

HB REAVIS REAL ESTATE SICAV-SIF

**Combined Consolidated Financial Statements
31 December 2016**

Contents

Report of the General Partner	1
AUDIT REPORT	13
COMBINED CONSOLIDATED FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 DECEMBER 2016	
Combined Consolidated Statement of Financial Position	15
Combined Consolidated Statement of Comprehensive Income	16
Combined Consolidated Statement of Changes in Net Assets Attributable to the Holders of Shares	17
Combined Consolidated Statement of Cash Flows	18
Notes to the Combined Consolidated Financial Statements	
1 The HB REAVIS REAL ESTATE SICAV-SIF Group and its Operations	19
2 Summary of Significant Accounting Policies	21
3 Critical Accounting Estimates, and Judgements in Applying Accounting Policies	28
4 Adoption of New or Revised Standards and Interpretations	29
5 New standards and interpretations not yet adopted	29
6 Redeemable Shares	32
7 Distributions Payable	33
8 Balances and Transactions with Related Parties	33
9 Investment Property	36
10 Trade and Other Receivables	37
11 Non-current Assets Held for Sale	38
12 Cash and Cash Equivalents	39
13 Borrowings	40
14 Trade and Other Payables	41
15 Rental and Similar Income from Investment Properties	41
16 Direct Operating Expenses for Investment Properties	42
17 Other operating Expenses	42
18 Income Taxes	42
19 Disposal of subsidiaries	43
20 Financial Risk Management	44
21 Fair Value Estimation	47
22 Reconciliation of Classes of Financial Instruments with Measurement Categories	49
23 Events after the reporting date	50
24 Detailed Combined Consolidated Statement of Financial Position and Comprehensive Income	51

The Board of Managers of the General Partner of HB Reavis Real Estate SICAV-SIF (the "Fund") is pleased to present its annual report together with the audited combined consolidated financial statements for the year ended 31 December 2016 of the Fund.

1 Incorporation

The Fund was established in Luxembourg on 25 May 2011 for an unlimited duration and is governed by the Luxembourg law dated 13 February 2007, as amended relating to specialized investment funds and the European Alternative Investment Fund Managers Directive 2011/61/EC ("AIFMD") which has been implemented in Luxembourg by the law of 12 July 2013 on alternative investment fund managers ("AIFM Law"). On 22 February 2016 the General Partner decided about the conversion of the Fund into a UCI Part II fund under the 2010 Law.

The Fund is within the scope of the AIFM Law and qualifies as an Alternative Investment Fund ("AIF").

The General Partner of the Fund, HB Reavis Investment Management S.à r.l. (the "General Partner") is a limited liability company organised under the laws of Luxembourg (registration number B 161.176) having its registered office at 20, rue de la Poste, L-2346 Luxembourg.

On the aforementioned date, the General Partner launched the Fund as well as its first Sub-Fund named HB Reavis CE REIF (hereafter "Sub-Fund A" or "CE REIF").

Second Sub-Fund named HB Reavis Global REIF (hereafter "Sub-Fund B" or "Global REIF") was launched on 15 September 2015.

The General Partner has appointed Luxembourg Investment Solutions S.A. on 20 August 2014 to act as an Alternative Investment Fund Manager ("Investment Manager", "LIS" or "AIFM") in accordance with the provisions of the AIFM Law. Luxembourg Investment Solutions S.A. is a limited liability company organised under the laws of Luxembourg, having its registered office at 5, rue Heienhaff, L-1736 Senningerberg, Luxembourg and authorized by the Luxembourg financial services supervisory authority, Commission de Surveillance du Secteur Financier ("CSSF") to exercise the activity as Alternative Investment Fund Manager in accordance with Chapter 2 of the AIFM Law. On 22 February 2016 the General Partner decided to replace LIS as AIFM by Crestbrige Management Company S.A., subject to approval by the CSSF of the new Prospectus.

HB Reavis IM Advisor Ltd. has been appointed as the Investment Advisor (the "Investment Advisor") of the Fund and its Sub-Funds. The Investment Advisor advises the Investment Manager, and where applicable the General Partner with regard to strategic asset allocation between the countries and sectors within the real estate, and in respect of appropriate funding strategies regarding expected macro-economics development. The Investment Advisor also provides advisory in respect of searching and identification of the real estate assets to be acquired and/or disposed by the Fund and provides support in the execution of acquisition and disposal transactions, as well as financing arrangements.

Citco REIF Services (Luxembourg) S.A. has been appointed as the domiciliary agent, registrar and transfer agent as well as administrative agent (the "Central Administrator"). The Central Administrator is responsible for the general administrative functions of the Fund required by Luxembourg law and, as the case may be, for processing the issue and redemption of Shares, the calculation of the Net Asset Value of the Shares of each Sub-Fund in the Fund, and the maintenance of accounting records for the Fund in compliance with the requirements of the AIFM Law.

Citco Bank Nederland N.V. Luxembourg Branch, with registered office at 20, rue de la Poste, L-2346 Luxembourg has been appointed to provide Depositary services required under Luxembourg law. The Depositary mainly safe keeps the Fund's assets, monitors cash flows, manages Investor's subscription payments and performs Custody of financial instruments.

TPA Horwath Valuation Services s.r.o., having its registered office at Antala Staška 2027/79, 140 00 Prague 4, Czech Republic, registered with the Commercial Register of the Metropolitan Court in Prague, section C, under number 151055, has been appointed as the external independent valuer (the "External Valuer") of the Fund and its Sub-Funds. The External Valuer shall perform the valuation function for the Fund as External Valuer pursuant to the article 17(4) of the AIFM Law.

Throughout the financial year, all properties owned by the Fund or by its affiliated real estate companies were valued by one independent and well-known valuer; Jones Lang LaSalle, s.r.o., Astoria Palace, Hodzovo namestie 1/A, 811 06 Bratislava, Slovakia ("Independent Valuer").

2 Principal activities of the Fund

2.1. CE REIF Sub-Fund

While there will be no specific country or real estate segment restrictions posed, CE REIF Sub-Fund will mainly invest in the Central European region as Slovakia, the Czech Republic, Poland and Hungary in commercial real estate assets.

The office segment investments are restricted to A-class properties located in central business districts of capital cities in Slovakia, the Czech Republic and Hungary. In Poland however, both, capital and regional cities are eligible for investments in the office segment. The retail segment investments will be made in both capital and regional cities in the entire Central European region. Investments in logistic properties will be restricted to attractive and strategic locations only.

The Sub-Fund seek to maximize the value via investing in properties which in the past proved to bear characteristics of a prime-commercial real estate property which as such implies to have a top-tier tenants portfolio being located in prime or strategic locations and soundly built from both technical and architectural point of view. The Sub-Fund seeks to enhance value of properties by contracting an excellent lease management in order to maximize property income.

2.2. Global REIF Sub-Fund

While there will be no specific country or real estate segment restrictions posed, Global REIF Sub-Fund will mainly invest in commercial real estate assets located in EU countries and Turkey.

The office segment investments are focused mainly on properties located in business districts of capital and regional cities in the EU countries and Turkey, but without any specific location restriction. The retail segment investments will be made in both capital and regional cities of EU countries and Turkey. Investments in logistic properties will be restricted to attractive and strategic locations in EU countries and Turkey.

