

GRP 1B ApS

c/o Nectar Asset Management ApS
Regnbuepladsen 5, 4.
1550 Copenhagen V, Denmark
CVR-No. 30 57 65 94

Financial Statements

For the period 1 January – 31 December 2017
(12 months)
11th financial year

Adopted at the Annual General Meeting of shareholders
on 4/6 2018



Chairman

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

Company details

GRP 1B ApS
c/o Nectar Asset management ApS
Regnbuepladsen 5, 4.
1550 Copenhagen V, Denmark

Supervisory Board

Tommas Jakobsen, Chairman
Charles Sherratt-Davies, Vice chairman

Executive Board

Tommas Jakobsen
Charles Sherratt-Davies

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

German Retail Luxco S.à r.l., 6, Rue Eugène Ruppert, L-2453 Luxembourg

Ultimate parent company

MELF S.à r.l., 6, Rue Eugène Ruppert, L-2453 Luxembourg

Statement by the Supervisory and Executive Boards on the Financial Statements

The Supervisory and Executive Boards have presented the Financial Statements of GRP 1B ApS (in the following "the company") for the year ended 31 December 2017. 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.

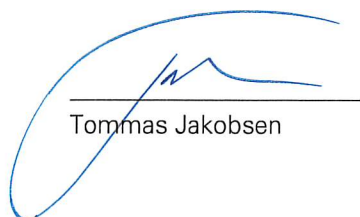
We consider that the accounting policies used are appropriate and the accounting estimates made are reasonable. To the best of our belief, the Financial Statements include the information which is relevant for an assessment of the Company's financial position. Against this background, it is our opinion 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 2017.

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, 31.05. 2018

Executive Board

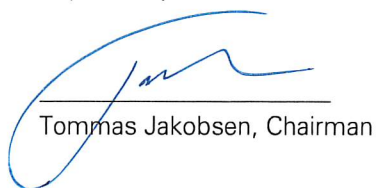


Tommas Jakobsen



Charles Sherratt-Davies

Supervisory Board



Tommas Jakobsen, Chairman



Charles Sherratt-Davies, Vice chairman

Financial Highlights

5-year summary

	2017	2016	2015	2014	2013
	EUR	EUR	EUR	EUR	EUR
Key figures (in EUR, except per share data)					
Statement of comprehensive income					
Revenue	835,347	1,175,720	1,025,689	977,791	917,014
Gross profit	298,619	828,317	831,344	711,896	708,752
Profit before net financials					
(EBIT)	256,113	1,042,953	530,877	-877,403	-255,703
Net financials	-401,988	-350,381	-610,902	-831,480	-877,976
Total comprehensive					
(expense)/income for the year	-145,875	692,572	-80,025	-1,712,109	-1,133,679
Statement of financial position					
Total assets	12,663,093	9,330,027	7,584,457	7,301,298	9,349,832
Shareholders' equity	-7,027,098	-6,881,223	-7,573,795	-7,493,770	-6,081,323
Other					
Number of employees	0	0	0	0	0
Ration in %					
Rate of return (Profit/loss before net financials x 100/total assets)	2.02%	11.18%	7.00%	-12.02%	-2.73%
Equity ratio (Shareholders' equity x 100/ total assets)	-55.49%	-73.75%	-99.86%	-102.64%	-65.04%

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.

Management's Review

Business activities and mission

The Company's main objective is property investment.

Business review

The Company recorded rental income of EUR 759,522 for the year ended 31 December 2017 (2016: EUR 860,014).

The Company's investment properties are recorded at fair value and has been valued at EUR 10,503,121 (2016: EUR 7,800,055).

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

The Company has lost its share capital but expects to be able to restore it through future earnings. The parent companies, MELF S.à r.l. 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. MELF Investment Holding S.à r.l. has also issued a letter of support confirming it will provide financial support to the Company if it has insufficient cash to pay its operating expenses for a 12-month period from the signing date of the financial statements.

