tax rates from expected tax rate</i>	-29,162	89,803
<i>Tax effect on deferred tax assets and tax losses for which no deferred tax asset is recognised</i>	-70,738	204,755
<i>Tax effect on utilisation of deferred tax assets and tax losses for which no deferred tax asset is recognised</i>	0	-4,166
<i>Tax effects prior year</i>	0	0
<i>Other effects</i>	800	-48,680
Effective income tax	4,797	-78,233

Breakdown of deferred tax liabilities	2019	2018
	EUR	EUR
Investment property	13,147	159,651
Financial instruments	0	2,150
Set-off	-13,147	-83,568
Total deferred tax liabilities	0	78,233

Breakdown of deferred tax assets	2019	2018
	EUR	EUR
Investment property	13,147	0
Tax losses carried forward	0	83,509
Financial instruments	0	60
Set-off	0	-83,568
thereof unrecognised	-13,147	0
Total deferred tax assets	0	0

The Company has tax loss carry forwards amounting to EUR Nil (2018: EUR 527,866).

Note 8 Investment property / Assets held for sale

Cost at 31.12.2019	Investment property
	EUR
Balance at 1.1.2019	8,950,474
Lease incentives and leasing costs	-6,138
Capital Expenditures	61,754
Disposal in the period	-4,716,916
Balance at 31/12/2019	4,289,174

Value adjustments	Investment property
	EUR
Balance at 1.1.2019	-6,537,855
Value adjustments in the year	-603,400
Reallocation assets held for sale	-2,579,702
Disposal in the period	5,431,784
Write-downs at 31.12.2019	-4,289,174
Carrying amount at 31.12.2019	0

Cost at 31.12.2018	Investment property
	EUR
Balance at 1.1.2018	8,825,342
Lease incentives and leasing costs	-2,736
Capital Expenditures	127,868
Balance at 31/12/2018	8,950,474

Value adjustments	Investment property
	EUR
Balance at 1.1.2018	-2,707,958
Value adjustments in the year	1,023,993
Disposals	-4,853,890
Write-downs at 31.12.2018	-6,537,855
Carrying amount at 31.12.2018	2,412,619

Fair value hierarchy

The following table shows an analysis of the fair value of investment property recognised in the Statement of Financial Position by level of the fair value hierarchy¹.

As at 31 December 2019	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Investment property held for sale	1,160,904	0	1,418,798	2,579,702
Finance lease, land	444,612	0	0	444,612

As at 31 December 2018	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Investment property	0	0	2,412,620	2,412,620
Property held for sale	5,180,000	0	0	5,180,000
Finance lease, land	40,116	151,852	256,184	448,152

Note 9 Assets held for sale

	2019	2018
	EUR	EUR
Properties held for sale	2,579,702	5,180,000

¹ See note 3 for the explanation of the fair value hierarchy

Note 10 Payables to bank and credit institutions

Breakdown of payables to bank and credit institutions in the financial position	2019	2018
	EUR	EUR
Non-current liabilities	0	2,615,601
Current liabilities	575,159	97,267
Carrying amount at 31 December	575,159	2,712,868

Payables to bank and credit institutions fall due for payments as follows	2019	2018
	EUR	EUR
Within 1 year	575,159	97,267
Between 1 to 5 years	0	2,615,601
Over 5 years	0	0
Carrying amount at 31 December	575,159	2,712,868

Note 11 Finance risks and financial instruments

The Company has leasehold property that it classifies under investment property. The lease is accounted for as a finance lease. This is a 40 year lease, of which there is no obligation to pay contingent rent by the tenant.

	GRP 1F Kempten	
	Present value	Minimum lease payments
	EUR	EUR
Within 1 year	444,612	40,116
Between 1 and 5 years	0	200,580
Over 5 years	0	922,668
	444,612	1,163,364

The total of future minimum sublease payments expected to be received under non-cancellable subleases at the balance sheet date amounts to EUR 444,612 (2018: EUR 448,152).

Note 12 Financial risks and financial instruments

Foreign exchange risks

As the Company's income and costs are primarily in its reporting currency, EUR, the Company is not exposed to any significant currency risks.

Interest rate risks

The Company is exposed to interest rate risks relating to fluctuations in interest levels in Euroland and Denmark due to balances held at the bank. The primary exposure is related to Euribor and Cibur.

