

MGM 1E ApS

c/o Hestia Danmark ApS
Center Boulevard 5
2300 Copenhagen S, Denmark
CVR-No. 31 27 24 59

Financial Statements

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

Adopted at the Annual General Meeting of shareholders
on 27 May 2016



Chairman

Henrik Groos
Advokat / Attorney-at-Law / Partner
ACCURA Advokatpartnerselskab
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Contents

Company details	1
Statement by the Supervisory and Executive Boards on the Financial Statements	2
Independent Auditors' Report	3
Financial highlights	5
Management's Review	6
Statement of profit and loss and comprehensive income	7
Statement of financial position	8
Statement of cash flows	10
Statement of changes in equity	11
Notes	12

Company details

MGM 1E 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

MGM 1 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

Auditors

Ernst & Young Godkendt Revisionspartnerselskab
Osvald Helmuths Vej 4, 2000 Frederiksberg, Denmark

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.

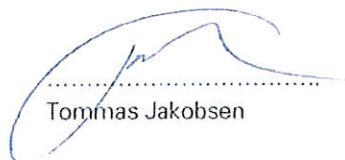
We consider that the accounting policies used are appropriate and the accounting estimates made are reasonable. To the best of our belief, the Financial Statements include the information which is relevant for an assessment of the Company's financial position. Against this background, it is our opinion 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, 27 May 2016

Executive Board

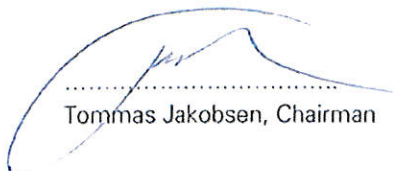


Tommas Jakobsen

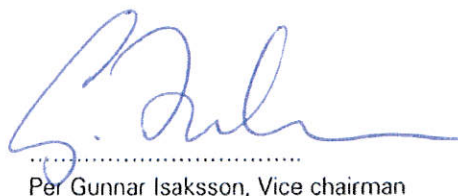


Per Gunnar Isaksson

Supervisory Board



Tommas Jakobsen, Chairman



Per Gunnar Isaksson, Vice chairman

Independent auditors' report

To the shareholders of MGM 1E ApS

Independent auditors' report on the financial statements

We have audited the financial statements of MGM 1E ApS for the financial year 1 January – 31 December 2015, which comprise income statement, statement of comprehensive income, balance sheet, statement of changes in equity, cash flow statement and notes, including a summary of significant accounting policies, for the company. The financial statements are prepared in accordance with International Financial Reporting Standards as adopted by the EU and additional disclosure requirements in the Danish Financial Statements Act.

Management's responsibility for the financial statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the EU and additional disclosure requirements in the Danish Financial Statements Act and for such internal control that Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on the financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing and additional requirements under Danish audit regulation. This requires that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance as to whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation of financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our audit has not resulted in any qualification.

Opinion

In our opinion, the financial statements give a true and fair view of the Company's financial position at 31 December 2015 and of the results of the Company's operations and cash flows for the financial year 1 January – 31 December 2015 in accordance with International Financial Reporting Standards as adopted by the EU and additional disclosure requirements in the Danish Financial Statements Act.

Statement on the Management's review

Pursuant to the Danish Financial Statements Act, we have read the Management's review. We have not performed any further procedures in addition to the audit of the financial statements. On this basis, it is our opinion that the information provided in the Management's review is consistent with the financial statements.

