

Primecity Investment PLC

Condensed interim consolidated financial statements
for the six-month period ended June 30, 2019

2019


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	Page number
Management Report	2-9
Interim consolidated statement of comprehensive income	10
Interim consolidated statement of financial position	11-12
Interim consolidated statement of changes in equity	13
Interim consolidated statement of cash flows	14
Notes to the condensed interim consolidated financial statements	15-19



MANAGEMENT REPORT**KEY FINANCIALS**

REVENUE	1-6 2019	Change	1-6 2018
(In € thousands)	35,484	12%	31,570
NET PROFIT	1-6 2019	Change	1-6 2018
(In € thousands)	41,919	-26%	56,431
EPS (BASIC)	1-6 2019	Change	1-6 2018
(In €)	0.28	-26%	0.38
CASH FLOWS FROM OPERATING ACTIVITIES	1-6 2019	Change	1-6 2018
(In € thousands)	25,436	12%	22,693

TOTAL ASSETS	Jun-19	Change	Dec-18
(In € thousands)	1,385,446	5%	1,319,024
TOTAL EQUITY	Jun-19	Change	Dec-18
(In € thousands)	945,906	5%	903,443
EQUITY RATIO	Jun-19	Dec-18	Dec-17
	68%	68%	66%
LOAN-TO-VALUE*	Jun-19	Dec-18	Dec-17
	17%	17%	19%

*Including the shareholders loans

THE COMPANY

Primecity Investment PLC (“PCI” or the “Company”) and its investees (the “Group”) Board of Directors hereby submits the condensed interim report as of June 30, 2019. The figures presented in this Board of Directors Report are based on the condensed interim consolidated financial statements as of June 30, 2019, unless stated otherwise.

PCI is a specialist hotel investment company with main focus on investing in, and repositioning of hotel properties.

As of June 2019, PCI holds €1.3 billion of investment property. The hotel properties are located primarily in key German locations which benefit from strong demand through tourism, business and exhibitions.

NOTES ON BUSINESS PERFORMANCE

REVENUE

	Six months ended	
	June 30,	
	2019	2018
	In € thousands	
Revenue	35,484	31,570

In the first half 2019 PCI generated revenue at the amount of €35 million, compared to €32 million in the comparable period of 2018. The increase in rent is mostly attributable to contractual rent increases as well as from the effect of acquisitions, offset by disposed properties.

PROPERTY REVALUATIONS, CAPITAL GAINS, AND OTHER INCOME

	Six months ended	
	June 30,	
	2019	2018
	In € thousands	
Property revaluations, capital gains, and other income	25,560	43,321

Property revaluations, capital gains, and other income are primarily the result of changes in the fair value of the portfolio. The fair values of the portfolio are appraised by external, independent valuers. The company recorded in the first six months of 2019 property revaluations, capital gains, and other income of €26 million, compared to €43 million in the comparable period in 2018.

NOTES ON BUSINESS PERFORMANCE

PROPERTY OPERATING EXPENSES

	Six months ended	
	June 30,	
	2019	2018
	In € thousands	
Property operating expenses	(3,016)	(2,517)

Property operating expenses amounted in the first half of 2019 to €3 million, compared to €2.5 million in the first half of 2018. The increase in property operating expenses is mostly related to the Company's increased size. Property operating expenses are expenses related to the asset management of the hotel assets, as the hotel operations are conducted by the Company's tenants.

ADMINISTRATIVE & OTHER EXPENSES

	Six months ended	
	June 30,	
	2019	2018
	In € thousands	
Administrative and other expenses	(1,007)	(955)

Administrative and other expenses remained stable at €1 million in the first six-month period of 2019 compared to the first six-month period of 2018, highlighting the Company's ability to use its strong platform to generate cost efficiencies and benefit from economies of scale on a continuous basis.

FINANCE EXPENSES

	Six months ended	
	June 30,	
	2019	2018
	In € thousands	
Finance expenses	(3,636)	(3,818)

The Company maintained low finance expenses which amounted to €3.6 million in the first half of 2019, compared to €3.8 million in the comparable period of 2018. The decrease is mainly attributable to the repayment of bank loans.

