

## GRP 1E ApS

c/o Nectar Asset Management ApS  
Ewaldsgade 7.  
2200 Copenhagen N, Denmark  
CVR-No. 30 58 53 72

## Financial Statements

For the period 1 January – 31 December 2020  
(12 months)  
14th financial year

Adopted at the Annual General Meeting of shareholders  
on 17/6 2021

DocuSigned by:  
*Helene Egede Scotwin*  
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Chairman

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Helene Egede Scotwin

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

## **Company registration number**

CVR-No. 30 58 53 72

## **Supervisory Board**

- Tommas Jakobsen
- Peer Thomas Borg

## **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., 12 rue Guillaume Kroll,  
L-1882 Luxembourg

## **Ultimate parent company**

MELF S.à r.l., 12 rue Guillaume Kroll, L-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 1E ApS (in the following "the Company") for the year ended 31 December 2020. 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 2020.

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.

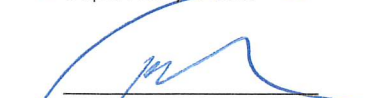
Copenhagen, 17.06. 2021

Executive Board



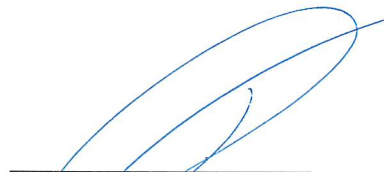
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Tommas Jakobsen  
Supervisory Board




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Tommas Jakobsen, Chairman



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Peer Thomas Borg



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Peer Thomas Borg, Vice Chairman

# 3 Financial highlights

## 5-year summary

	2020	2019	2018	2017	2016
	EUR	EUR	EUR	EUR	EUR
<b>Key figures (in EUR, except per share data)</b>					
<b>Statement of comprehensive income</b>					
Revenue	435,732	519,375	555,717	528,442	701,062
Gross profit	299,697	349,783	393,280	238,640	479,415
Profit/(Loss) before net financials (EBIT)	(32,290)	1,564,396	636,288	276,647	672,613
Net financials	(207,594)	(259,457)	(285,223)	(289,137)	(281,588)
Total comprehensive (expense)/income for the year	(253,881)	1,304,939	477,880	(139,303)	391,024
<b>Statement of financial position</b>					
Total assets	4,762,911	7,947,021	6,764,225	6,549,174	6,535,185
Shareholders equity	(2,117,077)	(1,863,196)	(3,168,135)	(3,646,015)	(3,506,712)
<b>Other</b>					
Number of employees	0	0	0	0	0
<b>Ratio in %</b>					
Rate of return (Profit/(Loss) before net financials x 100/total assets)	-0.68%	19.69%	9.41%	4.22%	10.29%
Equity ratio (Shareholders equity x 100/total assets)	-44.45%	-23.45%	-46.84%	-55.67%	-53.66%

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 387,896 for the year ended 31 December 2020 (2019: EUR 480,466).

The Company's investment properties are recorded at fair value and has been valued at EUR 4,565,000 (2019: EUR 7,397,525).

## **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 253,881 for the year ended 31 December 2020 (2019: profit of EUR 1,304,939) and the statement of financial position reflected a negative total equity position of EUR 2,117,077 (2019: negative total equity position of EUR 1,863,196).

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 58,837 and cash at bank at the balance sheet date of EUR 109,606.

## **Future developments**

The Company has sold its last property in Bitburg in the second quarter of 2021.

It is envisaged that the Company will be liquidated in near future. There is no set timeframe for the liquidation of the company and in this regard, the company shall continue as a going concern for the foreseeable future.

## **Subsequent events**

The Company has transferred its property in Bitburg in the second quarter of 2021.

