


GRP 1K ApS

c/o Hestia Danmark ApS
Center Boulevard 5
2300 Copenhagen S, Denmark
CVR-No. 31 17 97 93

Financial Statements

for the period 1 January – 31 December 2015
(12 months)
8th financial year

Adopted at the Annual General Meeting of shareholders
on 8 June 2016



Chairman

HENRIK GROOS

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Company details

GRP 1K ApS
c/o Hestia Danmark ApS
Center Boulevard 5
2300 Copenhagen S, Denmark

Supervisory Board

Tommas Jakobsen, Chairman
Per Gunnar Isaksson, Vice chairman

Executive Board

Tommas Jakobsen
Per Gunnar Isaksson

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 for the year ended 31 December 2015. 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.

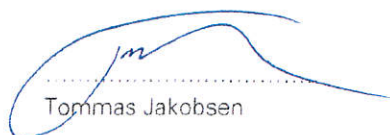
We consider that the accounting policies used are appropriate and the accounting estimates made are reasonable. To the best of our belief, the Financial Statements include the information which is relevant for an assessment of the Company's financial position. Against this background, it is our opinion 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 2015.

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, 8 June 2016

Executive Board



Tommas Jakobsen



Per Gunnar Isaksson

Supervisory Board



Tommas Jakobsen, Chairman



Per Gunnar Isaksson, Vice chairman

The general meeting has decided that the financial statements for the coming financial year will not be audited.

Financial Highlights

5-year summary

	2015	2014	2013	2012	2011
	EUR	EUR	EUR	EUR	EUR

Key figures (in EUR, except per share data)

Statement of comprehensive income

Revenue	0	53,856	121,238	120,706	122,805
Gross profit	-6,742	47,099	106,504	109,002	111,096
Profit before net financials (EBIT)	-15,930	12,247	-4,453	-1,155	-228,624
Net financials	-52,649	-108,526	-119,522	-119,526	-118,741
Total comprehensive (expense) /income for the year	-68,579	-96,422	-123,981	-120,689	-347,376

Statement of financial position

Total assets	5,754	12,029	953,193	1,019,697	1,113,754
Shareholders' equity	-1,450,443	-1,381,864	-1,285,442	-1,161,460	-1,040,772
Other					

Number of employees	0	0	0	0	0
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Ratios in %

Rate of return (Profit/loss before net financials x 100/total assets)	-276.85%	101.81%	-0.47%	-0.11%	-20.53%
Equity ratio (Shareholders' equity x 100/total assets)	-25,484.41%	-11,487.94%	-134.86%	-113.90%	-93.45%

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

Ratios are computed in accordance with Guidelines and Financial ratios issued by the Danish Society of Financial Analysts in 2010.

Management's Review

Business activities and mission

The Company's main objective is property investment.

Business review

The Company recorded rental income of EUR 0 for the year ended 31 December 2015 (2014: EUR 53,000).

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 -4,511 and cash at bank at the balance sheet date of EUR 5,254.

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 has disposed of the real estate assets it owned and the directors will decide in due course whether the company is going to be liquidated, merged or whether it will acquire new assets.

Post balance sheet events

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

Financial Highlights

5-year summary

	2015	2014	2013	2012	2011
	EUR	EUR	EUR	EUR	EUR

Key figures (in EUR, except per share data)

Statement of comprehensive income

Revenue	0	53,856	121,238	120,706	122,805
Gross profit	-6,742	47,099	106,504	109,002	111,096
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Shareholders' equity	-1,450,443	-1,381,864	-1,285,442	-1,161,460	-1,040,772
Other					

Number of employees	0	0	0	0	0
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Ratios in %

Rate of return (Profit/loss before net financials x 100/total assets)	-276.85%	101.81%	-0.47%	-0.11%	-20.53%
Equity ratio (Shareholders' equity x 100/total assets)	-25,484.41%	-11,487.94%	-134.86%	-113.90%	-93.45%

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The result for the year is as expected.

Future developments

The company has disposed of the real estate assets it owned and the directors will decide in due course whether the company is going to be liquidated, merged or whether it will acquire new assets.

