



TRUSTCONSULT LUXEMBOURG
TRUST IN MOTION

German Real Estate Capital SA
Société Anonyme

127, rue de Mühlenbach - L2168 Luxembourg

R.C.S. Luxembourg B219189

ANNUAL ACCOUNTS

as at 31 December 2018



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Values EUR

	Note	2018 2018	2017 2017
A. Subscribed capital unpaid	AA	22.500,00	22.500,00
II. Subscribed capital called but not paid	AAII	22.500,00	22.500,00
10300000 Subscribed capital called but not paid	AAII	22.500,00	22.500,00
B. Formation expenses	AB	488.626,59	
20100010 Incorporation costs	AB	610.783,25	
20100019 Amortization incorporation costs	AB	(122.156,66)	
D. Current Assets	AD	18.088.170,70	6.100,00
II. Debtors	ADII	297.031,01	6.100,00
4. Other debtors	ADII4	297.031,01	6.100,00
a) becoming due and payable after less than one year	ADII4a	802,50	
42140318 NWT 2018 advances	ADII4a	535,00	
42140319 NWT 2019 advance	ADII4a	267,50	
b) becoming due and payable after more than one year	ADII4b	296.228,51	6.100,00
42221002 Sachwert Capital Management GmbH	ADII4b	6.100,00	6.100,00
42288000 Issued bonds to receive - GRE Inc.	ADII4b	290.128,51	
III. Investments	ADIII	16.652.201,30	
3. Other investments	ADIII3	16.652.201,30	
50810003 4% GRE Immo GmbH - Part. rights	ADIII3	15.732.001,49	
50810009 5% GRE Immo GmbH - Part. rights	ADIII3	500.000,00	
50810013 Int. 4% GRE Immo GmbH - Part. rights	ADIII3	412.049,13	
50810019 Int. 5% GRE Immo GmbH - Part. rights	ADIII3	8.150,68	
IV. Cash at bank and in hand	ADIV	1.138.938,39	
51310001 ING LU550141558406100000	ADIV	569,03	
51310004 Neelmeyer DE95 2902 0000 4809 9048 00	ADIV	583.346,26	
51310005 Quirin Bank	ADIV	555.023,10	
E. Prepayments and accrued income	AE		7.605,00
48100000 Deferred charges	AE		7.605,00
TOTAL (ASSETS)		18.599.297,29	36.205,00

Values EUR

	Note	2018 2018	2017 2017
A. Capital and reserves	PA	(110.996,39)	(12.681,63)
I. Subscribed capital	PAI	30.000,00	30.000,00
10100000 Subscribed capital	PAI	30.000,00	30.000,00
V. Profit or loss brought forward	PAV	(42.681,63)	
14100000 Result brought forward	PAV	(42.681,63)	
VI. Result for the financial year	PAVI	(98.314,76)	(42.681,63)
C. Creditors	PC	18.710.293,68	48.886,63
2. Amounts owed to credit institutions	PC2		15,31
a) becoming due and payable after less than one year	PC2a		15,31
51310001 ING LU550141558406100000	PC2a		15,31
4. Trade creditors	PC4	142.388,69	39.478,80
a) becoming due and payable after less than one year	PC4a	142.388,69	39.478,80
44111000 Suppliers	PC4a	130.388,69	17.035,00
44112000 Suppliers - Invoices not yet received	PC4a	12.000,00	22.443,80
7. Amounts owed to undertakings with which the undertaking is linked by virtue of participating	PC7	800,00	8.857,52
a) becoming due and payable after less than one year	PC7a	800,00	8.857,52
45212001 Sachwert Capital	PC7a		8.798,84
45213001 Loan interests Sachwert Capital	PC7a	800,00	58,68
8. Other creditors	PC8	18.567.104,99	535,00
a) Tax authorities	PC8a	1.070,00	535,00
46123117 Provision NWT 2017	PC8a	535,00	535,00
46123118 Provision NWT 2018	PC8a	535,00	
c) Other creditors	PC8c	18.566.034,99	
ii) becoming due and payable after more than one year	PC8cii	18.566.034,99	
47221000 Bonds 3%	PC8cii	18.165.310,00	
47221001 Subscription Bonds to receive	PC8cii	20.000,00	
47222000 Interest on Bonds 3%	PC8cii	380.724,99	
TOTAL (CAPITAL, RESERVES AND LIABILITIES)		18.599.297,29	36.205,00