## 5 Statement of profit or loss and other comprehensive income

	Notes	1.1.2020– 31.12.2020	1.1.2019– 31.12.2019
		EUR	EUR
Revenue	4	435,732	519,375
Expenses related to rental activity		(136,035)	(169,592)
<b>Gross profit</b>		<b>299,697</b>	<b>349,783</b>
Fair value adjustment	5	(248,159)	1,216,710
Loss on disposal of investment property	14	(63,943)	(7,919)
Other external expenses		(33,768)	(39,027)
Other gains	6	13,883	44,849
<b>Profit/(Loss) before net financial result</b>		<b>(32,290)</b>	<b>1,564,396</b>
Other financial expenses	7	(207,594)	(259,457)
<b>Profit/(Loss) before tax</b>		<b>(239,884)</b>	<b>1,304,939</b>
Tax of continuing operations for the year		(13,997)	0
<b>Net profit/(loss) for the year</b>		<b>(253,881)</b>	<b>1,304,939</b>
<b>Total comprehensive income/(expense) for the year</b>		<b>(253,881)</b>	<b>1,304,939</b>
<b>Total comprehensive income/(expense) for the year attributable to: Equity holders of the Company</b>		<b>(253,881)</b>	<b>1,304,939</b>



## 6 Statement of financial position

Assets	Notes	31.12.2020	31.12.2019
		EUR	EUR
<b>A. Non-current assets</b>			
<b>Total non-current assets</b>		<b>0</b>	<b>0</b>
<b>B. Current assets</b>			
I. Assets held for Sale	9,10	4,565,000	7,397,525
II. Receivables			
1. Trade receivables	12	57,115	7,793
2. Receivables from group enterprises	12,13	25,000	487,337
3. Other receivables	12	6,190	3,597
<b>Total</b>		<b>4,653,305</b>	<b>7,896,252</b>
III. Cash		109,606	50,769
<b>Total current assets</b>		<b>4,762,911</b>	<b>7,947,021</b>
<b>Total assets</b>		<b>4,762,911</b>	<b>7,947,021</b>

Equity and liabilities	Notes	31.12.2020	31.12.2019
		EUR	EUR
<b>A. Shareholders' equity</b>			
I. Share capital		261,788	261,788
II. Retained earnings/accumulated loss		(2,378,865)	(2,124,984)
<b>Total shareholders' equity</b>		<b>(2,117,077)</b>	<b>(1,863,196)</b>
<b>B. Non-current liabilities</b>			
<b>Total non-current liabilities</b>		<b>0</b>	<b>0</b>
<b>C. Current liabilities</b>			
I. Loans and borrowings	11, 12	0	1,549,851
II. Trade payables	12	7,632	33,598
III. Payables to group enterprises	12, 13	6,847,278	8,198,939
IV. Deposits from tenants		2,100	2,100
V. Accruals	12	22,978	25,729
<b>Total current liabilities</b>		<b>6,879,988</b>	<b>9,810,217</b>
<b>Total liabilities</b>		<b>6,879,988</b>	<b>9,810,217</b>
<b>Total equity and liabilities</b>		<b>4,762,911</b>	<b>7,947,021</b>

## 7 Statement of cash flows

	1.1.2020– 31.12.2020	1.1.2019– 31.12.2019
	EUR	EUR
<b>Profit/(Loss) before net financial result</b>	<b>(32,290)</b>	<b>1,564,396</b>
<b>Adjustment for:</b>		
Fair value adjustments	248,159	(1,216,709)
Taxes refunded	13,997	0
Lease incentives and capital expenditures	(8,937)	76,073
Financial expenses	(207,593)	(259,458)
Amortisation of loan costs	0	19,849
Other gains	(13,882)	(44,849)
<b>Changes in:</b>		
Trade and other receivables	(51,915)	(3,554)
Current liabilities	(28,717)	(41,945)
<b>Cash flows from operating activities</b>	<b>(81,178)</b>	<b>93,803</b>
Disposals of investment property	2,579,190	0
<b>Cash flows from investing activities</b>	<b>2,579,190</b>	<b>0</b>
Repayment to bank	(1,549,851)	(1,087,677)
Repayments to group enterprises	(889,324)	1,007,481
<b>Cash flows from financing activities</b>	<b>(2,439,175)</b>	<b>(80,196)</b>
<b>Net cash flow for the year</b>	<b>58,837</b>	<b>13,607</b>
<b>Cash and cash equivalents</b>		
Cash and cash equivalents at 1 January	50,769	37,162
Net cash flow for the year	58,837	13,607
<b>Cash and cash equivalents at 31 December</b>	<b>109,606</b>	<b>50,769</b>