During the year the Company had a net cash inflow of EUR 107,470 and cash at bank at the balance sheet date of EUR 1,268,754.

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.

Financial position

The result for the year is as expected.

Future developments

The Company expects a result for next year, before adjustment on property valuations, on par with that reported in 2017.

Subsequent events

No events have occurred after the financial year-end which could significantly affect the Company's financial position.

Statement of profit and loss and other comprehensive income

	Notes	1.1.2017 – 31.12.2017	1.1.2016 – 31.12.2016
		EUR	EUR
Revenue	4	835,347	1,175,720
Expenses related to rental activity		-536,728	-347,403
Gross profit		298,619	828,317
Fair value adjustment	5	106,444	308,514
Other external expenses		-148,950	-93,878
Profit before net financial result		256,113	1,042,953
Other financial expenses	6	-401,988	-350,381
Profit/(Loss) before tax		-145,875	692,572
Tax of continuing operations for the year	7	0	0
Net profit/(loss) for the year		-145,875	692,572
Total comprehensive income/(expense) for the year		-145,875	692,572
Total comprehensive income/(expense) for the year attributable to: Equity holders of the company		-145,875	692,572

Statement of financial position

Assets	Notes	31.12.2017	31.12.2016
		EUR	EUR
A. Non-current assets			
I. Investment property	8	9,781,056	7,077,990
Total non-current assets		9,781,056	7,077,990
B. Current Assets			
I. Investment property			
1. Other investments		722,065	722,065
II. Receivables			
1. Trade receivables		122,864	124,941
2. Receivables from group enterprises	12	661,281	238,445
3. Financial assets	10	1,344	3,062
4. Prepayments		0	2,240
5. Other receivables		105,729	0
Total receivables		1,613,284	1,090,753
II. Cash		1,268,754	1,161,284
Total current assets		2,882,038	2,252,037
Total assets		12,663,093	9,330,027

Equity and liabilities		Notes	31.12.2017	31.12.2016
			EUR	EUR
A. Shareholders' equity				
I.	Share capital		363,717	363,717
II.	Retained earnings/accumulated loss		-7,390,815	-7,244,940
Total shareholders' equity			-7,027,098	-6,881,223
B. Non-current liabilities				
I.	Loans and borrowings	9	5,112,871	4,804,287
II.	Payables to group enterprises	12	2,170,493	2,170,493
Total non-current liabilities			7,283,364	6,974,780
C. Current liabilities				
I.	Current portion of non-current liabilities	9	171,944	155,059
II.	Trade payables		511,026	145,968
III.	Payables to group enterprises	12	11,702,818	8,918,851
IV.	Other payables		0	-2,179
V.	Accruals		14,719	18,771
VI.	Deferred Income		6,320	0
Total current liabilities			12,406,827	9,236,471
Total liabilities			19,690,191	16,211,250
Total equity and liabilities			12,663,093	9,330,027

Statement of cash flows

	1.1.2017 – 31.12.2017	1.1.2016 – 31.12.2016
	EUR	EUR
Profit before net financial result	256,113	1,042,953
Fair value adjustments, non-current assets	-106,444	-308,514
Changes in:		
Trade and other receivables	-99,695	-62,500
Current liabilities	369,504	-8,662
Financial expenses	-401,988	-350,381
Capital Expenditures	-2,614,812	-294,748
Lease incentives	18,191	16,610
Cash flows from operating activities	-2,579,130	34,758
Repayment of Berlin Hypo Noe Loan	-165,598	-79,625
Receipt from Berlin Hypo Noe	446,846	5,168,630
Repayments (acceptance) on current liabilities	2,828,188	-4,027,344
Receivables from group enterprises	-422,836	-164,469
Cash flows from financing activities	2,686,601	897,191
Net cash flow for the year	107,470	931,951
Cash and cash equivalents		
Cash and cash equivalents at 1 January	1,161,284	229,333
Net cash flow for the year	107,470	931,951
Cash and cash equivalents at 31 December	1,268,754	1,161,284