NOTES ON BUSINESS PERFORMANCE

OTHER FINANCIAL RESULTS

	Six months ended	
	June 30,	
	2019	2018
	In € thousands	
Other financial results	<u>(2,608)</u>	<u>(2,313)</u>

In the first six months of 2019 other financial results amounted to an expense of €2.6 million, compared to an expense of €2.3 million in the first half of 2018. Other financial results are mainly impacted by non-cash and one-time items such as changes in financial derivatives as well as bank and financing fees.

TAXATION

	Six months ended	
	June 30,	
	2019	2018
	In € thousands	
Current tax expenses	(3,808)	(3,320)
Deferred tax expenses	<u>(5,050)</u>	<u>(5,537)</u>
Total	<u>(8,858)</u>	<u>(8,857)</u>

Tax expenses remained stable in the first half of 2019 compared to the first half of 2018 at €9 million. Current tax expenses increased from €3.3 million in the first half of 2018 to €3.8 million in the first half of 2019, in line with the Company's higher recurring operational profits. Deferred tax expenses, which are non-cash expenses related to the revaluation gains on the investment property, decreased from €5.5 million in the first half of 2018 to €5 million in the first half of 2019. This decrease is mainly attributable to a lower revaluation gains in the first six months of 2019 compared to the first half of 2018.

PROFIT FOR THE PERIOD

	Six months ended	
	June 30,	
	2019	2018
	In € thousands	
Profit for the period	<u>41,919</u>	<u>56,431</u>

Primecity recorded a profit of €42 million in the first half of 2019, compared to a profit of €56 million in the first half of 2018. The decrease is the result of lower revaluation gains in the period, which were offset by the Company's higher recurring operational profits.

NOTES ON BUSINESS PERFORMANCE

EARNINGS PER SHARE

	Six months ended	
	June 30,	
	2019	2018
Basic earnings per share in €	0.28	0.38
Diluted earnings per share in €	0.28	0.38

CASH FLOWS

	Six months ended	
	June 30,	
	2019	2018
	In € thousands	
Net cash provided by operating activities	25,436	22,693
Net cash used in investing activities	(20,102)	(31,409)
Net cash provided by financing activities	5,027	659
Net change in cash and cash equivalents	10,361	(8,057)

The net change in cash and cash equivalents for the first six months of 2019 amounted to an inflow of €10 million, compared to an outflow of €8 million in the first six months of 2018, resulting in a balance of cash and cash equivalents of €36 million as at the end of June 2019. The increase is the result of higher operational profitability, as seen in a net cash provided by operating activities of €25 million in the first half of 2019, compared to €23 million in the first six months of 2018 as well as from lower net cash used in investing activities, which was €20 million in the first six months of 2019 compared to €31 million in the first half of 2018. In addition, net cash provided by financing activities amounted to €5 million for the period, compared to €0.7 million in the first six months of 2018.

NOTES ON BUSINESS PERFORMANCE

ASSETS

	<u>Jun-19</u>	<u>Dec-18</u>
	<u>In € thousands</u>	
Non-current assets	1,339,200	1,284,030
Investment property	1,319,939	1,271,591
Current assets	46,246	34,994
Total assets	1,385,446	1,319,024

Total assets amounted to €1,385 million as of June 2019, compared to €1,319 million as at December 2018. Non-current assets increased from €1,284 million at year end 2018 to €1,339 million as at June 2019. This increase was mainly driven by higher investment property due to revaluations gains in the first half of 2019. Current assets increased from €35 million as of year-end 2018 to €46 million as at June 2019 mainly due to a higher cash balance.

LIABILITIES

	<u>Jun-19</u>	<u>Dec-18</u>
	<u>In € thousands</u>	
Total loans and borrowings*	62,834	73,702
Deferred tax liabilities	149,931	144,327
Derivative financial liabilities	930	524
Other non-current liabilities	215,021	187,181
Other current liabilities**	10,824	9,847
Total Liabilities	439,540	415,581

* includes short term loans and borrowings

** excludes short term loans and borrowings

Total liabilities as of June 2019 amounted to €440 million, compared to €416 million as at year-end 2018. The increase is attributable mainly to other liabilities, which increased as a result of additional loans provided by shareholders of the Company, as well as from higher deferred tax liabilities, offset by a lower balance in loans and borrowings due to early repayments of bank loans.