Post balance sheet events

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

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Statement of profit or loss and other comprehensive income for the year from 1 January to 31 December 2015

	Notes	2015	2014
		EUR	EUR
Revenue	4	0	53,856
Expenses related to rental activity		-6,742	-6,757
Gross profit		-6,742	47,099
Profit/(Loss) on disposal of investment property		0	-17,040
Other gains/(losses)		-9,188	-17,812
Profit/(Loss) before net financial result		-15,930	12,247
Other financial income	5	0	10
Other financial expenses	6	-52,649	-108,536
Profit/(Loss) before tax of continuing operations		-68,579	-96,279
Tax of continuing operations for the year	7	0	-143
Net profit/(loss) for the year		-68,579	-96,422
Total comprehensive income/(expense) for the year		-68,579	-96,422
Total comprehensive income/(expense) for the year attributable to:			
Equity holders of the company		-68,579	-96,422

GRP 1K ApS, Copenhagen

Statement of financial position at 31 December 2015

Assets

	Notes	2015	2014
		EUR	EUR
A. Non-current assets			
I. Investment property	8	0	0
Total non-current assets		0	0
B. Current Assets			
I. Receivables			
1. Trade receivables		0	675
2. Receivables from group enterprises	10	367	367
3. Other receivables		133	1,222
Total receivables		500	2,264
II. Cash		5,254	9,765
Total current assets		5,754	12,029
Total assets		5,754	12,029

Equity and liabilities

	Notes	2015	2014
		EUR	EUR
A. Shareholders' equity			
I. Share capital		67,137	67,137
II. Retained earnings/accumulated loss		-1,517,580	-1,449,001
Total shareholders' equity		-1,450,443	-1,381,864
B. Non-current liabilities			
I. Payables to group enterprises	10	0	957,265
Total non-current liabilities		0	957,265
C. Current liabilities			
I. Trade payables		10,172	11,988
II. Payables to group enterprises	10	1,422,685	407,279
III. Income taxes payables		2	2
IV. Other payables		0	201
V. Accruals		23,338	17,158
Total current liabilities		1,456,197	436,628
Total liabilities		1,456,197	1,393,893
Total equity and liabilities		5,754	12,029

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Statement of cash flows

	2015	2014
	EUR	EUR
Profit before net financial result	-15,930	12,247
Loss on disposal of investment property	0	17,040
Taxes refunded/(paid)	0	364
Changes in:		
Trade and other receivables	1,764	-1,898
Current liabilities	4,163	1,037
Financial income	0	10
Financial expenses	-52,649	-89,896
Cash flows from operating activities	-62,652	-61,096
Disposals of investment property	0	889,535
Increase in receivables from group enterprises	0	231
Cash flows from investing activities	0	889,766
Repayments (acceptances) on current liabilities	1,015,406	-1,135,800
Repayments (acceptances) on non-current liabilities	-957,265	264,804
Cash flows from financing activities	58,141	-870,996
Net cash flow for the year	-4,511	-42,326
Cash and cash equivalents		
Cash and cash equivalents at 1 January	9,765	52,091
Net cash flow for the year	-4,511	-42,326
Cash and cash equivalents at 31 December	5,254	9,765

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Statement of changes in equity

	Share capital	Retained earnings/ Accumulated loss	Total
	EUR	EUR	EUR
Shareholders' equity at 1 January 2014	67,137	-1,352,579	-1,285,442
Profit and loss	0	-96,422	-96,422
Total equity at 31 December 2014	67,137	-1,449,001	-1,381,864
Shareholders' equity at 1 January 2015	67,137	-1,449,001	-1,381,864
Profit and loss	0	-68,579	-68,579
Total equity at 31 December 2015	67,137	-1,517,580	-1,450,443

GRP 1K ApS, Copenhagen

Notes

Note 1 Accounting policies

The annual financial statements of GRP 1K ApS, Copenhagen (Denmark,) have been prepared in accordance with the International Financial Reporting Standards (IFRS) 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
Amendments to IAS 1: Disclosure Initiative	1 January 2016
Amendments to IFRSs Annual Improvements to IFRSs 2012-2014 Cycle	1 January 2016
Amendments to IAS 16 and IAS 38: Clarification of Acceptable Methods of Depreciation and Amortization	1 January 2016

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
IFRS 16 Leases	1 January 2019

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 or 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 or 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 a 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.