In case of "core" investments, the Sub-Fund seeks to maximize the value via investing in properties which in the past proved to bear characteristics of a prime-commercial real estate property which as such implies to have a top-tier tenants portfolio being located in prime or strategic locations and soundly built from both technical and architectural point of view. The Sub-Fund seeks to enhance value of properties by contracting an excellent lease management in order to maximize property income.

3 Risks and uncertainties

An investment in the Fund involves certain risk factors and considerations relating to the Fund's structure and investment objectives.

3.1. Nature of investments in the Fund

The Fund is not intended for short-term investment and the Fund's investment objective and policy assumes that Shares will be held for an extended period. There can be no assurance that the Fund will achieve its investment objective or that the Investor will receive any return on or of his invested capital. Past performance is not a guarantee of future results.

3.2. Nature of investments in real estate

The investments are subject to the risks incident to the ownership and operation of commercial and multi-family residential real estate, including, but not limited to, risks associated with the general economic climate, local real estate conditions, competition from other real estate companies, the ability of the third party property managers to manage and lease the properties, unavailability of mortgage funds or fluctuations in the interest rates that may render the sale of a property difficult, the financial condition of tenants, buyers and sellers of properties, changes in real estate tax rates, energy prices and other operating expenses, the imposition of rent controls, energy and supply shortages, environmental risk, various uninsured or uninsurable risks, government regulations, fluctuations in interest rates, unemployment, inflation, local recessions or other economic events. These risks, either individually or in combination may cause either a reduction in the income or an increase in operating and other costs, which may materially affect the financial position and returns of specific Fund investments and the Fund generally.

3.2.1. Acquisition Risks

Acquisitions of real estate investments include risks that investments may not perform in accordance with expectations and that anticipated costs of improvements to bring an acquired property up to the standards established for the market position intended for that property may exceed budgeted amounts, as well as general investment risks associated with any new real estate investment.

3 Risks and uncertainties (Continued)

3.2.2. Abort Costs

The nature of real estate acquisitions and disposals may mean that considerable expense may be incurred without the completion of an acquisition, disposal, financing or leasing of a real estate property. For example, the Fund may incur costs on undertaking due diligence and obtaining environmental and other reports in relation to potential acquisitions that do not proceed. In addition, conditions precedent may not be satisfied and transactions may be aborted after material expense has been incurred. All such expenses will be payable by the Fund and will reduce the returns that would otherwise be received by an investor.

3.2.3. Insurance Risks

The Fund intends to maintain comprehensive insurance on its real estate property, including physical loss or damage, business interruption and public liability in amounts sufficient to permit replacement in the event of a total loss, subject to applicable deductibles and availability of insurance on commercially reasonable terms and conditions. The Fund will endeavor to obtain coverage of the type and in the amount customarily obtained by owners of properties similar to its real estate property. There are certain types of losses, however, generally of a catastrophic nature, such as earthquakes, floods and hurricanes and terrorism that may be uninsurable or not economically insurable. Inflation, changes in building codes and ordinances, environmental considerations, provisions in loan documents, encumbering properties that have been pledged as collateral for loans, and other factors might make it economically impractical to use insurance proceeds to replace a property if it is damaged or destroyed. Under such circumstances the insurance proceeds received by the Fund, if any, might not be adequate to restore the Fund's investment with respect to the affected property.

3.2.4. Property Taxes

Real estate property owned by the Fund is likely to be subject to property taxes when acquiring and during ownership of that asset in the country that the asset is held. Such taxes may increase as tax rates change and as the properties are assessed or reassessed by taxation authorities. Also refer to the information set out under the heading "Taxation" in this section and Section: "Tax Status".

3.2.5. Environment Liability

The Fund may be liable for the costs of removal or remediation of hazardous or toxic substances located on or in a property investment held by the Fund. The costs of any required remediation or removal of such substances may be substantial. The presence of such substances, or the failure to remediate such substances properly, may also adversely affect the owner's ability to sell or lease the property or to borrow using the property as collateral. Laws and regulations may also impose liability for the release of certain materials into the air or water from a property, including asbestos, and such release can form the basis for liability to third persons for personal injury or other damages. Other laws and regulations can limit the development of and impose liability for the disturbance of wetlands or the habitats of threatened or endangered species.

Generally, the Fund will obtain environmental audits prior to the acquisition of properties to identify potential sources of contamination for which such properties may be responsible and to assess the status of environmental regulatory compliance. There can be no assurance, however, that such audits will reveal all environmental liabilities relating to an acquired property.

3.2.6. Financial Condition of Tenants

A tenant of acquired properties may experience, from time to time, a downturn in its business which may weaken its financial conditions and result in the failure to make rental payments when due. No assurance can be given that tenants will continue to make rental payments in a timely manner. The failure of tenants to meet rental obligations on the Fund's assets may adversely affect the Fund's operating cash flow and value of its investments.

3.2.7. Use of Valuations and Appraisals

The Fund uses external valuations in several contexts for determining an investment's market value, the Fund's Net Asset Value and Net Asset Value per share. Each of the Fund's real estate properties are valued by a qualified Independent Valuer externally at least once every twelve (12) months as at the end of each financial year and in addition investments may be valued externally before any acquisition or sale although a new valuation is not necessary if the sale of the property takes place within six (6) months after the last valuation thereof. An appraisal or a valuation is only an estimate of value and is not a precise measure of realisable value.

Ultimate realisation of the market value of a real estate asset depends to a great extent on economic and other conditions beyond the control of the General Partner, respectively the Investment Manager. Further, appraised or otherwise determined values do not necessarily represent the price at which a real estate investment would sold since market prices of real estate investments can only be determined by negotiations between a willing buyer and seller. Generally, appraisals will consider the financial aspects of a property; market transactions and the relative yield for an asset measured against alternative investments.

3 Risks and uncertainties (Continued)

Generally, valuations will be based on the discounted cash flows of the Fund's assets, but the income capitalization or replacement cost method may also be used provided that they result in an adequate valuation. If the Fund is to acquire or liquidate a particular real estate investment, the realised value may be more than or less than the appraised value or other valuation of such asset.

3.2.8. Illiquidity of investments

Although the Fund may, on occasion, acquire securities that trade publicly or that are issued by companies that have another class of securities that trade publicly, it is unlikely that there will be a public market for many of the investments held by the Fund. The direct, non-securitized real estate investments that will be held by the Fund will ordinarily require a substantial period of time to be liquidated in an orderly manner. There can be no assurance that there will be a ready market for each type of the Fund's real estate properties at the time it may be necessary to dispose of the same. There are substantial costs associated with the disposition of such investments, including, inter alia, sales brokerage and legal costs.

3.2.9. Limited Market for investor interests/restrictions on transfer of Shares

While the Investor will have the right to transfer his Shares to another party provided such party is a Well-Informed Investor and subject to certain other restrictions either pursuant to applicable laws, the articles of association or otherwise, there is not expected to be a liquid, secondary trading market for the Fund's Shares. For these reasons, the Investor will be required to bear the financial risks of their investment until redemption.

3.2.10. Currency risk

Investments of the Fund may be made in other currencies than the Euro and therefore be subject to currency fluctuations which affect the Net Asset Value of the Fund as defined in section 9 (Net Asset Value) of the Prospectus. Currencies of certain countries may be volatile and therefore may affect the value of securities denominated in such currencies, which means that the Fund's Net Asset Value could decline as a result of changes in the exchange rates between foreign currencies and the Euro. As detailed in the investment policy of the Fund, the currency risk will be mostly hedged, but there is no guarantee that the hedging will be successfully achieved.