Copenhagen, 27 May 2016
ERNST & YOUNG
Godkendt Revisionspartnerselskab
CVR no 30 70 02 28



Kaare Kristensen Lendorf
State Authorised
Public Accountant

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	1,308,843	1,266,110	1,271,930	1,271,783	1,297,384
Gross profit	1,125,848	1,075,456	1,070,481	1,115,599	1,119,224
Profit before net financials (EBIT)	577,071	1,718,050	114,710	639,420	1,461,247
Net financials	-535,959	-669,813	-651,174	-864,522	-1,035,101
Total comprehensive (expense)/income for the year	19,382	1,009,128	-536,422	-225,176	425,530

Statement of financial position

Total assets	14,262,734	14,189,269	14,324,456	14,978,728	15,098,896
Shareholders' equity	-51,190	-70,573	-1,829,701	-1,293,279	-1,068,103
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)	4.05%	12.11%	0.80%	4.27%	9.68%
Equity ratio (Shareholders' equity x 100/total assets)	-0.36%	-0.50%	-12.77%	-8.63%	-7.07%

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 1,207,150 for the year ended 31 December 2015 (2014: EUR 1,210,282).

The Company's investment properties are recorded at fair value and has been valued at EUR 13,607,261 (2014: EUR 14,075,000).

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 company, Melf S.à r.l., has 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. Therefore the company will be able to serve all current financing. At the date of signing these financial statements the management expect to re-finance in Q3 2016 negotiations in respect of which are at an advanced stage.

During the year the Company had a net cash inflow of EUR 444,915 and cash at bank at the balance sheet date of EUR 555,594.

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 2015.

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	1,308,843	1,266,110
Expenses related to rental activity		-182,995	-190,654
Gross profit		1,125,848	1,075,456
Fair value adjustment	5	-461,665	786,074
Other external expenses		-83,481	-143,480
Other gains/(losses)		-3,631	0
Profit/(Loss) before net financial result		577,071	1,718,050
Other financial income	6	0	106,619
Other financial expenses	7	-535,959	-776,432
Profit/(Loss) before tax of continuing operations		41,112	1,048,237
Tax of continuing operations for the year	8	-16,374	-8
Adjustments in respect of prior year	8	0	-136
Deferred taxes	8	-5,356	-38,965
Net profit/(loss) for the year		19,382	1,009,128
Total comprehensive income/(expense) for the year		19,382	1,009,128
Total comprehensive income/(expense) for the year attributable to:			
Equity holders of the company		19,382	1,009,128

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Statement of financial position at 31 December 2015

Assets

	Notes	2015	2014
		EUR	EUR
A. Non-current assets			
I. Investment property	9	13,607,261	14,075,000
Total non-current assets		13,607,261	14,075,000
B. Current Assets			
I. Receivables			
1. Trade receivables		57,226	226
2. Receivables from group enterprises	14	362	362
3. Prepayments		0	3,002
4. Other receivables		42,291	0
Total receivables		99,879	3,590
II. Cash		555,594	110,679
Total current assets		655,473	114,269
Total assets		14,262,734	14,189,269

Equity and liabilities

	Notes	2015	2014
		EUR	EUR
A. Shareholders' equity			
I. Share capital		143,921	143,921
II. Retained earnings/accumulated loss		-195,111	-964,494
III. Other components of equity		0	750,000
Total shareholders' equity		-51,190	-70,573
B. Non-current liabilities			
I. Mortgage debt	10	0	5,415,815
II. Deposits from tenants		4,488	4,488
III. Payables to group enterprises	14	0	3,484,611
IV. Deferred tax liability	8	44,320	38,964
Total non-current liabilities		48,808	8,943,878
C. Current liabilities			
I. Current portion of non-current liabilities	10	5,428,049	578
II. Derivative financial instruments	11	0	102,273
III. Trade payables		37,228	49,038
IV. Payables to group enterprises	14	8,717,857	5,122,630
V. Income taxes payables		16,381	8
VI. Deposits from tenants		0	0
VII. Other payables		16,052	22,279
VIII. Accruals		47,411	19,158
IX. Deferred Income		2,138	0
Total current liabilities		14,265,116	5,315,964
Total liabilities		14,313,924	14,259,842
Total equity and liabilities		14,262,734	14,189,269