Statement of changes in equity

	Share capital	Retained earnings/ Accumulated loss	Total
	EUR	EUR	EUR
Shareholders' equity at 1 January 2016	363,717	-7,937,512	-7,573,795
Profit and loss	0	692,572	692,572
Total equity at 31 December 2016	363,717	-7,244,940	-6,881,223
Shareholders' equity at 1 January 2017	363,717	-7,244,940	-6,881,223
Profit and loss	0	-145,875	-145,875
Total equity at 31 December 2017	363,717	-7,390,815	-7,027,098

Notes to the financial statements 2017

Note 1 Accounting policies

The financial statements of GRP 1B 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 Euros (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 after the date of these financial statements:

IASB/IFRIC documents endorsed	Effective date
Name	Annual periods beginning on or after
Disclosure Initiative (Amendments to IAS 7)	1 January 2017
Recognition of Deferred Tax Assets for Unrealised Losses (Amendments to IAS 12)	1 January 2017
Annual Improvements to IFRSs 2014-2016 Cycle – various standards (Amendments to IFRS 12)	1 January 2017

IASB/IFRIC documents not yet endorsed	Effective date
Name	Annual periods beginning on or after
IFRS 15: Revenue from Contracts with Customers	1 January 2018
IFRS 9: Financial Instruments	1 January 2018
Classification and Measurement of Share-based Payment Transactions (Amendments to IFRS 2)	1 January 2018
Applying IFRS 9 Financial Instruments with IFRS 4 Insurance Contracts (Amendments to IFRS 4)	1 January 2018
Transfers of Investment Property (Amendments to IAS 40)	1 January 2018
Annual Improvements to IFRSs 2014-2016 Cycle – various standards (Amendments to IFRS 1 and IAS 28))	1 January 2018
IFRIC 22: Foreign Currency Transactions and Advance Consideration	1 January 2018
IFRS 16: Leases	1 January 2019
IFRIC 23: Uncertainty over Income Tax Treatments	1 January 2019
IFRS 17: Insurance Contracts	1 January 2021

The Directors do not expect that the adoption of these Standards and Interpretations will have 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 of 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.

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 going concern basis.

The Company has lost its share capital but expects to be able to restore it through future earnings. The parent companies, MELF S.à r.l. 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. MELF Investment Holding S.à r.l. has also issued a letter of support confirming it will provide financial support to the Company if it has insufficient cash to pay its operating expenses for a 12-month period from the signing date of the financial statements.

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.

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 return requirements applied for 2017 are 8.6% (2016: 7.2%).

- Inflation of 1.5% per annum;
- Rental income linked to CPI (adjustment on movement of 10% in the index)
- Value of the terminal period at 31 December 2017 is EUR 11,836,773.

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 (Gross Yield: 8.6 - 19.0) and contracted rental income. Sensitivity analysis has been completed to seek to quantify the risk associated with an increase in Gross Yield or reduction in the value of rent attributable to the assets.

Discount rate	6.2%	6.7%	8.6%	9.1%	9.62%
GRI Multiplier					
1.00	11,568,164	11,462,548	11,358,372	11,255,612	11,154,240
0.50	11,133,370	11,031,767	10,931,549	10,832,691	10,735,169
0.00	10,698,576	10,600,986	10,503,121	10,409,771	10,316,099
-0.50	10,263,783	10,170,205	10,077,902	9,986,851	9,897,029
-1.00	9,828,989	9,739,424	9,651,079	9,563,931	9,477,959

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

	2017	2016
	EUR	EUR
Rental income	759,522	860,014
Service charge income	74,511	110,394
Other property income	1,315	205,312
Revenue	835,347	1,175,720