3.2.11. Untimely Exits due to Redemptions

The ability of the Investor to redeem his Shares is described in the Prospectus and summarized in the section "Redemption of Shares" below. Where redemptions are permitted, the Investor will be entitled to such redemptions as soon as is practicable in all the circumstances. However redemption requests will be satisfied in any event within three years of the request being made. Accordingly, this may mean that the General Partner may be forced to sell or encumber assets belonging to the Fund earlier than planned and on terms and subject to conditions that are worse than planned or under market value to satisfy such redemption requests, and such action may negatively impact on the performance of the Fund. For the avoidance of doubt, redemptions will be done at the Net Asset Value at the time of the most recent Valuation Day and not at the time the redemption request is received.

3.2.12. Reliance on real estate manager

The Fund's success will depend largely on the services of its officers, employees and agents, and, in part, on the continuing ability of the involved parties to hire and retain knowledgeable personnel. There can be no assurance that the General Partner, respectively the Investment Manager will be able to retain the employees who may be critical to the performance of its obligations or to implement successfully the strategies that the Fund intends to pursue. There can also be no assurance that the strategies that the General Partner wishes to pursue in this regard will result in a profit for the Fund.

3.2.13. Newly Formed Entity

The Fund is a "société d'investissement" à capital variable. There can be no assurance that the General Partner, respectively the Investment Manager will achieve the Fund's investment objective notwithstanding the performance of any or all of the foregoing or their respective affiliates or principals in other transactions including, without limitation, arrangements similar in nature to the Fund. Given the factors as described in this section, there exists a possibility that an investor could suffer a substantial or total loss as a result of an investment in the Fund.

3.2.14. Use of Leverage

The Fund may incur mortgage and other debt (subject to certain limits as outlined in the Prospectus and the articles of association) to finance the acquisition of properties, restructure existing debt, enhance returns and for other operational cash flow requirements. Market fluctuations may decrease the availability and increase the cost of debt finance.

The use of leverage increases the exposure of investments to adverse economic factors such as rising interest rates, economic downturns or deteriorations in the condition of a real estate investment or its market. If a real estate investment is unable to generate sufficient cash flow to meet principal and interest payments on its indebtedness, the value of the Fund's equity investments in such real estate could be reduced or even eliminated.

3 Risks and uncertainties (Continued)

3.2.15. Interest Rate and Hedging Risks

The Fund's performance may be affected adversely if it fails to limit the effects of changes in interest rates on its operations by employing an effective hedging strategy, including engaging in interest rate swaps, caps, floors and other interest rate contracts, and buying and selling interest rates futures and options on such futures. Should the Fund so elect (and it will be under no obligation to do so), the use of these derivative instruments to hedge a portfolio of investments carries certain risks, including the risks that losses on any hedge position will reduce its earnings and the proceeds available for distribution to the Investor, and indeed, that such losses may exceed the amount invested in such derivative instruments. There is no perfect hedge for any investment, and a hedge may not perform its intended purpose of offsetting losses on a given Investment.

3.2.16. Distributions

The Fund depends on payments it receives from its subsidiaries, properties or other investments held directly in order to make distributions to the Investor. The timing of and the ability of certain Subsidiaries to make payments may be limited by applicable law and regulations.

3.2.17. Conflicts of Interest

The corporate relationships between the Fund, the entity at the origin of the Fund, the General Partner, the Investment Manager, the Investment Advisor and their respective affiliates may present conflicts of interest regarding the structuring of transactions, the terms of the investments and other services provided to the Fund by any of its service providers. For example, unless otherwise disclosed in this Prospectus, any such party may promote, manage, advise, sponsor or be otherwise involved in further collective investment schemes. In particular, there could arise conflicts relating to the allocation of investment opportunities between the Fund and other clients of each of these parties. The Fund intends to continue to pursue transactions even where conflict exists. While the General Partner will take steps to alleviate such conflicts of interests, such conflicts will not be eliminated.

In the event that the General Partner and the Investment Manager or the Investment Advisor or any of its officers or employees or Board members or Investment Committee members has in any transaction of the Fund an interest different from the interests of the Fund, such entity/person shall make known to the General Partner and the Investment Manager such conflict of interest in accordance with Luxembourg law and shall not conclude such transaction and such manager's or officer's interest therein shall be reported to the next meeting of the Board of Directors of the General Partner and the Investment Manager. No such instances were reported during 2016.

3.2.18. Lack of diversification

The Fund may diversify its portfolio by investing in one or more real estate property types in accordance with its investment and operating criteria, however, subject to these limits, investments by the Fund may be weighted to certain property types and in certain geographic markets and there can be no guarantees as to the diversification of the Fund's assets. Events that impact a specific Fund investment, a specific property type held by the Fund or a region in which the Fund has assets may have a material impact on the Fund's performance.

3.2.19. Recourse to the Fund's Assets

As a Specialized Investment Fund, the Fund is reserved to Well Informed Investors who must be aware of the risks attaching to the investment in an undertaking for collective investment investing in real estate such as the Fund and accept that they will have recourse only to the Fund's assets as these will exist at any time.

The Fund's assets, including any investments made by the Fund and any funds held by the Fund, are available to satisfy all liabilities and other obligations of the Fund. If the Fund (as opposed to a subsidiary) becomes subject to a liability, parties seeking to have the liability satisfied may have recourse to the Fund's assets generally and may not be limited to any particular asset, such as the asset representing the investment giving rise to the liability. If a subsidiary (as opposed to the Fund) becomes subject to a liability, parties seeking to have the liability satisfied may only have recourse to that particular subsidiary's assets generally.

3.2.20. Investments in Partnerships and Other Entities

The Fund may make investments in other entities and enter into partnerships or joint ventures with any person (including the General Partner and its affiliates) after ensuring that it can realise the investments within an appropriate period of time and it is in the Fund's best interests to do so. The Fund may co-invest and the assets in relation thereto may not be as liquid as the assets directly held by the Fund in the absence of such co-investment. Generally co-investment will be made at the level of the jointly held subsidiary holding the asset (also referred to above as the property companies). Such investments may involve risks not present in direct property investment, including for example, the possibility that a co-venture or partner of the partnership might become bankrupt, or may at any time have economic or business interests or goals that are inconsistent with those of the Fund, or that such co-ventures or partners may be in a position to take action contrary to the Fund's investment objectives. In addition, the Fund may be liable for actions of its co-ventures or partners. While the General Partner, respectively the Investment Manager and all other involved parties will take all reasonable steps to review the qualifications and previous experience of any proposed co-ventures or partners, it does not expect in all cases to obtain financial information from, or to undertake private investigations with respect to, prospective co-ventures or partners.

3 Risks and uncertainties (Continued)

3.2.21. Increased Competition

The Fund will engage in a business that becomes increasingly competitive as more investors enter the market. The decline in the number or size of assets being offered for sale may adversely affect the Fund's ability to achieve its investment objectives. While the General Partner and the Investment Manager believe that attractive investments of the type in which the Fund intends to invest are currently available, there can be no assurance that such investment opportunities will be available or that then available investments will meet the Fund's investment and operating criteria.