## 8 Statement of changes in equity

	Share capital	Retained earnings/ Accumulated loss	Total
	EUR	EUR	EUR
Shareholders' equity at 1 January 2019	261,788	(3,429,923)	(3,168,135)
Profit and loss	0	1,304,939	1,304,939
<b>Total equity at 31 December 2019</b>	<b>261,788</b>	<b>(2,124,984)</b>	<b>(1,863,196)</b>
Shareholders' equity at 1 January 2020	261,788	(2,124,984)	(1,863,196)
Profit and loss	0	(253,881)	(253,881)
<b>Total equity at 31 December 2020</b>	<b>261,788</b>	<b>(2,378,865)</b>	<b>(2,117,077)</b>

# 9 Notes

## **Note 1 Accounting policies**

The financial statements of GRP 1E 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:

New currently effective requirements	Effective date
Amendment to IFRS 9, IAS 39 and IFRS 7: Interest Rate Benchmark Reform	1 January 2020
Conceptual Framework: Amendments References to the Conceptual Framework in IFRS Standards	1 January 2020
IFRS 3: Amendments Definition of business	1 January 2020
IAS 1 and IAS 8: Amendments Definition of material	1 January 2020

Forthcoming requirements	Effective date
Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16: Interest Rate Benchmark Reform – Phase 2	1 January 2021
IFRS 4: Amendments deferral of IFRS 9	1 January 2021
IFRS 1, IFRS 9, IAS 41 and IFRS 16: Improvements to IFRS Standards 2018 - 2020	1 January 2022
IFRS 3: Amendments Reference to the Conceptual Framework	1 January 2022
IAS 16: Amendments Property, Plant and Equipment - Proceeds before Intended Use	1 January 2022
IAS 37: Amendments Onerous Contracts - Cost of Fulfilling a Contract	1 January 2022
IFRS 17: Insurance Contracts	1 January 2023
IFRS 17: Amendments Insurance Contracts	1 January 2023
IAS 1: Amendments Classification of Liabilities as Current or Non-current	1 January 2023
IAS 1 and IFRS Practice Statement 2 Amendments: Disclosure of Accounting Policies	1 January 2023
IAS 8 Amendment: Definition of Accounting Estimates	1 January 2023
IFRS 10 and IAS 28: Amendments Sale or Contribution of Assets between an Investor and its Associate or Joint Venture / Amendment Effective Date	1 January 2023

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.

### **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 253,881 for the year ended 31 December 2020 (2019: profit of EUR 1,304,939) and the statement of financial position reflected a negative total equity position of EUR 2,117,077 (2019: negative total equity position of EUR 1,863,196).



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 inflow of EUR 58,837 and cash at bank at the balance sheet date of EUR 109,606.

## 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

	2020	2019
	EUR	EUR
Rental income	387,896	480,466
Service charge income	37,674	33,206
Other property income	10,162	5,703
<b>Revenue</b>	<b>435,732</b>	<b>519,375</b>

Rental and related income fully relates to rent attributable to the year ended 31 December 2020. 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 Nil year (2019: 3.19 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 2020, analysed by the period in which they fall due are as follows:

	2020	2019
	EUR	EUR
First year	0	427,712
Second up to and including fifth year	0	0
Sixth and subsequent years	0	0
	<b>0</b>	<b>427,712</b>

## Note 5 Fair value adjustment

	2020	2019
	EUR	EUR
Fair value adjustment of property	(248,159)	1,216,710

## Note 6 Other gains/losses

	2020	2019
	EUR	EUR
Other gains/losses	13,882	44,849

## Note 7 Other financial expenses

	2020	2019
	EUR	EUR
Interest payable, group enterprises	196,786	193,210
Interest payable, exchange losses and similar expenses	10,808	66,247
	<b>207,594</b>	<b>259,457</b>