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Statement of cash flows

	2015	2014
	EUR	EUR
Profit before net financial result	577,071	1,718,050
Fair value adjustments, non-current assets	461,665	-786,074
Taxes refunded/(paid)	-16,374	360
Lease incentives and leasing costs	0	6,074
Changes in:		
Trade and other receivables	-96,289	6,917
Current liabilities	-73,546	24,735
Financial income	0	41
Financial expenses	-535,958	-919,088
Cash flows from operating activities	316,569	51,015
Lease incentives	6,074	0
Repayments of receivables from group enterprises	0	962,946
Cash flows from investing activities	6,074	962,946
Repayments (acceptance) on current liabilities	122,272	-959,674
Cash flows from financing activities	122,272	-959,674
Net cash flow for the year	444,915	54,287
Cash and cash equivalents		
Cash and cash equivalents at 1 January	110,679	56,392
Net cash flow for the year	444,915	54,287
Cash and cash equivalents at 31 December	555,594	110,679

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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	143,921	-1,973,622	-1,829,701
Profit and loss	0	1,009,128	1,009,128
Other comprehensive income	0	750,000	750,000
Total equity at 31 December 2014	143,921	-214,494	-70,573
Shareholders' equity at 1 January 2015	143,921	-214,494	-70,573
Profit and loss	0	19,382	19,382
Total equity at 31 December 2015	143,921	-195,112	-51,191

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Notes

Note 1 Accounting policies

The financial statements of MGM 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 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 and loss and other comprehensive income

Revenue

Rental income receivable from operating leases is recognised on a straight line basis over the term of the lease, except for contingent rental income, which is recognised as earned.

Costs relating to incentives for lessees to enter into lease agreements are spread evenly over the lease term, even if the payments are not made on such a basis. The lease term is the non-cancellable period of the lease together with any further term for which the lessee has the option to continue the lease, where, at the inception of the lease, the Management is reasonably certain that the lessee will exercise that option.

Amounts received from lessees to terminate leases or to compensate for dilapidations are recognised in the income statement as received. Service charges and expenses recoverable from tenants.

Income arising from expenses recharged to lessees is recognised in the period in which the expenses can be contractually recovered. Service charges and other such receipts are

included gross of the related costs in revenue when the Management considers that the entity acts as principal and net when the Management considers that the entity acts as agent.

Other external expenses

Other external expenses comprise of administrative expenses incurred.

Net financial result

Financial income and expenses are recognised in the statement of 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.

Fair value adjustments are recognised in a separate line item in the statement of profit and loss and other comprehensive income.

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 initial recognition measured at fair value 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.

Derivatives are classified as held for trading unless they are designated as effective hedging instruments. Held for trading assets or liabilities are measured at fair value with gains and losses through profit or loss. The Company does not apply hedge accounting.

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

Cash flow 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 company, Melf S.à r.l., has 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. Therefore the company will be able to serve all current financing. At the date of signing these financial statements the management expect to re-finance in Q3 2016 negotiations in respect of which are at an advanced stage.

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 2015 are 7.20% (2014: 7.49%–13.79%).

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

- 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 2015 is EUR 15.05m.

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: 12.70) 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	6.20 %	6.70 %	7.20 %	7.70 %	8.20 %
GRI Multiplier					
- 1.00	13,153,088	12,929,864	12,711,680	12,498,396	12,289,881
- 0.50	13,617,997	13,386,114	13,159,471	12,937,924	12,721,335
	14,082,905	13,842,363	13,607,262	13,377,451	13,152,789
+ 0.50	14,547,814	14,298,613	14,055,053	13,816,979	13,584,243
+1.00	15,012,722	15,754,862	14,502,844	14,256,507	14,015,696

Fair value

The Company measures certain 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

	2015	2014
	EUR	EUR
Rental income	1,207,150	1,210,282
Service charge income	104,236	55,828
Other property income	-2,543	0
Revenue	1,308,843	1,266,110