Rental and related income fully relates to rent attributable to the year ended 31 December 2017. 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 5.49 years (2016: 2.77 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 2017, analysed by the period in which they fall due are as follows:

	2017	2016
	EUR	EUR
First year	1,133,718	861,231
Second up to and including fifth year	4,020,922	1,913,316
Sixth and subsequent years	3,567,593	780,487
	8,722,233	3,555,033

Note 5 Fair value adjustment

	2017	2016
	EUR	EUR
Fair value adjustment of property	106,444	308,514

Note 6 Other financial expenses

	2017	2016
	EUR	EUR
Interest payable, group enterprises	194,698	284,712
Interest payable, exchange losses and similar expenses	207,291	65,669
	401,988	350,381

Note 7 Income taxes

Tax for the year	2017	2016
	EUR	EUR
Current income tax charge	0	0
Deferred income tax	0	0
Total tax for the year	0	0

Reconciliation of effective tax rate	2017	2016
	EUR	EUR
Profit before tax	145,876	692,572
Expected tax rate	22%	22%
Expected effort for income tax	-32,093	-152,366
Tax	0	0
Deviation of foreign tax rates from expected tax rate	9,008	42,766
Changes of temporary differences for which no deferred tax asset is recognised	-53,670	110,695
Current-year losses for which no deferred tax asset is recognised	76,716	-1,096
Tax effects prior year	0	0
Other effects	39	0
Effective income tax	0	0

Breakdown of deferred tax liabilities	2017	2016
	EUR	EUR
Financial instruments	13,521	20,518
Set-off	-13,521	-20,518
Total deferred tax liabilities	0	0

Breakdown of deferred tax assets	2017	2016
	EUR	EUR
Investment property	620,260	735,782
Financial instruments	169	152
Tax losses carried forward	110,128	37,941
set-off	-13,521	-20,518
thereof unrecognised	-717,037	-753,357
Total deferred tax assets	0	0

Note 8 Investment property

Cost at 31/12/2017	Investment property
	EUR
Balance at 1/1/2017	15,310,007
Lease incentives and leasing costs	-18,191
Capital Expenditures	2,614,812
Balance at 31/12/2017	17,906,628

Value adjustments	Investment property
	EUR
Balance at 1/1/2017	-7,509,952
Value adjustments in the year	106,445
Write-downs at 31/12/2017	-7,403,507
Carrying amount at 31/12/2017	10,503,121

Cost at 31/12/2016	Investment property
	EUR
Balance at 1/1/2016	15,031,869
Additions in the period	294,748
Lease incentives and leasing costs	-16,610
Balance at 31/12/2016	15,310,007

Value adjustments	Investment property
	EUR
Balance at 1/1/2016	-7.818.466
Value adjustments in the year	308.514
Write-downs at 31/12/2016	-7,509.952
Carrying amount at 31/12/2016	7,800,055

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 2017	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Investment property	0	0	10,503,121	10,503,121

As at 31 December 2016	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Investment property	0	0	7,800,055	7,800,055

Note 9 Payables to bank and credit institutions

Breakdown of payables to bank and credit institutions in the financial position	2017	2016
	EUR	EUR
Non-current liabilities	5,112,871	4,804,287
Current liabilities	171,944	155,059
Carrying amount at 31 December	5,284,815	4,959,346

Payables to bank and credit institutions fall due for payments as follows	2017	2016
	EUR	EUR
Within 1 year	171,944	155,059
Between 1 to 5 years	5,112,871	4,804,287
Over 5 years	0	0
Carrying amount at 31 December	5,284,815	4,959,346

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

Note 10 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. 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 company.²

² See note 2.