The Company limits interest rate risk by taking out only fixed rate loans.

Credit risk

It is the Company's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis, with the result that the Company's exposure to bad debts is minimised. There are no significant concentrations of credit risk within the Company. With respect to credit risk arising from the other financial assets of the Company, which comprise cash and cash equivalents, The Company's exposure to credit risk arises from any default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

Credit risks arising from operating activities relate mainly to the non-payment of rentals by tenants of the properties held by the Company. This risk is managed by obtaining deposits from tenants as security for rental payments. Credit risks related to the placement of liquid funds (counterparty credit risks) are minimised by making agreements only with the most reputable domestic and international banks and financial institutions.

Capital Management

The primary objective of the Company's capital management is to ensure it remains within its quantitative banking covenants and maintains a strong credit rating.

The Company monitors capital primarily using a loan to value ratio, which is calculated as the amount of outstanding bank debt divided by the valuation of the investment property. The Company's policy is to keep the average loan to value ratio of the Company lower than 50 %.

During the period the Company did not breach any of its loan covenants, nor did it default on any other of its obligations under its loan agreements.

The loans are also covered by the letter of support provided by the parent company².

	2019	2018
	EUR	EUR
Carrying amount of bank loans	575,159	2,712,868
Unamortised borrowing costs	0	13,586
Principal amount of bank loans	575,159	2,726,454
Valuation of investment property / property held for sale	2,579,702	7,592,620
Loan to value ratio	22%	36%

Liquidity risks

The Company monitors its risk to a shortage of funds using cash flow forecasting techniques focused on the maturity profile of its debt commitments, operational cash flow and capital expenditure.

The subsequent table summarises the maturity profile of the Company's financial liabilities as at 31 December based on contractual undiscounted payments.

At 31 December 2019	On demand	less than 1 year	1 to 5 years	> 5 years	Total
	EUR	EUR	EUR	EUR	EUR
Financial lease liability	0	444,612	0		444,612
Loans and borrowings	0	575,159	0	0	575,159
Payables to group enterprises	0	3,157,994	0	0	3,157,994
Trade and other payables	0	67,290	0	0	67,290
Deferred tax liability	0	0	0	0	0
Income taxes payables	0	73,436	0	0	73,436
Accruals	0	22,866	0	0	22,866
	0	4,341,356	0	0	4,341,356

At 31 December 2018	On demand	less than 1 year	1 to 5 years	> 5 years	Total
	EUR	EUR	EUR	EUR	EUR
Financial lease liability	0	40,116	151,852	256,184	448,152
Loans and borrowings	0	97,267	2,615,601	0	2,712,868
Payables to group enterprises	0	3,311,626	2,539,004	0	5,850,670
Trade and other payables	0	57,788	0	0	57,788
Deferred tax liability	0	78,233	0	0	78,233
Accruals	0	33,479	0	0	33,479
	0	3,618,509	5,306,457	256,184	9,181,190

² See note 2.

Fair values

A comparison of the carrying value of financial instruments included in the Company's Financial Statements to their fair value is included below by class of instrument.

The fair value of the financial assets and liabilities are included at an estimate of the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Cash, trade and other receivables, and trade and other payables approximate their carrying amounts due to the short-term maturities of these instruments.

The fair value of mortgage debt is estimated by discounting future cash flows using rates currently available for debt on similar terms and remaining maturities.

The fair value approximates their carrying amounts gross of unamortised transaction costs (level 2 fair value hierarchy).

The fair value of payables to group enterprises is estimated by discounting future cash flows using rates currently available for debt on similar terms and remaining maturities.

Financial assets	2019	
	Carrying amount	Fair value
	EUR	EUR
Trade and other receivables	98,524	98,524
Receivables from group enterprises	624,998	624,998
Cash	21,426	21,426
Loans and receivables	744,948	744,948

Financial liabilities	2019	
	Carrying amount	Fair value
	EUR	EUR
Financial lease liability	444,612	444,612
Loans and borrowings	493,859	493,859
Payables to group enterprises	3,157,994	3,157,994
Trade and other payables	67,290	67,290
Income taxes payables	73,436	73,436
Accruals	22,866	22,866
Financial liabilities held	4,260,057	4,260,057

Note 13 Security for loans

The following assets have been put up as security of the Company's debt:

	2019	2018
	EUR	EUR
Investment property/assets held for sale - carrying amount	2,579,702	7,592,620

The Company guarantees the obligations under the Hypo Noe Gruppe Bank AG credit agreement with the subsidiaries of this parent company, German Retail Luxco S.à r.l.