Rental and related income fully relates to rent attributable to the year ended 31 December 2015. 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 5.29 years (2014: 6.44 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 2015, analysed by the period in which they fall due are as follows:

	2015	2014
	EUR	EUR
First year	1,217,752	1,215,030
Second up to and including fourth year	2,210,939	2,929,050
Fifth and subsequent years	2,840,555	3,708,809
	6,269,246	7,852,889

Note 5 Fair value adjustment

	2015	2014
	EUR	EUR
Fair value adjustment of property	-461,665	786,074

Note 6 Other financial income

	2015	2014
	EUR	EUR
Interest receivable, group enterprises	0	14
Fair value gain on derivative financial instruments	0	106,578
Other interest receivable, exchange gains, and similar income	0	27
	0	106,619

Note 7 Other financial expenses

	2015	2014
	EUR	EUR
Interest payable, group enterprises	463,819	553,144
Interest payable, exchange losses, and similar expenses	72,140	223,288
	535,959	776,432

Note 8 Income taxes

Tax for the year	2015	2014
	EUR	EUR
Current income tax charge	16,374	8
Adjustments in respect of prior years	0	136
Deferred income tax	5,356	38,965
Total tax for the year	21,730	39,109

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	-18.0
Effective tax rate	15.8	-2.2

Breakdown of deferred tax liability	2015	2014
	EUR	EUR
Investment property	44,320	55,149
Deferred tax liability netted with deferred tax assets	0	-16,185
Total deferred tax liability	44,320	38,964

Breakdown of deferred tax asset	2015	2014
	EUR	EUR
Financial instruments	0	16,185
Deferred tax asset netted with deferred tax liabilities	0	-16,185
Tax losses carried forward	85,277	0
Write-down of tax asset	-85,277	0
Total deferred tax asset	0	0

The company has tax loss carry forwards amounting to EUR 538,876. The recognition of a deferred tax assets is omitted as there is no sufficient like hood that future economic profit will be available to be offset against the deductible loss carry forwards.

Note 9 Investment property

	Investment property
	EUR
Balance at 1/1/2015	15,774,943
Lease incentives	-6,074
Balance at 31/12/2015	15,768,869

Value adjustments	Investment property
	EUR
Balance at 1/1/2015	-1,699,943
Value adjustments in the year	-461,665
Disposals	0
Write-downs at 31/12/2015	-2,161,608
Carrying amount at 31/12/2015	13,607,261
Balance at 1/1/2014	15,781,017
Lease incentives and leasing costs	-6,074
Balance at 31/12/2014	15,774,943

Value adjustments	Investment property
	EUR
Balance at 1/1/2014	-2,486,017
Value adjustments in the year	786,074
Write-downs at 31/12/2014	-1,699,943
Carrying amount at 31/12/2014	14,075,000

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 2015	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Investment property	0	0	13,607,261	13,607,261

As at 31 December 2014	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Investment property	0	0	14,075,000	14,075,000

Note 10 Payables to bank and credit institutions

Breakdown of payables to bank and credit institutions in the financial position	2015	2014
	EUR	EUR
Non-current liabilities	0	5,415,815
Current liabilities	5,428,049	578
Carrying amount at 31 December	5,428,049	5,416,393

Payables to bank and credit institutions fall due for payment as follows	2015	2014
	EUR	EUR
Within 1 year	5,428,049	578
Between 1 and 5 years	0	5,415,815
Over 5 years	0	0
Carrying amount at 31 December	5,428,049	5,416,393

Interest rate swap

On 17 September 2010, the Company entered into an interest rate swap agreement with Landesbank Berlin AG on its Berlin-Hannoversche Hypothekenbank facility.

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

The interest rate receivable was floating and the maturity date for all swaps was 30 September 2015. The fixed rate payable was 2.74% per annum on an amount totalling EUR 3,374,000.

The interest rate swap matured on 30 September 2015.