NOTES ON BUSINESS PERFORMANCE

NET DEBT

	Jun-19	Dec-18
	In € thousands	
Total loans and borrowings	62,834	73,702
Shareholder loans	196,701	173,852
minus: Cash and liquid assets	(38,800)	(28,439)
Net Debt	220,735	219,115

Net debt remained stable, amounting to €221 million in June 2019 compared to €219 million as of December 2018.

LOAN-TO-VALUE

	Jun-19	Dec-18
	In € thousands	
Investment property	1,319,939	1,271,591
Net Debt	220,735	219,115
LTV	17%	17%

PCI maintains a conservative financial approach which is underlined by the Company's low Loan-to-Value ("LTV"), which as of June 2019 remained stable at 17% compared to year-end 2018.

EQUITY

	Jun-19	Dec-18
	In € thousands	
Total Equity	945,906	903,443
of which non-controlling interests	115,224	113,654

Total equity amounted to €946 million as of June 2019, increasing from €903 million as of December 2018. The increase is mainly the result of the profit recorded in the period. The equity ratio remained stable in June 2019 compared to year-end 2018 at 68%.

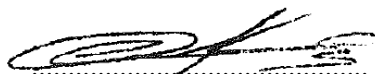
DISCLAIMER

The financial data and results of the Group are affected by financial and operating results of its subsidiaries. Significance of the information presented in this report is examined from the perspective of the Company including its portfolio with the joint ventures. In several cases, additional information and details are provided in order to present a comprehensive representation of the subject described, which in the Group's view is essential to this report.

By order of the Board of Directors,
October 8, 2019



.....
Oschrie Massatschi
Director, Interim CEO



.....
Elena Koushos
Director

PRIMECITY INVESTMENT PLC

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Six months ended		Three months ended	
	June 30,		June 30,	
	2019	2018	2019	2018
	In € thousands			
Revenue	35,484	31,570	17,902	16,333
Property revaluations, capital gains, and other income	25,560	43,321	30,509	49,472
Property operating expenses	(3,016)	(2,517)	(1,403)	(1,265)
Administrative and other expenses	(1,007)	(955)	(558)	(393)
Operating profit	57,021	71,419	46,450	64,147
Finance expenses	(3,636)	(3,818)	(1,701)	(1,998)
Other financial results	(2,608)	(2,313)	(630)	(2,075)
Profit before tax	50,777	65,288	44,119	60,074
Current tax expenses	(3,808)	(3,320)	(1,797)	(1,702)
Deferred tax expenses	(5,050)	(5,537)	(5,046)	(5,897)
Profit for the period	41,919	56,431	37,276	52,475
Other comprehensive income for the period	-	-	-	-
Total comprehensive income for the period	41,919	56,431	37,276	52,475
Profit attributable to:				
Owners of the Company	40,514	54,426	35,898	49,683
Non-controlling interests	1,405	2,005	1,378	2,792
Profit for the period	41,919	56,431	37,276	52,475
Net earnings per share attributable to the owners of the Company (in €)				
Basic earnings per share	0.28	0.38	0.25	0.35
Diluted earnings per share	0.28	0.38	0.25	0.35

The notes on pages 15 to 19 form an integral part of these interim consolidated financial statements

PRIMECITY INVESTMENT PLC

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		June 30	December 31
		2019	2018
		Unaudited	Audited
	Note	In € thousands	
Assets			
Equipment and intangible assets		5,489	3,201
Investment property	6	1,319,939	1,271,591
Derivative financial assets		57	282
Other non-current assets		11,816	7,509
Deferred tax assets		1,899	1,447
Non-current assets		1,339,200	1,284,030
Cash and cash equivalents		36,155	25,794
Short term deposits		2,645	2,645
Trade and other receivables		7,208	6,314
Other financial assets		238	241
Current assets		46,246	34,994
Total assets		1,385,446	1,319,024

The notes on pages 15 to 19 form an integral part of these interim consolidated financial statements