3.2.22. Taxation

An investment in the Fund involves a number of complex tax considerations including taxation of subsidiaries and of distributions and dividends paid across national boundaries. Changes in tax legislation in any of the countries in which the Fund will have investments, or changes in tax treaties negotiated by those countries, could adversely affect the returns from the Fund to the Investor. No assurance can be given on the actual level of taxation suffered by the Fund. The Investor should consult his own tax adviser on the tax implications for them of investing, holding and disposing of Shares and receiving distributions in respect of Shares in the Fund.

3.2.23. Changes in applicable law

The Fund must comply with various legal requirements, including requirements imposed by the securities laws and companies' laws in various jurisdictions, including Luxembourg. Should any of those laws change over the term of the Fund, the legal requirements to which the Fund and the Investor may be subject could differ materially from current requirements.

3.2.24. Monthly Valuation

The Central Administrator calculates the Net Asset Value per share for the purposes of issues and redemptions on each Regular Valuation Day and Valuation Day prescribed by the Investment Manager. The External Valuer performs monthly review of NAV calculation. In addition, but for information purposes only, the Central Administrator may publish a monthly Net Asset Value per share on such days as it shall prescribe. For the purposes of this monthly Net Asset Value, the General Partner will use the most recent available Net Asset Value calculated on a Valuation Day adjusted to take into account its estimate of accruals of income and expenses and assets and liabilities since such Valuation Day up to the prescribed day.

The subscriptions and redemptions are accounted for in line with the Prospectus on the basis of the net assets of the Sub-Fund as accounted for under International Financial Reporting Standards ("IFRS") adjusted for certain items, as recommended by INREV guidelines.

3.3. Risks associated with the terms and conditions of the Fund

3.3.1. Limitations on the redemption and transfer of Shares

Prospective investors should not invest unless they are prepared to retain their investment until the Fund/Sub-Funds may terminate. Investor Shareholders may not be able to redeem their Shares and there will be no active secondary market for the Shares.

No Investor Shareholder may transfer its Shares in the Fund, including the obligation to meet capital calls, to another existing or prospective investor without the written consent of the General Partner. The Investor Shareholder wishing to transfer interests in the Fund will be responsible for all costs associated with any attempted or realised transfer.

3.3.2. Illiquidity of the Fund's investments

The investments of the Fund generally will be long-term and highly illiquid. As a result, the Fund will not have control over when it will have assets to distribute.

3.3.3. Dilution from subsequent closings

Investor Shareholders subscribing for Shares in the Fund at Subsequent Closings will participate in existing investments of the Fund, diluting the interest of existing Investor Shareholders. Although these New Investor Shareholders will contribute their prorata Shares of previously made capital calls (plus an additional amount relating to the cost of money previously contributed by earlier Investor Shareholders), there can be no assurance that this payment will reflect fair value of the Fund's existing investments at the time the new Investor Shareholders subscribe for Shares in the Fund.

3.3.4. Serious consequences for shareholders of their own failure to meet a capital call by the Fund

Failure to pay to the Fund any amount required to be paid under a draw down notice is subject to substantial penalties, over which the General Partner has significant discretion, including removal of entitlement to distributions, the entitlement to vote as an Investor Shareholder and accrual of interest on unpaid amounts. In the case of a failure to pay, further sanctions include forced transfer to other Investor Shareholders and redemption by the Fund at a price equal to seventy five per cent (75 %) of the lesser of funded Commitments and the Net Asset Value of the Shares which may not be received until the end of the term of a Fund.

3 Risks and uncertainties (Continued)

3.3.5. Failure by other investor shareholders to meet a capital call of the Fund

Failure by an Investor Shareholder to meet a capital call could result in the Fund defaulting on a funding obligation to an investment or reduce the number of investments the Fund may make.

3.3.6. Investor shareholders bear the cost of all fees and expenses

In addition to the General Partner Fees, Investor Shareholders will also pay other expenses of the Fund including abort fees, introduction and transaction fees, and third party advisers' fees. This may result in a higher expense for Investor Shareholders than if Investor Shareholders invested directly in the underlying assets of the Fund.

3.3.7. The Fund may distribute illiquid securities in kind

The General Partner will have the authority to make in-kind Distributions at any time under the conditions provided in Chapter "Distribution Policy". Even if the General Partner does not make such Distributions during the Fund's term, certain investments may not be able to be liquidated at the end of the Fund's term, even if extended as permitted by the Prospectus and Articles of Association. In such cases there may be in-kind Distributions by the Fund of interests in these investments to Investor Shareholders, all of which are likely to be highly illiquid. There can be no assurance that any Investor Shareholder will be able to dispose of these investments or that the value of these investments as determined by the General Partner in connection with the determination of Distributions will be realised.

3.3.8. Compulsory redemption of shareholder's Shares

The General Partner is entitled to redeem the Investor Shareholders' holding if the General Partner determines in its sole discretion that the Investor Shareholder is or has become ineligible as an investor or that the continued participation of the Investor Shareholder in the Fund may adversely affect the Fund. Such compulsory redemption may cause the Investor Shareholder to realize a materially lower return than would be the case if the Investor Shareholder did not suffer a compulsory redemption.

3.4. Other risks

3.4.1. Hedging instruments may adversely affect overall performance

The Fund and its investments may choose to engage in transactions designed to reduce the risk or to protect the value of their assets, including securities and currency hedging transactions. These hedging strategies could involve a variety of derivative transactions, including transactions in forward, swap or option contracts or other financial instruments with similar characteristics, including forward foreign currency exchange contracts, currency and interest rate swaps, options and short sales (collectively "Hedging Instruments"). Hedging against a decline in the value of a portfolio position does not eliminate fluctuations in the values of portfolio positions or prevent losses if the value of those positions decline, but establishes other positions designed to gain from those same developments, thereby offsetting the decline in the portfolio positions' value. While these transactions may reduce the risks associated with an investment, the transactions themselves entail risks that are different to those of the investment. The risks posed by these transactions include interest rate risk, market risk, risk that these complex instruments and techniques will not be successfully evaluated, monitored and/or priced, counterparty risk, liquidity risk and leverage risk. Changes in liquidity may result in significant, rapid and unpredictable changes in the prices for derivatives. Thus, while the Fund and its investments may benefit from the use of Hedging investments, unanticipated changes in interest rates, securities prices or currency exchange rates may result in poorer overall performance for the Fund and its investments than if they had not used those Hedging Instruments.

Moreover, it may not be possible to hedge against a currency exchange rate, interest rate or public security price fluctuation that is so widely anticipated that the Fund and its investments are not able to enter into a hedging transaction at a price sufficient to protect them from the decline in the value of the portfolio position anticipated as a result of the fluctuation. The success of hedging transactions will be subject to the ability to correctly predict movements in and the direction of currency exchange rates, interest rates and public security prices. In addition, the degree of correlation between price movements of the instruments used in a hedging strategy and price movements in the portfolio positions being hedged may vary. Moreover, for a variety of reasons, the Fund and its investments may not seek to establish a perfect correlation between Hedging Instruments and the portfolio positions being hedged. This imperfect correlation may prevent the Fund and its investments from achieving the intended hedge or exposure to risk of loss. The making of short sales exposes the Fund and its investments to the risk of liability for the market value of the security that is sold, which is an unlimited risk due to the lack of upper limit on the price to which a security may rise. In addition, because the Fund may hold securities indirectly through underlying investment fund, there can be no assurance that securities necessary to cover a short position will be available for purchase in addition, it is not possible to hedge fully or perfectly against currency fluctuations affecting the value of securities denominated in currencies different from the Sub-Fund currency because the value of those securities is likely to fluctuate as a result of independent factors not related to currency fluctuations. Currency hedging instruments may not be available in certain currencies or may not have a duration that matches the long term nature of the underlying principal investment. The ability to trade in or exercise options may be restricted in the event that trading in the underlying securities becomes restricted. In addition, these types of hedge transactions also limit the opportunity for gain if the value of the portfolio position should increase.