Values EUR

	Note	2018 2018	2017 2017
5. Raw materials and consumables and other external expenses	R5	(53.091,24)	(42.087,95)
b) Other external charges	R5b	(53.091,24)	(42.087,95)
61333000 Bank fees	R5b	(1.616,37)	(265,31)
61341000 Legal fees	R5b		(5.703,84)
61342000 Accountant and auditor fees	R5b	(26.133,75)	(8.925,00)
61348000 Other fees	R5b	(25.201,12)	(27.193,80)
61870000 Subscription Chamber of Commerce	R5b	(140,00)	
7. Value adjustments	R7	(122.156,66)	
a) in respect of formation expenses and of tangible and intangible fixed assets	R7a	(122.156,66)	
63110000 Frais de constitution	R7a	(122.156,66)	
10. Income from other investments and loans forming part of the fixed assets	R10	458.934,45	
b) other income not included under a)	R10b	458.934,45	
75250000 Income interests from investments	R10b	420.199,81	
75270000 Other income interest	R10b	38.734,64	
14. Interest payable and similar charges	R14	(381.466,31)	(58,68)
b) other interest and similar charges	R14b	(381.466,31)	(58,68)
65512000 Interest charges on bonds	R14b	(380.724,99)	
65580001 Loan interests Sachwert Capital	R14b	(741,32)	(58,68)
16. Profit or loss after taxation	R16	(97.779,76)	(42.146,63)
17. Other taxes not shown under items 1 to 16	R17	(535,00)	(535,00)
68110000 Financial year	R17	(535,00)	(535,00)
18. Profit or loss for the financial year	R18	(98.314,76)	(42.681,63)
Profit and loss account		(98.314,76)	(42.681,63)

2. Notes to the annual accounts as at 31 December 2018

(Amounts in EUR)

1. General information

GERMAN REAL ESTATE CAPITAL SA (previously KAIRA SA) (the “Company”) is a Luxembourg securitisation company (société de titrisation) within the meaning of the Luxembourg act dated 22 March 2004 relating to securitisation, incorporated on 30.10.2017 for an unlimited period time. On December 1, 2017, the corporate objects of the company have been amended, so that the company is no longer a securitization company but a “Société Anonyme” governed by the law of 10 August 1915 on commercial companies.

The Company has its registered office at 127, rue de Mühlenbach, L2168 Luxembourg.

The Company may proceed to (i) the acquisition, holding and disposal, in any form, by any means, whether directly or indirectly, of participations, rights and interests in, and obligations of, Luxembourg and foreign companies, (ii) the acquisition by purchase, subscription, or in any other manner, as well as the transfer by sale, exchange or in any other manner of stock, bonds, debentures, notes and other securities or financial instruments of any kind (including notes or parts or units issued by Luxembourg or foreign mutual funds or similar undertakings and exchangeable or convertible securities), structured products relating to commodities or assets (including debt or equity securities of any kind), receivables, claims or loans or other credit facilities (and the agreements relating thereto) as well as all other types of assets.

The Company may, for as long as it is necessary to facilitate the performance of its corporate objects, borrow in any form and enter into any type of loan agreement. It may issue notes, bonds (including exchangeable or convertible securities and securities linked to an index or a basket of indices or shares), debentures, certificates, shares, beneficiary shares or parts, warrants and any kind of debt or equity securities, including under one or more issue programmes. The Company may lend funds including the proceeds of any borrowings and/or issues of securities to its subsidiaries or affiliated companies or to any other company.

2. Summary of significant accounting policies

2.1 Basis of preparation

The annual accounts have been prepared in accordance with Luxembourg legal and regulatory requirements. Accounting policies and valuation rules are, besides the ones laid down by the Law determined and applied by the Board of Directors.

2.2 Financial assets

The participations and all other items defined as financial assets are valued individually, at the purchase price (loans and claims) including the expenses incidental thereto.

In case of a durable depreciation in value according to the opinion of the Board of Directors, value adjustments are made in respect of these financial assets, so that they are valued at the lower figure to be attributed to them at the balance sheet date.

These value adjustments are not continued if the reasons for which the value adjustments were made have ceased to apply.

2.3 Formation expenses

The Fund's formation expenses are depreciated on a straight-line basis, over a period of five years from the date of the formation of the company.