PRIMECITY INVESTMENT PLC

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

	Note	June 30	December 31
		2019	2018
		Unaudited	Audited
		In € thousands	
Equity			
Share capital		1,429	1,429
Share premium and other capital reserves		127,966	127,966
Retained earnings		701,287	660,394
Equity attributable to the owners of the Company		830,682	789,789
Non-controlling interests		115,224	113,654
Total equity		945,906	903,443
Liabilities			
Loans and borrowings		52,479	71,533
Derivative financial liabilities		930	524
Other non-current liabilities	7	215,021	187,181
Deferred tax liabilities		149,931	144,327
Non-current liabilities		418,361	403,565
Current portion of long-term loans and loan redemption		10,355	2,169
Trade and other payables		7,655	7,333
Provisions for other liabilities		3,169	2,514
Current liabilities		21,179	12,016
Total liabilities		439,540	415,581
Total equity and liabilities		1,385,446	1,319,024

The Board of Directors of Primecity Investment PLC authorized these consolidated financial statements for issuance on October 8, 2019



Oschrie Massatschi
Director, Interim CEO



Elena Koushos
Director

The notes on pages 15 to 19 form an integral part of these interim consolidated financial statements

PRIMECITY INVESTMENT PLC

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**For the period ended June 30, 2019**

	<u>Attributable to the shareholders of the Company</u>					<u>Total equity</u>
	<u>Share capital</u>	<u>Share Premium and other capital reserves</u>	<u>Retained earnings in € thousands</u>	<u>Total</u>	<u>Non-controlling interests</u>	
Balance as at December 31, 2018 (Audited)	1,429	127,966	660,394	789,789	113,654	903,443
Adjustment on initial application of IFRS 16, net of tax (see note 4)	-	-	379	379	165	544
Restated balance as at January 1, 2019	1,429	127,966	660,773	790,168	113,819	903,987
Profit for the period	-	-	40,514	40,514	1,405	41,919
Other comprehensive income for the period, net of tax	-	-	-	-	-	-
Total comprehensive income for the period	-	-	40,514	40,514	1,405	41,919
Balance as at June 30, 2019 (Unaudited)	1,429	127,966	701,287	830,682	115,224	945,906
Balance as at December 31, 2017 (Audited)	1,429	127,966	590,395	719,790	119,252	839,042
Profit for the period	-	-	54,426	54,426	2,005	56,431
Other comprehensive income for the period, net of tax	-	-	-	-	-	-
Total comprehensive income for the period	-	-	54,426	54,426	2,005	56,431
Deconsolidations and other transactions	-	-	(2,424)	(2,424)	1,108	(1,316)
Balance as at June 30, 2018 (Unaudited)	1,429	127,966	642,397	771,792	122,365	894,157

The notes on pages 15 to 19 form an integral part of these interim consolidated financial statements

PRIMECITY INVESTMENT PLC

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Six months ended	
	June 30,	
	2019	2018
	in € thousands	
<u>Cash flows from operating activities</u>		
Profit for the period	41,919	56,431
<u>Adjustments for the profit:</u>		
Depreciation and amortization	185	191
Property revaluations, capital gains and other income	(25,560)	(45,644)
Finance expenses, net	6,244	6,132
Current and deferred tax expenses	8,858	8,857
Change in working capital	(2,861)	(161)
Tax paid	(3,349)	(3,113)
Net cash provided by operating activities	<u>25,436</u>	<u>22,693</u>
<u>Cash flows from investing activities</u>		
Acquisition of equipment and intangible assets, net	(2,472)	-
Investments and acquisitions of investment property, capex and advances paid, net	(15,288)	(29,465)
Proceeds from/(investments in) other financial assets, net	(2,342)	(1,944)
Net cash used in investing activities	<u>(20,102)</u>	<u>(31,409)</u>
<u>Cash flows from financing activities</u>		
Proceeds (repayments) from/(of) loans from financial institutions and others, net	6,555	2,612
Amortization of loans from financial institutions	(680)	(833)
Interest and other financial expenses paid, net	(848)	(1,120)
Net cash provided by financing activities	<u>5,027</u>	<u>659</u>
Net change in cash and cash equivalents	<u>10,361</u>	<u>(8,057)</u>
Cash and cash equivalents at January 1	25,794	25,494
Cash and cash equivalents at June 30	<u>36,155</u>	<u>17,437</u>

The notes on pages 15 to 19 form an integral part of these interim consolidated financial statements

PRIMECITY INVESTMENT PLC

Condensed notes to the interim consolidated financial statements
for the six-month period ended June 30, 2019

1. GENERAL

a. Incorporation and principal activities

Primecity Investment PLC (“the Company”) was incorporated on August 10, 2004 as a private limited liability company under the Cyprus Companies Law, Cap. 113. Its Registered Office is at Artemidos & Nikou Dimitriou 54B, Scanner Avenue Tower, Floor 3, 6027, Larnaca, Cyprus.