3 Risks and uncertainties (Continued)

The successful use of these hedging strategies depends upon the availability of a liquid market and appropriate Hedging Instruments and there can be no assurance that the Fund and its investments will be able to close out a position when deemed advisable by the Investment Manager(s). No assurance can be given that a liquid market will exist for any particular futures contract at any particular time. Hedging transactions also involve additional costs and expenses, which may adversely affect the overall performance of the Fund and its investments. There can be no assurance that the Fund and its investments will engage in hedging transactions at any given time or from time to time, or that these transactions, if available, will be effective.

Where Shares are issued in classes of more than one currency, the effect of a movement in the reference currency of one of the classes relative to another may result in differential levels of investment, with the result that a greater proportion of the Commitment of investors in one class may be called than that of those in the other(s).

3.4.2. Tax risks

Investments in the Fund may involve tax risk. Investors are strongly advised to consult with their tax advisers to determine the nature of these tax risks, if any.

3.4.3. Dependence on the Investment Manager(s) relationship

All decisions relating to the general management of the Fund will be made by the General Partner and the decisions relating to the portfolio and risk management by the appointed, then by the Investment Manager or its agents. All investment decisions with respect to the assets of the Sub-Funds will be taken by the Investment Manager. The investment performance of the Fund depends largely on the ability of the Investment Manager.

3.4.4. Early liquidation of the Fund

In the event of the Early Liquidation of the Fund, the Fund will distribute to the Investor Shareholders their pro-rata interest in the assets of the Fund. The securities and other interests in other Sub-Funds' investments will be sold by the Fund or distributed to the Investor Shareholders. It is possible that at the time of such sale or redemption certain investments held by the Fund may be worth less than the initial cost of the investment, resulting in a loss to the Fund and to its Investor Shareholders. Moreover, in the event the Fund liquidates prior to the complete amortization of organizational expenses, any unamortized portion of such expenses will be accelerated and will be debited (and thereby reduce) amounts otherwise available for Distribution to Investor Shareholders.

3.5. Actual exposure of the Fund to the price risk, credit risk, liquidity and cash flow risk

Actual exposure of the Fund to the price risk, credit risk, liquidity and cash flow risk is in more detail described in the notes to the Group combined consolidated financial statements (Note 20 - Financial Risk Management).

4 Supplementary Information according to AIFMD

4.1. Remuneration

The Remuneration Policy of Luxembourg Investment Solutions S.A. ("the AIFM") complies with the amended Law of Luxembourg Act of 12 July 2013 on Alternative Investment Fund Managers and the ESMA guidelines on sound remuneration policies from 11 February 2013 and to the extent that is appropriate to its size, internal organization and the nature, scope and complexity of its activities.

Respecting the size, structure and especially the strategy of the company as a third party AIFM (the AIFM does not benefit from carried interest) and a non-existing interest for risk takers in short term gains. Luxembourg Investment Solutions S.A. applies section VII of the ESMA Guidelines on sound remuneration policies under the AIFMD ("Guidelines on proportionality").

Luxembourg Investment Solutions S.A. applies amongst others the following qualitative and quantitative criteria for performance measurement: contribution to the development of the company; compliance with internal rules and procedures, systems and controls; performance in comparison to predefined goals (depending on job profile); the performance of the business unit in which the individual works and the overall results of the AIFM and the market situation / economic environment during the course of the year.

For employees engaged in control processes and who are independent from the business units they oversee, they will be compensated in accordance with the achievement of the objectives linked to their functions only.

The Board of Directors of the AIFM has the responsibility for the execution, review and supervision of the application of the company's Remuneration Policy as well as for the reporting to the Money Laundering Reporting Officer.

4 Supplementary Information according to AIFMD (Continued)

Table I: Proportion of the total remuneration of the staff of the AIFM indicating the number of beneficiaries, as of 31 December 2016.

	Number of Beneficiaries	Fixed Remuneration in % of total	Variable Remuneration in % of total	Carried Interest paid in % of total	Total Remuneration*
Staff**	60	0.7%	0.4%	0%	4,377,922
Thereof Senior Management***	8	0.4%	0.7%	0%	2,180,295
Thereof Risk Takers****	12	0.4%	0.7%	0%	2,380,535

Number of funds as of 31/12/2016

86

The table shows the proportion of the total remuneration of the staff of the AIFM attributable to the AIF, indicating the number of beneficiaries.

The allocation or breakdown has been provided on the following basis.

The remuneration of all staff was divided by the number of Funds under Management. The result was divided through the total remuneration of all staff.

* The total remuneration is the gross amount of all salaries, including employer social security contribution. It includes also all non-monetary benefits paid (such as e.g., car allowances, mobile phones or other fringe benefits) and variable remunerations which consists of bonus payments made to the employees. The total remuneration includes also salaries paid for work in the connection with the management of UCITS funds (Luxembourg Investment Solutions S.A. has a dual license and manages also UCITS funds).

** including Senior Managers and Risk Takers

*** dividends or similar distributions that partners received as owners of the AIFM are excluded

**** members of staff of the AIFM whose actions have a material impact on the risk profile of the AIF, including Senior Managers.

4.2. Material Changes in the information listed in article 23 AIFMD

4.2.1. Article 23 (1)b: Information on procedures - the Fund may change its investment strategy or investment policy

The General Partner remains with full authority to determine the investment policy of the Fund as set out in the Prospectus. The General Partner may at any time keep the investment policy implemented by the AIFM under review. The General Partner has a veto right over all investment and divestment decisions to be taken by the AIFM. The General Partner will exercise such right in the best interest of the Fund.

4.2.2. Article 23 (1)d: Information on Alternative Investment Fund Manager of the Fund

The Fund qualifies as an Alternative Investment Fund in accordance with article 1 (39) of the Luxembourgish Law of 12 July 2013 (AIFM Law). In order to comply with the AIFM Law the Fund has appointed Luxembourg Investment Solutions S.A. (LIS) as Alternative Investment Fund Manager.

LIS is a management company authorized by the Luxembourg financial services supervisory authority, Commission de Surveillance du Secteur Financier (CSSF) to exercise the activity as an Alternative Investment Fund Manager in accordance with Chapter 2 of the AIFM Law.

The duties of the AIFM are described in more detail in the Prospectus of the Fund, last updated in September 2015.

LIS's has its registered office at 5, rue Heienhaff, L-1736 Senningerberg, Luxembourg. For contacting LIS please visit <http://www.investment-solutions.lu/> or dial +352 263 456-1

4.2.3. Article 23 (1)d: Information on the Depository of the Fund

The Fund has appointed Citco Bank Nederland N.V. Luxembourg Branch as its depository in accordance with article 19 AIFM Law. The Fund has amended the Depository Agreement between Citco Bank Nederland N.V. and itself to include the new requirements on the depository function according to AIFM Law.

The duties of the Depository are described in more detail in the Prospectus of the Fund, last updated in September 2015.

4.2.4. Article 23 (1)d: Information on the External Valuer of the Fund

The TPA Horwath Valuation Services s.r.o. has been appointed as the Fund's External Valuer to perform the valuation function in accordance with article 17 AIFM Law.