Some of the Company's bank accounts are pledged with Hypo Noe Gruppe Bank AG, the amount held in these bank accounts as of 31 December 2019 amounted to EUR 5,426 (2018: EUR 24,544).

Note 14 Related parties

Tommas Jakobsen and Peer Thomas Borg are members of the Supervisory Board of GRP 1F ApS.

None of the directors were paid by GRP 1F ApS in the year. The Directors are employed by Nectar Asset Management ApS, which renders management services to GRP 1F ApS. The amount charged by Nectar Asset Management ApS in the year to 31 December 2019 for services rendered was EUR 1,400 (2018: EUR 1,675).

The Company does not have any employees.

The ultimate parent companies, MELF S.à r.l. (Luxembourg) and MELF Investment Holding S.à r.l., have issued a subordination letter for a 12-month period from the signing date of the financial statements, covering all the loans they have provided to the Company.

All related party transactions were made on terms equivalent to those that prevail in arm's length transactions.

Balances with group enterprises

	Principal Amount	Balance outstanding 31 Dec 2019	Rate of interest	Maturity
	EUR	EUR	%	
Payable fall due for payment within 1 year:				
MELF Investment Holding S.à r.l.	1,062,750	1,062,750	8.5%	On demand
MELF Investment Holding S.à r.l.	407,476	407,476	2.5%	On demand
MELF S.à r.l.	473,818	473,818	8.5%	On demand
MELF S.à r.l.	55,000	55,000	2.5%	On demand
MELF Investment Holding S.à r.l.	1,041,904	1,041,904	0%	21. Jul 2020
MELF Investment Holding S.à r.l.	25,332	25,332	0%	On demand
MELF S.à r.l.	20,585	20,585	0%	On demand
MELF S.à r.l.	552	552	0%	On demand
MGM 1E ApS	9,381	9,381	0%	On demand
GRP 1A ApS	10,872	10,872	0%	On demand
GRP 1B ApS	47,281	47,281	0%	On demand
GRP 1C ApS	21	21	0%	On demand
GRP 1D ApS	3,022	3,022	0%	On demand
Receivables:				
GRP 1A ApS	339	339	0%	On demand
GRP 1B ApS	514,687	514,687	0%	On demand
GRP 1C ApS	65	65	0%	On demand
GRP 1D ApS	59,475	59,475	0%	On demand
GRP 1E ApS	33,278	33,278	0%	On demand
GRP 1H ApS	1,229	1,229	0%	On demand
GRP 1I ApS	925	925	0%	On demand
German Retail Luxco S.à r.l.	15,000	15,000	0%	On demand

Note 15 Profit on disposal of investment property

	2019	2018
	EUR	EUR
Sales proceeds	1,300,000	5,180,000
Cost basis	-1,180,904	-4,853,890
Sales costs	-977	-40,924
	138,119	285,187

Note 16 Subsequent events

The Company expects to transfer its asset held for sale in Kempten and Kitzscher in the year 2020.

Since January 2020, COVID-19 has continued to spread worldwide (COVID-19 pandemic). Currently, the managing directors cannot estimate the effects on the Company. However, GRP 1F ApS is exposed to the risk that revenue losses could be expected. The risk is considered moderate by the managing directors.

The recent global outbreak of COVID-19 is currently creating unprecedented economic and social uncertainty throughout the world. The ultimate impact of the COVID-19 outbreak is difficult to predict, but it is likely that COVID-19 will have a materially adverse impact on global, national and local economies in the immediate future and that such negative impact is likely to persist for some time. In particular, disruptions to commercial activity across economies due to the imposition of quarantines, remote working policies, "social distancing" practices and travel restrictions, and/or failures to contain the outbreak despite these measures, could materially and adversely impact investments. Similar disruptions may occur in respect of service providers and counterparties (including providers of financing), which could also negatively impact the Company. While there are early indications of various governmental responses to the potential negative effects of COVID-19, it is unclear how effective these responses will be and what other impacts such responses may have on the overall performance of markets and the Company's investments.

Note 17 Comparative figures

Some comparative figures have been changed for presentational purposes only. The changes made have had no effect on either profit or loss.