The Company is a holding company which holds, together with its investees (hereinafter “the Group”) real estate properties.

These condensed interim consolidated financial statements for the six-month period ended June 30, 2019 consist of the financial statements of the Group.

b. Listing on the Paris Stock Exchange

The Company was publicly listed in October 2014 and is traded on the Euronext Growth market segment of the Paris Euronext stock exchange. The Company registered 200,000,000 ordinary shares with a par value of €0.01 per share, out of which 100,000,000 and additional amounts from conversions of convertible bond units were fully paid.

c. Definitions

In these interim consolidated financial statements:

The Company	Primecity Investment PLC
The Group	The Company and its investees
Subsidiaries	Companies that are controlled by the Company (as defined in IFRS 10) and whose financial statements are consolidated with those of the Company
Investees	Subsidiaries, jointly controlled entities and associates
Related parties	As defined in IAS 24
The reporting period	The six months ended on June 30, 2019

PRIMECITY INVESTMENT PLC

Condensed notes to the interim consolidated financial statements
for the six-month period ended June 30, 2019

2. SIGNIFICANT CHANGES IN THE REPORTING PERIOD

The financial position and performance of the Group was affected by the following events and transactions during the reporting period:

- Investment property has increased by approximately €45 million (see note 6).
- The adoption and initial application of the new leasing standard IFRS 16 *Leases* (see note 4).

For additional information about changes in the Group's financial position and performance, see the "Notes on business performance" section in the Board of Directors' Report.

3. BASIS OF PREPARATION

These condensed interim consolidated financial statements have been prepared in accordance with IAS 34 interim financial reporting as applicable in the European Union ("EU").

The condensed interim consolidated financial statements do not include all the information required for a complete set of IFRS financial statements and should be read in conjunction with the Group's annual consolidated financial statements as at December 31, 2018.

However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance since the last annual consolidated financial statements as at and for the year ended December 31, 2018.

The accounting policies adopted in the preparation of these condensed interim consolidated financial statements, including the judgments, estimates and special assumptions that affect the application of those accounting policies, are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended December 31, 2018, except for the adoption of new standards, amendments to standards and interpretations as described in note 4.

These condensed interim consolidated financial statements have not been reviewed by an auditor, unless written "audited".

PRIMECITY INVESTMENT PLC

Condensed notes to the interim consolidated financial statements
for the six-month period ended June 30, 2019

4. CHANGES IN ACCOUNTING POLICIES

IFRS 16 Leases

The Group has adopted IFRS 16 from January 1, 2019 (“date of initial application”, “DIA”), using the modified retrospective approach as permitted under the specific transitional provisions in the standard. Therefore, the cumulative effect of adopting IFRS 16 has been recognized as an adjustment to the opening balance of retained earnings at DIA, with no restatement of comparative information.

Adjustments recognized on adoption of IFRS 16

Upon adoption of IFRS 16, the Group recognized lease liabilities in relation to leases of lands which had previously been classified as ‘operating lease’ under the principles of IAS 17 *Leases*. These liabilities were measured at the present value of the remaining lease payments, discounted using the lessee’s incremental borrowing rate as at January 1, 2019.

The associated right-of-use assets were measured at the amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments relating to that lease. There were no onerous lease contracts that would have required an adjustment to the right-of-use assets at DIA.

The Group classified and measured the right-of-use assets related to lands as an investment property.

The change in accounting policy affected the following items in the interim consolidated statement of financial position on January 1, 2019 (increase/(decrease)):

Item	Line item in the interim consolidated statement of financial position	Impact
		In € thousands
Right-of-use assets	Investment property	3,791
Lease liabilities	Other non-current liabilities	(3,145)
Deferred tax liabilities	Deferred tax liabilities	(102)

The net impact on retained earnings and non-controlling interests on January 1, 2019 was an increase of €379 thousand and €165 thousand, respectively.