The duties of the External Valuer are described in more detail in the Prospectus of the Fund, last updated in September 2015.

4 Supplementary Information according to AIFMD (Continued)

4.2.5. Article 23 (1)e: Information on the compliance with article 9 (7) AIFMD: coverage of potential professional liability risks

In order to cover potential professional liability risks resulting from AIFM's activities, LIS has additional own funds which are appropriate to the risks covered.

4.2.6. Article 23 (1)f: Information on delegated functions

LIS, as AIFM of the Fund is performing the risk management and the portfolio management function for the Fund without any delegates.

The Depository of the Fund has not delegated any safekeeping duties as regards to the assets of the Fund held in custody by the depository. The Depository has the right to delegate its functions relating to the safekeeping of Financial Instruments and the verification of ownership and the maintenance of a record with respect to Other Assets under the conditions provided in Art. 19 (11) AIFM law.

4.2.7. Article 23 (1)g: Information on valuation procedures and pricing methodology

TPA Horwath Valuation Services s.r.o., having its registered office at Antala Staška 2027/79, 140 00 Prague 4, Czech Republic, registered with the Commercial Register of the Metropolitan Court in Prague, section C, under number 151055, has been appointed by the Fund and the AIFM as an External Valuer. The External Valuer will perform the valuation function for the Fund in accordance with Article 17(4) of the Luxembourg AIFM law (2013 law).

For each net asset value calculation of the Fund, the External Valuer will assess the change in fair value of the investment properties to be applied in the calculation. In case of a considerable change in the value is anticipated, an Independent Valuation of the investment properties by an Independent Appraiser would be initiated to update the Fund's real estate assets valuation reports. The AIFM and the External Valuer are jointly maintaining a valuation policy and procedures to ensure proper valuation of Fund's assets.

As to the valuation of the investment property assets of the Fund, there are no changes to valuation methodology. The investment properties are valued at fair value, estimated on the income capitalization method, applying the discounted cash flow technique.

4.2.8. Article 23 (1)h: Information on liquidity risk management, including the redemption rights

As at December 2016 the AIFM is overseeing the liquidity risk management of the Fund.

The AIFM employs appropriate liquidity management methods and adopts procedures which enable it to monitor the liquidity risk of the Fund. The AIFM ensures that the investment and financing strategy, the liquidity profile, the distribution policy and the redemption policy are consistent with the Fund's liquidity needs.

4.2.9. Article 23 (1)i: Information on fees, charges, expenses

The remuneration of the Investment Manager is calculated on quarterly basis with a minimum annual fee of EUR 50,000. The calculation is based on the Fund's NAV. If the Fund's NAV is lower than EUR 100 million, remuneration equals to 0,08% of NAV. If the Fund's NAV is higher than EUR 100 million and lower than EUR 200 million, remuneration equals to 0,07% of NAV. If the Fund's NAV is higher than EUR 200 million, remuneration equals to 0,06% of NAV.

There is an additional fee due in case of notification of the Fund to the local authorities for distribution purposes: per country EUR 2,000.

The mentioned fees apply to both sub-funds.

4.2.10. Article 23 (1)j: Information on fair treatment of investors

The Investment Manager have established a conflict of interest policy for the Fund ensuring a fair treatment of investors. As prescribed by the Policy the Investment Manager maintains a Conflict of Interest Matrix, which describes any actual or potential conflict of interest arising and how such is managed.

4.2.11. Article 23 (1)l: Information on the procedure and conditions for the issue and sale of units or Shares

According to the AIFM law the Investment Manager needs to file with the CSSF a notification letter and acquire the authorities' approval for each country where the Shares of the Fund are to be distributed. The distribution prior notification is not allowed. As at 31 December 2015 the approvals of the CSSF have been received for the following three countries (Sub-Fund A): Slovak Republic, Czech Republic, Austria.

Sub Fund B will not be actively marketed.

4.3. Risk Management

In accordance with Article 21(4) and (5) of the AIFM Law, as complemented by Articles 108 and 109 of Commission Delegated Regulation (EU) No 231/2013 of 19 December 2012, alternative investment fund managers are required to provide investors with certain information in addition to the information which they receive pursuant to the Prospectus of the Fund. The form, nature, and complexity of the information provided herein may vary in future reports in accordance with legislative and regulatory requirements. LIS in its capacity as the AIFM of the Fund has established a risk management function that is functionally and hierarchically separate from its operating units and implements, subject to continuous improvements and regular (at least annual) review, adequate risk management systems in

4 Supplementary Information according to AIFMD (Continued)

order to identify, measure, manage, and monitor appropriately all risks relevant to the Fund investment strategy and to which the Fund is or may be exposed.

The relevant extract from the Investment Manager's report on principal risks and uncertainties faced by the Fund during the reporting period and the mitigating measures employed reads as follows:

Risk category	Main risks	Management and Mitigation
MARKET RISK	Changes in macro- and micro-economic environment impact the value of the portfolio assets	<ul style="list-style-type: none"> The Investment Advisor conducts a thorough pre-investment due diligence and risk analysis prior to each investment. Besides financial factors, non-financial factors (e.g. reputation, quality of management and operational factors) are taken into consideration HB Reavis CE REIF: As the start-up period of the Fund has ended in May 2015 and considering that the Fund currently has two investments larger than 30% of its assets (CBC I representing 36% of the assets and Aupark shopping centre representing 44% of the assets), the Fund is not compliant with CSSF circular 07/309. In August 2015, the CSSF has been informed by the AIFM about this issue and all planned mitigation measures to be taken by the Investment Advisor HB Reavis Global REIF: The Fund is currently in the investment period. Thus, the portfolio is not fully diversified. The AIFM analyses regularly key performance and risk indicators of the underlying assets
LIQUIDITY RISK	Liquidity short-fall relating to redemptions	<ul style="list-style-type: none"> The liquidity risk of the Fund is limited given that the redemption rights of investors are restricted as specified in the fund documents The AIFM manages the residual risk originating from redemption rights by employing appropriate liquidity management methods and adopting procedures, which enable it to monitor the liquidity risk of the Fund
CREDIT RISK/ COUNTERPARTY RISK	Loss incurred due to the failure of an obligor to meet his contractual obligations	<ul style="list-style-type: none"> The AIFM monitors the credit risk exposure regularly The AIF uses bank guarantees, financial deposits and other collateral as means of mitigation credit risk where possible
VALUATION RISK	Missing NAV reporting deadline or reporting of erroneous NAV due to not timely receipt of data for NAV calculation	<ul style="list-style-type: none"> The AIFM performs a due diligence on the valuation process as well as the central administrator in order to ensure independent and fair valuation and NAV calculation results
OPERATIONAL RISK	<ul style="list-style-type: none"> Payment flow/instructions not correctly executed Missing reporting deadlines (investors/regulator) due to missing data or inadequate schedule IT disruption 	<ul style="list-style-type: none"> The AIFM has implemented a corporate calendar The AIFM is performing delegation monitoring on outsourced functions regularly The AIFM has implemented policies, operating manuals, sound procedures and several layers of controls
COMPLIANCE RISK	Non-compliance with Luxembourg fund regulations, PPM, LPA and other legal documents	<ul style="list-style-type: none"> The AIFM has implemented a corporate calendar The AIFM has a dedicated compliance function and is monitoring on an on-going basis legal and regulatory developments The AIFM checks potential transactions with respect to compliance with regulations a fund documentation
EXCHANGE RATE RISK	FX risk between assets in foreign currency and the fund's base currency	<ul style="list-style-type: none"> The AIFM considers foreign exchange risk to be a potential exposure to the Fund's assets as investments may be influenced by currency fluctuations stemming from currencies different from the respective subfund's base currency.