	2017	2016
	EUR	EUR
Carrying amount of bank loans	5,284,815	4,959,346
Valuation of investment property	10,503,121	7,800,055
Loan to value ratio	50%	65%

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 2017	On demand	less than 1 year	1 to 5 years	> 5 years	Total
	EUR	EUR	EUR	EUR	EUR
Loans and borrowings	0	171,944	5,112,871	0	5,284,815
Payables to group enterprises	0	11,702,818	2,170,493	0	13,873,311
Trade and other payables	0	511,026	0	0	511,026
Accruals	0	14,719	0	0	14,719
Deferred Income		6,320	0		6,320
	0	12,406,827	7,283,364	0	19,690,191

At 31 December 2016	On demand	less than 1 year	1 to 5 years	> 5 years	Total
	EUR	EUR	EUR	EUR	EUR
Loans and borrowings	0	155,059	4,804,287	0	4,959,346
Payables to group enterprises	0	8,918,851	2,170,493	0	11,089,344
Trade and other payables	0	143,790	0	0	143,790
Accruals	0	18,771	0	0	18,771
	0	9,236,471	6,974,780	0	16,211,250

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	2017	
	Carrying amount	Fair value
	EUR	EUR
Trade and other receivables	228,593	228,593
Receivables from group enterprises	661,281	661,281
Financial assets	1,344	1,344
Cash	1,268,754	1.268.754
Loans and receivables	2,159,973	2.159.973

Financial liabilities	Carrying amount	Fair value
	EUR	EUR
Secured bank loans	5,284,815	5,370,253
Payables to group enterprises	13,873,311	13,873,311
Trade and other payables	511,026	511,026
Accruals	14,719	14,719
Deferred Income	6,320	6,320
Financial liabilities held	19,690,191	19,775,629

Note 11 Security for loans

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

Mortgage debt EUR 5,284,815	2017	2016
	EUR	EUR
Investment property carrying amount	10,503,121	7,800,055

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 2017 amounted to EUR 41,306 (2016: EUR 116,844).

Note 12 Related parties

Tommas Jakobsen and Charles Sherratt-Davies are members of the Supervisory Board of GRP 1B ApS.

None of the directors were paid by GRP 1B ApS in the year. The Directors are employed by Nectar Asset Management ApS, which renders management services to GRP 1B ApS. The amount charged by Nectar Asset Management ApS in the year to 31 December 2017 for services rendered was EUR 3,380 (2016: EUR 3,382). At the year-end 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 in EUR:

	Principal Amount	Balance outstanding 31 Dec 2017	Rate of interest	Maturity
	EUR	EUR	%	
Payable fall due for payment within 5 years:				
MELF Investment Holding S.à r.l.	2,170,493	2,170,493	8.5	31. Dec 2021
Payable fall due for payment within 1 year:				
MGM 1E ApS	18,761	18,761	0.0	On demand
MGM 1F ApS	1,791	1,791	0.0	On demand
GRP 1A ApS	22,918	22,918	0.0	On demand
GRP 1C ApS	94,815	94,815	0.0	On demand
GRP 1D ApS	462,990	462,990	0.0	On demand
GRP 1E ApS	461,978	461,978	0.0	On demand
GRP 1F ApS	399,533	399,533	0.0	On demand
GRP 1H ApS	671,341	671,341	0.0	On demand
GRP 1I ApS	694,773	694,773	0.0	On demand
MELF Investment Holding S.à r.l.	372,509	372,509	0.0	On demand
MELF S.à r.l.	7,761,409	7,761,409	0.0	21. Jul 2017
MELF S.à.r.l.	740,000	740,000	2.5	14. Jun 2022 On demand
Receivables:				
GRP 1A ApS	209,398	209,398	0.0	On demand
GRP 1C ApS	482	482	0.0	On demand
GRP 1D ApS	108,011	108,011	0.0	On demand
GRP 1E ApS	189,422	189,422	0.0	On demand
GRP 1F ApS	47,281	47,281	0.0	On demand
GRP 1H ApS	12,174	12,174	0.0	On demand
GRP 1I ApS	94,513	94,513	0.0	On demand

Note 13 Subsequent events

No events have occurred after the financial year-end which could significantly affect the Company's financial position.