## Note 8 Income taxes

Tax for the year	2020	2019
	EUR	EUR
Current income tax charge	13,997	0
<b>Total tax for the year</b>	<b>13,997</b>	<b>0</b>

Reconciliation of effective tax rate	2020	2019
	EUR	EUR
Profit before tax	(239,884)	1,304,939
Expected tax rate	22%	22%
Expected effort for income tax	52,774	(287,087)
<i>Deviation of foreign tax rates from expected tax rate</i>	<i>(14,813)</i>	<i>80,580</i>
<i>Recognition of previously unrecognised tax losses</i>	<i>(30,912)</i>	<i>205,203</i>
<i>Current year tax losses for which no deferred tax asset is recognised</i>	<i>0</i>	<i>(1,157)</i>
<i>Other effects</i>	<i>0</i>	<i>2,461</i>
<i>Tax effects prior year</i>	<i>6,947</i>	<i>0</i>
<b>Effective income tax</b>	<b>13,997</b>	<b>0</b>

Breakdown of deferred tax liabilities	2020	2019
	EUR	EUR
Investment property	168,352	394,459
Set-off	(168,352)	(394,459)
<b>Total deferred tax liabilities</b>	<b>0</b>	<b>0</b>

Breakdown of deferred tax assets	2020	2019
	EUR	EUR
Tax losses carried forward	269,564	464,759
Set-off	(168,352)	(394,459)
thereof unrecognised	(101,212)	(70,300)
<b>Total deferred tax assets</b>	<b>0</b>	<b>0</b>

The Company has tax loss carry forwards amounting to EUR 1,703,405 (2019: EUR 2,936,868).

## Note 9 Investment property/ Assets held for sale

Cost at 31.12.2020	Investment property
	EUR
Balance at 1.1.2020	9,955,856
Disposals in the period	(2,362,063)
Lease incentives and leasing costs	(8,937)
<b>Balance at 31.12.2020</b>	<b>7,584,856</b>

Value adjustments	Investment property
	EUR
Balance at 1.1.2020	(9,955,856)
Value adjustments in the year	(248,159)
Reallocation assets held for sale	(4,565,000)
Write-downs at 31.12.2020	<b>(7,584,856)</b>
<b>Carrying amount at 31.12.2020</b>	<b>0</b>

Cost at 31.12.2019	Investment property
	EUR
Balance at 1.1.2019	10,031,929
Lease incentives and leasing costs	(76,073)
<b>Balance at 31.12.2019</b>	<b>9,955,856</b>

Value adjustments	Investment property
	EUR
Balance at 1.1.2019	(3,524,047)
Value adjustments in the year	1,216,710
Reallocation assets held for sale	(7,397,525)
<b>Write-downs at 31.12.2019</b>	<b>(9,955,856)</b>
<b>Carrying amount at 31.12.2019</b>	<b>0</b>

## 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 hierarchy<sup>1</sup>.

As at 31 December 2020	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Assets held for sale	4,565,000	0	0	4,565,000

As at 31 December 2019	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Assets held for sale	2,579,190	0	4,818,335	7,397,525

## Note 10 Assets held for sale

	2020	2019
	EUR	EUR
Property held for sale	4,565,000	7,397,525

## Note 11 Payables to bank and credit institutions

Breakdown of payables to bank and credit institutions in the financial position	2020	2019
	EUR	EUR
Non-current liabilities	0	0
Current liabilities	0	1,549,851
Carrying amount at 31 December	0	1,549,851

Payables to bank and credit institutions fall due for payments as follows	2020	2019
	EUR	EUR
Within 1 year	0	1,549,851
Between 1 to 5 years	0	0
Over 5 years	0	0
Carrying amount at 31 December	0	1,549,851

<sup>1</sup> See note 3 for the explanation of the fair value hierarchy.

## **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 und 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 company<sup>2</sup>.