5 Review of developments, position and performance of the Fund's business

5.1. CE REIF Sub-Fund

Sub-Fund acquired 100% share in a holding company Aupark Hradec Králové Bidco s.r.o. which owns one (1) SPV with one (1) investment property during financial year 2016:

- Aupark Hradec Králové

Sub-Fund disposed 100% share in four (4) separate SPVs consisting of three (3) separate investment properties during financial year 2016:

- Aupark Piešťany, Logistické centrum Malý Šariš and Logistické centrum Svätý Jur

The portfolio of the CE REIF Sub-Fund consists of four (4) investment properties; two (2) of them are held through a separate SPV, CBC I and CBC II are held in one SPV, the Fund holds 100% in all four (4) SPVs:

- Aupark Hradec Králové, CBC I & CBC II and Union building

The Sub-Fund's capital growth through its investments is measured by changes in Net Assets Attributable to the Holders of Shares ("net assets"). At 31 December 2016, the Sub-Fund's net assets amount to EUR 79.7 million (2015: EUR 61.9 million). This increase is the net effect of Shareholders' capital subscriptions during the year 2016 of EUR 19.4 million (2015: EUR 52.4 million), redemptions of Shares of EUR 5.0 million (2015: 2.3 million), distributions to the Holders of Shares of EUR 4.0 million (2015: 3.3 million), the increase in the properties' fair value by EUR 5.2 million (2015: decrease by EUR 1.5 million), the rental and operating income realized during the year of EUR 12.1 million (2015: EUR 14.3 million), other related operating income of EUR 1.0 million (2015: nil) the administration and running expenses of EUR 5.7 million (2015: EUR 1.5 million), the projects' finance related expenses of EUR 5.8 million (2015: EUR 6.2 million) and related development and administration expenses of EUR 3.4 million (2015: EUR 2.8 million).

5.2. Global REIF Sub-Fund

Sub-Fund acquired 100% share in two (2) separate SPVs consisting of two (2) separate investment properties during financial year 2016. The portfolio of the Global REIF Sub-Fund consists of:

- Apollo Business Center III and Apollo Business Center V

Entities acquired were subsequently part of legal mergers (HoldCo I a. s. merged with Apollo Business Center III a.s. and HoldCo II a.s. with Apollo Business Center V a. s.) during year 2016. There was no disposal of investment property in 2016.

The Sub-Fund's capital growth through its investments is measured by changes in Net Assets Attributable to the Holders of Shares ("net assets"). At 31 December 2016, the Sub-Fund's net assets amount to EUR 52.8 million (2015: EUR 0.6 million). This is the net effect of Shareholders' capital subscriptions during the year 2016 of EUR 51.0 million (2015: EUR 0.8 million), the increase in the properties' fair value by EUR 0.4 million (2015: nil), the rental and operating income realized during the year of EUR 7.7 million (2015: nil), other related operating income of EUR 0.2 million (2015: nil) the administration and running expenses of EUR 1.4 million (2015: EUR 0.2 million), the projects' finance related expenses of EUR 4.8 million (2015: nil) and related development and administration expenses of EUR 0.9 million (2015: nil).

6 Futurs developments

CE REIF Sub-Fund plans to continue its investment program in 2017 investing in the Central European region. Global REIF Sub-Fund plans to continue its investment program in 2017 investing in the region of EU and Turkey.

7 Events after the date of the statement of financial position

The Commission de Surveillance du Secteur Financier of Luxembourg has agreed on 9 March 2017 with the conversion of the Fund into an UCI Part II fund under the amended 2010 Law and to the replacement of LIS by Crestbridge Management Company S.A. as AIFM.

Apart from the above stated, there were no other material events which occurred after the end of the reporting period which have a bearing on the understanding of these combined consolidated financial statements.

For and on behalf of the General Partner acting in its own name but for the account of the Fund


Peter Grafic
Manager


George Leslie
Manager


Neil F. Ross
Manager

Luxembourg, 7 April 2017



Audit report

To the Shareholders of
HB Reavis Real Estate SICAV-SIF

We have audited the accompanying combined consolidated financial statements of HB Reavis Real Estate SICAV-SIF and of each of its sub-funds, which comprise the consolidated statement of financial position as at 31 December 2016 and the consolidated statement of comprehensive income, the consolidated statement of changes in net asset attributable to the holders of shares and the consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes to the combined consolidated financial statements.

Responsibility of the Board of Managers of the General Partner of the SICAV for the combined consolidated financial statements

The Board of Managers of the General Partner of the SICAV is responsible for the preparation and fair presentation of these combined consolidated financial statements in accordance with International Financial Reporting Standards as adopted by the European Union and for such internal control as the Board of Managers of the General Partner of the SICAV determines is necessary to enable the preparation of combined consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the “Réviseur d’entreprises agréé”

Our responsibility is to express an opinion on these combined consolidated financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing as adopted for Luxembourg by the “Commission de Surveillance du Secteur Financier”. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the combined consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the combined consolidated financial statements. The procedures selected depend on the judgment of the “Réviseur d’entreprises agréé”, including the assessment of the risks of material misstatement of the combined consolidated financial statements, whether due to fraud or error. In making those risk assessments, the “Réviseur d’entreprises agréé” considers internal control relevant to the entity’s preparation and fair presentation of the combined consolidated financial statements 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 entity’s internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Managers of the General Partner of the SICAV, as well as evaluating the overall presentation of the combined consolidated financial statements.

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



Opinion

In our opinion, the combined consolidated financial statements give a true and fair view of the consolidated financial position of HB Reavis Real Estate SICAV-SIF and of each of its sub-funds as of 31 December 2016, and of their consolidated financial performance and their consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union.

Other information

The Board of Managers of the General Partner of the SICAV is responsible for the other information. The other information comprises the information included in the annual report but does not include the combined consolidated financial statements and our audit report thereon.

Our opinion on the combined consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the combined consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the combined consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report this fact. We have nothing to report in this regard.

PricewaterhouseCoopers, Société coopérative
Represented by

Luxembourg, 7 April 2017

A handwritten signature in black ink, appearing to read 'Isabelle Dauvergne', written in a cursive style.