2.3 Debtors

Debtors are valued at their nominal value. They are subject to value adjustments where their recovery is compromised. These value adjustments are not continued if the reasons for which the value adjustments were made have ceased to apply.

2.4 Foreign currency translation

Transaction expressed in currencies other than EUR are translated into EUR at the exchange rate effective at the time of the transaction.

Cash at bank is translated at the exchange rate effective at the balance sheet date. Exchange losses and gains are recorded in the profit and loss account of the year.

Other assets and liabilities are translated separately respectively at the lower or at the higher of their value at the historic exchange rate or their value determined on the basis of the exchange rates effective at the balance sheet date. The unrealised exchange losses are recorded in the profit and loss account. The realised exchange gains are recorded in the profit and loss account at the moment of their realisation.

2.5 Deferred charges

This asset item includes expenditures incurred during the financial year but relating to a subsequent financial year.

2.6 Debts

Debts are recorded at their reimbursement value. Where the amount repayable on account is greater than the amount received, the difference is shown in the profit and loss account when the debt is issued.

2.7 Tax accruals

Following the independence and principal of accounting rules, the Company records the accruals according to the estimated.

3. Formation expenses

The formation expenses, as at the 31/12/2018, are summarized as follows:

Formation expenses	As at 31.12.2018 (in EUR)	As at 31.12.2017 (in EUR)
Cost of the formation expenses at the beginning of the year	0,00	0,00
Additions during the year	610.783,25	0,00
Total cost of the formation expenses at the end of the year	610.783,25	0,00
Value adjustments, at the beginning of the year	0,00	0,00
Reversals of value adjustments during the year	-	-
Depreciation of the year	122.156,66	0,00
Cumulated value adjustments at the end of the year	122.156,66	0,00
NET FORMATION EXPENSES AT THE END OF THE YEAR	488.626,59	0,00

4. Investments

As at 31 December 2018 the company has the following investments:

Reference	Ownership	Amount	Interests
GRE Immo GmbH – Part. Rights	4%	15.732.001,49	412.049,13
GRE Immo GmbH – Part. Rights	5%	500.000,00	8.150,68
Total		16.232.001,49	420.199,81

5. Subscribed capital

The subscribed capital, amounting to EUR 30 000,00 is represented by 30 000 ordinary redeemable shares with a nominal par value of EUR 1, paid up at 25%.

6. Legal reserve

Luxembourg companies are required to allocate to a legal reserve a minimum of 5% of the annual net income, until this reserve equals 10% of the subscribed share capital.

This reserve may not be distributed.

As at 31 December 2018, the legal reserve is amounting to EUR 0,00.

7. Creditors

	As at 31.12.2018 (in EUR)	As at 31.12.2017 (in EUR)
Creditors - Within one year		
Suppliers	130.388,69	17.035,00
Suppliers – invoices not yet received	12.000,00	22.443,80
Net Wealth Tax	1.070,00	535,00
Creditors - After one year		
Sachwert Capital	0,00	8.798,84
Loan interest Sachwert Capital	800,00	58,68
Bonds 3%	18.165.310,00	0,00
Interest on Bonds 3%	380.724,99	0,00
Subscription Bonds to receive	20.000,00	0,00
Total	18.710.293,68	48.871,32

8. Administration fees

	From 01.01.2018 to 31.12.2018	From 01.01.2017 to 31.12.2017
Other external charges		
Accounting and auditor fees	26.133,75	8.925,00
Bank fees	1.616,37	265,31
Emoluments granted to the members of the management	0,00	5.703,84
Other fees	25.201,12	27.193,80
Subscription Chamber of Commerce	140,00	0,00
Total	53.091,24	42.087,95

9. Staff

The Company did not have any employees during the financial year end 31 December 2018.

10. Taxation

The Company is liable to all taxes applicable to commercial companies in Luxembourg.

11. Subsequent events

On December 31, 2019, the World Health Organisation was informed that a limited number of cases of pneumonia, of an unknown cause, were detected in Wuhan, China. On January 7, 2020, Chinese authorities identified coronavirus (COVID-19) as the cause. Since December 31, 2019, the rapid outbreak of the COVID-19 is not only causing a global health crisis but also causing a shock to the global economy and financial markets.

12. Emoluments, advances and loans granted

There is no emolument, advance and loan granted to the members of the management during the current year.

13. Off-balance sheet commitments

There is no off-balance sheet commitment during the current year.