Practical expedients applied

In applying IFRS 16 for the first time, the Group has used the following practical expedients permitted by the standard:

- the use of a single discount rate to a portfolio of leases with reasonably similar characteristics
- reliance on previous assessments whether leases are onerous
- the accounting for operating leases with a remaining lease term of less than 12 months as at January 1, 2019 as short-term leases
- the exclusion of initial direct costs for the measurement of the right-of-use asset at the date of initial application, and
- the use of hindsight in determining the lease term where the contracts contain options to extend or terminate the lease.

The Group has also elected not to reassess whether a contract is, or contains a lease at DIA. Instead, for contracts entered into before the DIA the Group relied on its assessment made applying IAS 17 *Leases* and IFRIC 4 *Determining whether an Arrangement contains a Lease*.

PRIMECITY INVESTMENT PLC

Condensed notes to the interim consolidated financial statements
for the six-month period ended June 30, 2019

4. CHANGES IN ACCOUNTING POLICIES (continued)

Other Amendments and Interpretations

The following amendments and interpretations were also adopted for the first time in these condensed interim consolidated financial statements, with effective date of January 1, 2019, and did not have any material impact on the Group:

- Amendments to IFRS 9: Prepayment Features with Negative Compensation
- IFRIC 23 Uncertainty over Income Tax Treatments
- Amendments to IAS 19: Plan Amendment, Curtailment or Settlement
- Annual Improvements to IFRS standards 2015-2017

5. FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENT

Fair value hierarchy

The following tables provide the fair value measurement hierarchy of the Group's assets and liabilities:

Fair value measurement hierarchy for assets as at June 30, 2019 and December 31, 2018:

	Fair value measurement using							
	June 30, 2019			December 31, 2018				
	Quoted prices in active market (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total	Quoted prices in active market (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
	in € thousands							
Assets measured at fair value:								
Investment property	1,319,939	-	-	1,319,939	1,271,591	-	-	1,271,591
Derivatives financial assets	57	-	57	-	282	-	282	-
	1,319,996	-	57	1,319,939	1,271,873	-	282	1,271,591

Fair value measurement hierarchy for liabilities as at June 30, 2019 and December 31, 2018:

	Fair value measurement using							
	June 30, 2019			December 31, 2018				
	Quoted prices in active market (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total	Quoted prices in active market (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
	in € thousands							
Liabilities measured at fair value:								
Derivatives financial liabilities	930	-	930	-	524	-	524	-
	930	-	930	-	524	-	524	-

There have been no transfers between Level 1, Level 2 and Level 3 during 2019.

PRIMECITY INVESTMENT PLC

Condensed notes to the interim consolidated financial statements
for the six-month period ended June 30, 2019

6. INVESTMENT PROPERTY

	Six months ended June 30	Year ended December 31
	2019	2018
	Unaudited	Audited
	in € thousands	
Balance as at the beginning of the reporting period / year	1,271,591	1,222,000
Initial application of IFRS 16, see note 4	3,791	-
Restated balance as at the beginning of the reporting period / year	1,275,382	1,222,000
Acquisitions of investment property and investment in capex during the reporting period/year, net	19,724	25,681
Fair value adjustments	24,833	23,910
Balance as at the end of the reporting period / year	1,319,939	1,271,591

7. RELATED PARTY TRANSACTIONS

The Group is controlled by Aroundtown SA, incorporated in Luxembourg, which indirectly holds 98.6% of the Company's shares.

The transactions and balances with related parties are as follows:

	Six months ended June 30,	
	2019	2018
	in € thousands	
Asset management services income	728	498
Interest on loans from shareholders and other related companies	(3,022)	(2,928)
Rental and operating expenses to related party	(36)	(71)
	June 30	December 31
	2019	2018
	in € thousands	
Loans from shareholders and related companies (*)	196,701	173,852

(*) Presented as part of the other non-current liabilities in the interim consolidated statement of financial position.

8. COMMITMENTS

The Group had no significant commitments as at June 30, 2019.

9. CONTINGENT ASSETS AND LIABILITIES

The Group had no significant contingent assets or liabilities as at June 30, 2019.

10. EVENTS AFTER THE REPORTING PERIOD

No significant events occurred after the reporting period.

11. AUTHORISATION OF CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

These condensed interim consolidated financial statements were authorized for issuance by the Company's Board of Directors on October 8, 2019.