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:

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

	2015	2014
	EUR	EUR
Rental income	0	53,000
Service charge income	0	856
Revenue	0	53,856

Note 5 Other financial income

Tax for the year	2015	2014
	EUR	EUR
Other interest receivable, exchange gains, and similar income	0	10

Note 6 Other financial expenses

Tax for the year	2015	2014
	EUR	EUR
Interest payable, group enterprises	52,649	56,237
Interest payable, exchange losses, and similar expenses	0	52,299
	52,649	108,536

Note 7 Income taxes

Tax for the year	2015	2014
	EUR	EUR
Current income tax charge	0	143
Total tax for the year	0	143

Reconciliation of tax rate applicable to pre-tax profit	2015	2014
	%	%
Danish tax rate	23.5	24.5
Difference between German and Danish tax rates	- 7.7	-8.7
<i>Adjustments in respect of prior years</i>	- 1.0	0.1
Write-down of tax asset	0	-15.8
Effective tax rate	15.8	0.1

Note 8 Investment property

	Investment property
	EUR
Balance at 1/1/2015	0
Disposals in the period	0
Lease incentives and leasing costs	0
Balance at 31/12/2015	0

Value adjustments	Investment property
	EUR
Balance at 1/1/2015	
Disposals	0
Write-downs at 31/12/2015	0
Carrying amount at 31/12/2015	0
Balance at 1/1/2014	2,065,692
Disposals in the year	-2,065,692
Balance at 31/12/2014	0

Value adjustments	Investment property
	EUR
Balance at 1/1/2014	-1,165,692
Disposals	1,165,692
Write-downs at 31/12/2014	0
Carrying amount at 31/12/2014	0

Note 9 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 Cibor.

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 company is financed exclusively through group enterprise loans.

Liquidity risks

It is the Company's strategy to reduce the liquidity risk by taking out long-term interest-only loans.

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 2015	On demand	less than 1 year	1 to 5 years	> 5 years	Total
	EUR	EUR	EUR	EUR	EUR
Payables to group enterprises	0	1,422,685	0	0	1,422,685
Trade and other payables	0	10,174	0	0	10,174
Accruals	0	23,338			23,338
	0	1,456,197	0	0	1,456,197

At 31 December 2014	On demand	less than 1 year	1 to 5 years	> 5 years	Total
	EUR	EUR	EUR	EUR	EUR
Payables to group enterprises	269,111	0	1,160,632	0	1,429,743
Trade and other payables	0	29,347	0	0	29,347
	269,111	29,347	1,160,632	0	1,459,090

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 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	2015	
	Carrying amount	Fair value
	EUR	EUR
Trade and other receivables	133	133
Receivables from group enterprises	367	367
Cash	5,254	5,254
Loans and receivables	5,754	5,754

Financial liabilities	Carrying amount	Fair value
	EUR	EUR
Payables to group enterprises	1,422,685	1,422,685
Trade and other payables	10,174	10,174
Accruals	23,338	23,338
Financial liabilities held at amortised cost	1,456,197	1,456,197

Note 10 Related parties

Tommas Jakobsen and Per Gunnar Isaksson are members of the Supervisory Board of GRP 1K ApS.

None of the Directors were paid by GRP 1K ApS in the year. The Directors are employed by Hestia Danmark ApS, which renders management services to GRP 1K ApS. The amount charged by Hestia Danmark ApS in the year to 31 December 2015 for services rendered was EUR 3,150 (2014: EUR 3,172). At the year-end EUR 1,575 (2014: EUR 1,907) remains outstanding.

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 EUR	Balance out- standing 31 Dec 2015 EUR	Rate of Interest	Maturity
	EUR	EUR	%	
Receivables:				
GRP 1A ApS	367	367	0	On demand
Payable fall due for payment less than 1 year:				
GRP 1C ApS	264,804	269,112	3.486	On demand
MGM 1H ApS	5,492	5,492	0	On demand
Payable fall due for payment within 1 year:				
Melf S.à r.l.	957,265	1,148,082	5.50	On demand

Note 11 Post balance events

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