Note 11 Derivative financial instruments

Held for trading derivatives that are not designated in hedge accounting relationships	2015	2014
	EUR	EUR
Current liabilities	0	-102,273
Interest rate swaps	0	-102,273

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.²

	2015	2014
	EUR	EUR
Carrying amount of bank loans	5,428,049	5,415,815
Unamortised borrowing costs	9,151	21,385
Principal amount of bank loans	5,437,200	5,437,200
Valuation of investment property	13,607,261	14,075,000
Loan to value ratio	40%	39%

² See note 2

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 financial liabilities are also covered by the letter of support provided by the parent company.³

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
Current portion of non-current liabilities	0	5,428,049	0	0	5,428,049
Deposits from tenants	0	0	4,488	0	4,488
Payables to group enterprises	0	8,717,857	0	0	8,717,857
Trade and other payables	0	71,799	0	0	71,799
Accruals	0	47,411	0	0	47,411
	0	14,265,116	4,488	0	14,269,604

At 31 December 2014	On demand	less than 1 year	1 to 5 years	> 5 years	Total
	EUR	EUR	EUR	EUR	EUR
Borrowings	0	0	5,437,200	0	5,437,200
Interest payable on borrowings	0	74,918	56,240	0	131,158
Deposits from tenants	0	0	0	4,488	4,488
Financial derivatives	0	101,739	0	0	101,739
Payables to group enterprises	5,115,805	0	3,730,348	0	8,846,153
Trade and other payables	163	76,905	0	0	77,068
	5,115,968	253,562	9,223,788	4,488	14,597,806

³ 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	2015	
	Carrying amount	Fair value
	EUR	EUR
Trade and other receivables	99,517	99,517
Receivables from group enterprises	362	362
Cash	555,594	555,594
Loans and receivables	655,473	655,473

Financial liabilities	2015	
	Carrying amount	Fair value
	EUR	EUR
Current portion of non-current liabilities	5,428,049	5,437,200
Payables to group enterprises	8,717,857	8,717,857
Trade and other payables	71,799	71,799
Accruals	47,411	47,411
Financial liabilities held at amortised cost	14,265,116	14,274,267

Fair values hierarchy

The following table shows an analysis of the fair value of financial instruments recognised in the Statement of Financial Position by level of the fair value hierarchy⁴:

As at 31 December 2015	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Derivatives	0	0	0	0

As at 31 December 2014	Level 1	Level 2	Level 3	Total fair value
	EUR	EUR	EUR	EUR
Derivatives	0	-102,273	0	-102,273

Note 13 Security for loans

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

Mortgage debt, EUR 5,428,049	2015	2014
	EUR	EUR
Investment property, carrying amount	13,607,261	14,075,000

The Company guarantees the obligations under the Berlin-Hannoversche Hypothekenbank AG credit agreement with the subsidiaries of its parent company, MGM 1 S.à r.l.

Some of the Company's bank accounts are pledged with Berlin-Hannoversche Hypothekenbank AG, the amount held in these bank accounts as of 31 December 2015 amounted to EUR 537,976 (2014: EUR 87,207).

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

Note 14 Related parties

Tommas Jakobsen and Per Gunnar Isaksson are members of the Supervisory Board of MGM 1E ApS.

None of the directors were paid by MGM 1E ApS in the year. The Directors are employed by Hestia Danmark ApS, which renders management services to MGM 1E ApS. The amount charged by Hestia Danmark ApS in the year to 31 December 2015 for services rendered was EUR 3,150 (2014: EUR 4,233). At the year-end EUR 1,575 (2014: EUR 3,354) remains outstanding.

The Company does not have any employees.

The parent company, Melf S.à r.l., has 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 2015	Rate of Interest	Maturity
	EUR	EUR	%	
Payable fall due for payment within 1 year:				
MGM 1H Aps	884	884	0	On demand
Melf S.à r.l.	8,354,701	8,716,973	5.50	On demand
Receivables:				
GRP 1A ApS	362	362	0	On demand

Note 15 Post balance events

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