	2020	2019
	EUR	EUR
Carrying amount of bank loans	0	1,549,851
Unamortised borrowing costs	0	0
<b>Principal amount of bank loans</b>	<b>0</b>	<b>1,549,851</b>
Valuation of investment property/assets held for sale	4,565,000	7,397,525
Loan to value ratio	0%	21%

### 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 2020	On demand	less than 1 year	1 to 5 years	> 5 years	Total
	EUR	EUR	EUR	EUR	EUR
Loans and borrowings	0	0	0	0	0
Payables to group enterprises	0	6,847,278	0	0	6,847,278
Trade and other payables	0	7,632	0	0	7,632
Deposits from tenants	0	2,100	0	0	2,100
Accruals	0	22,978	0	0	22,978
	<b>0</b>	<b>6,879,988</b>	<b>0</b>	<b>0</b>	<b>9,879,988</b>

At 31 December 2019	On demand	less than 1 year	1 to 5 years	> 5 years	Total
	EUR	EUR	EUR	EUR	EUR
Loans and borrowings	0	1,549,851	0	0	1,549,851
Payables to group enterprises	0	8,198,939	0	0	8,198,939
Trade and other payables	0	33,598	0	0	33,598
Deposits from tenants	0	2,100	0	0	2,100
Accruals	0	25,729	0	0	25,729
	<b>0</b>	<b>9,810,217</b>	<b>0</b>	<b>0</b>	<b>9,810,217</b>

<sup>2</sup> 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	2020	
	Carrying amount	Fair value
	EUR	EUR
Trade and other receivables	63,305	63,306
Receivables from group enterprises	25,000	25,000
Cash	109,606	109,606
<b>Total financial assets</b>	<b>197,911</b>	<b>197,912</b>

Financial liabilities	2020	
	Carrying amount	Fair value
	EUR	EUR
Payables to group enterprises	6,847,278	6,847,278
Trade and other payables	7,632	7,632
Deposits from tenants	2,100	2,100
Accruals	22,978	22,978
<b>Financial liabilities held</b>	<b>6,879,988</b>	<b>6,879,988</b>

## **Coronavirus risk**

The global outbreak of Coronavirus (or Covid-19) has created unprecedented economic and social uncertainty throughout the world. The ultimate impact of the Coronavirus outbreak remains difficult to predict, but it is likely that Coronavirus will continue to have a materially adverse impact on global, national and local economies 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, may continue 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 investments. While there are various governmental responses to the potential negative effects of Coronavirus, it is unclear how effective these responses will be and what other impacts such responses may have on the overall performance of markets or to investments.

## **Note 13 Related parties**

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

None of the directors were paid by GRP 1E ApS in the year. The Directors are employed by Nectar Asset Management ApS, which renders management services to GRP 1E ApS. The amount charged by Nectar Asset Management ApS in the year ending on 31 December 2020 for services rendered was EUR 1,702 (2019: EUR 1,400).

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 2020	Rate of interest	Maturity
	EUR	EUR	%	EUR
<b>Payable fall due for payment within 1 year:</b>				
MELF Investment Holding S.à r.l.	1,412,970	1,412,970	8,5%	31 Dec 2022
MELF Investment Holding S.à r.l.	949,801	949,801	2,5%	31 Dec 2022
MELF S.à r.l.	548,690	548,690	8,5%	31 Dec 2022
MELF S.à r.l.	165,000	165,000	2,5%	31 Dec 2022
MELF S.à.r.l.	2,315,443	2,315,443	0%	21 Jul 2020
MELF S.à r.l.	102,339	102,339	0%	On demand
MELF Investment Holding S.à r.l.	122,090	122,090	0%	On demand
MGM 1E ApS	9,381	9,381	0%	On demand
GRP 1A ApS	12,339	12,339	0%	On demand
GRP 1B ApS	1,067,170	1,067,170	0%	On demand
GRP 1C ApS	108	108	0%	On demand
GRP 1D ApS	77,848	77,848	0%	On demand
GRP 1F ApS	33,277	33,277	0%	On demand
GRP 1H ApS	30,822	30,822	0%	On demand
<b>Receivables:</b>				
German Retail Lux	25,000	25,000	0%	On demand

## Note 14 Subsequent events

The Company has transferred its property in Bitburg in the second quarter of 2021. Furthermore, there have been no significant subsequent events after 31 December 2020.

## Note 15 Comparative figures

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