Isabelle Dauvergne

HB REAVIS REAL ESTATE SICAV-SIF Group
Combined Consolidated Statement of Financial Position at 31 December 2016 prepared in accordance
with International Financial Reporting Standards as adopted by the EU

15

<i>In millions of EUR</i>	Notes	31 December 2016	31 December 2015
ASSETS			
Non-current assets			
Investment property in use	9	304.8	134.8
Financial assets	9	4.9	-
Other non-current assets	9	1.6	2.0
Derivatives		0.2	-
Total non-current assets		311.5	136.8
Current assets			
Non-current assets classified as held for sale	11	-	31.0
Trade and other receivables	10	5.4	1.6
Cash and cash equivalents	12	30.0	3.1
		35.4	4.7
Total current assets		35.4	35.7
TOTAL ASSETS		346.9	172.5
LIABILITIES			
Non-current liabilities			
Borrowings	13	171.2	80.6
Deferred income tax liability	18	2.6	1.6
Trade and other payables	14	2.4	1.5
Total non-current liabilities		176.2	83.7
Current liabilities			
Liabilities directly associated with non-current assets classified as held for sale	11	-	19.3
Borrowings	13	7.6	2.6
Trade and other payables	14	29.6	4.4
Distributions payable to the Holders of Shares	7	1.0	-
		38.2	7.0
Total current liabilities		38.2	26.3
Total liabilities (excluding Net Assets Attributable to the Holders of Shares)		214.4	110.0
Net Assets Attributable to the Holders of Shares		132.5	62.5
TOTAL LIABILITIES		346.9	172.5

These combined consolidated financial statements have been approved for issue and signed on behalf of the HB REAVIS REAL ESTATE SICAV-SIF on 7 April 2017 by the members of the Board of Managers of the General Partner of the HB REAVIS REAL ESTATE SICAV-SIF. The Shareholders have the power to amend these combined consolidated financial statements after issue.


Peter Grakic
Manager


George Leslie
Manager


Neil F. Ross
Manager

The accompanying notes on pages 19 to 52 are integral part of these combined consolidated financial statements.

<i>In millions of EUR</i>	Notes	2016	2015
Rental and similar income from investment properties	15	19.8	14.3
Direct operating expenses arising from investment property	16	(1.4)	(1.8)
Net operating income from investment properties		18.4	12.5
Revaluation gain/(loss) on investment properties	9, 11	5.6	(1.5)
Gain/(loss) on disposal of subsidiary	19	0.7	-
Other operating expenses	17	(7.1)	(1.7)
Other operating income		0.5	-
Operating profit/ (loss)		18.1	9.3
Interest expense		(3.1)	(2.8)
Distributions to the Holders of Shares	7	(7.0)	(3.3)
Other finance costs		(0.5)	(0.1)
Finance costs, net		(10.6)	(6.2)
Profit/(loss) after distributions to the Holders of Shares and before income tax		7.5	3.1
Current income tax (expense)/credit	18	-	(0.1)
Deferred income tax (expense)/credit	18	(2.9)	(0.9)
Income tax (expense)/credit		(2.9)	(1.0)
Change in Net Assets Attributable to the Holders of Shares		4.6	2.1

HB REAVIS REAL ESTATE SICAV-SIF Group
Combined Consolidated Statement of Changes in Net Assets Attributable to the Holders of Shares for the
year ended 31 December 2016
Prepared in accordance with International Financial Reporting Standards as adopted by the EU

17

<i>In millions of EUR</i>	Attributable to the Holders of Shares						Total
	CE REIF			Global REIF			
	Redeemable Shares (Note 6)	Retained earnings	Sub-total	Redeemable Shares (Note 6)	Retained earnings	Sub-total	
Balance at 1 January 2015	52.3	9.6	61.9	-	-	-	61.9
Change in Net Assets Attributable to the Holders of Shares	-	2.3	2.3	-	(0.2)	(0.2)	2.1
New subscriptions	-	-	-	0.8	-	0.8	0.8
Redemption of Shares	(2.0)	(0.3)	(2.3)	-	-	-	(2.3)
Balance at 31 December 2015	50.3	11.6	61.9	0.8	(0.2)	0.6	62.5
Change in Net Assets Attributable to the Holders of Shares	-	3.4	3.4	-	1.2	1.2	4.6
New subscriptions	19.4	-	19.4	51.0	-	51.0	70.4
Redemption of Shares	(3.7)	(1.3)	(5.0)	-	-	-	(5.0)
Balance at 31 December 2016	66.0	13.7	79.7	51.8	1.0	52.8	132.5

The accompanying notes on pages 19 to 52 are an integral part of these combined consolidated financial statements.

<i>In millions of EUR</i>	Note	2016	2015
Cash flows from operating activities			
Profit/(loss) after distributions to the Holders of Shares and before income tax		7.5	3.1
<i>Adjustments for:</i>			
Revaluation (Gains)/Losses on investment property	9	(5.6)	1.5
Interest expense		3.1	2.8
Distributions to the Holders of Shares	7	7.0	3.3
Gain on disposal of subsidiaries		(0.7)	-
		11.3	10.7
<i>Operating cash flows before working capital changes</i>			
<i>Working capital changes:</i>			
(Increase) in trade and other receivables		(0.4)	-
(Decrease)/Increase in trade and other payables		(12.0)	0.1
		(1.1)	10.8
Cash generated from operations			
		(3.0)	(2.7)
		(4.1)	8.1
Net cash from operating activities			
Cash flows from investing activities			
Construction of investment property	9	(1.4)	(1.6)
Acquisition of subsidiaries, net of cash acquired	9	(52.2)	-
Proceeds from sale of subsidiaries, net of cash disposed	19	27.8	-
		(25.8)	(1.6)
Net cash (used in)/from investing activities			
Cash flows from financing activities			
Repayment of borrowings		(3.2)	(75.9)
Drawdown of borrowings		-	73.0
Capital contributions from shareholders		70.4	0.8
Redemptions	6	(5.0)	(2.3)
Distributions to the Holders of Shares	7	(6.0)	(3.3)
		56.2	(7.7)
Net cash from/(used in) financing activities			
		26.3	(1.2)
Net (decrease)/increase in cash and cash equivalents			
		3.7	4.9
		30.0	3.7
Cash and cash equivalents at the end of the year			
<i>Reconciliation of cash and cash equivalents:</i>			
- Cash within non-current assets classified as held-for-sale	11	-	(0.6)
		30.0	3.1
Cash and cash equivalents at the end of the year at the balance sheet			

1 The HB REAVIS REAL ESTATE SICAV-SIF Group and its Operations

These combined consolidated financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union (the "EU") for the year ended 31 December 2016 for HB Reavis Real Estate SICAV-SIF (the "Fund") and its subsidiaries (together referred to as the "Group").

The Fund is an umbrella fund incorporated as a corporate partnership limited by shares (société en commandite par actions or S.C.A.) under the laws of Luxembourg, which is registered as an investment company with variable capital (société d'investissement à capital variable) under the law of 13 February 2007 as amended relating to specialized investment funds (2007 Law) and the law of 10 August 1915 (1915 Law) relating to commercial companies. It is also governed by specific management regulations dated June 2012. The Fund was set up on 25 May 2011 and is registered at the Luxembourg Commercial Register under file R.C.S. Luxembourg B 161180.

Furthermore, the Fund is in the scope of the Alternative Investment Fund Management Law of 12 July 2013 ("AIFM Law") and qualifies as an Alternative Investment Fund ("AIF").

The unlimited General Partner (associé-gérant commandité) of the Fund is HB Reavis Investment Management S.à r.l., a private limited company (société à responsabilité limitée) incorporated under the laws of Luxembourg.

The General Partner has appointed Luxembourg Investment Solutions S.A. to act as investment manager ("Investment Manager" or "LIS") in accordance with the provisions of the AIFM Law. Luxembourg Investment Solutions S.A. ("LIS") is a limited liability company organised under the laws of Luxembourg, having its registered office at 5, rue Heienhaff, L-1736 Senningerberg, Luxembourg and authorized by the Luxembourg financial services supervisory authority, Commission de Surveillance du Secteur Financier (CSSF) to exercise the activity as Alternative Investment Fund Manager in accordance with Chapter 2 of the AIFM Law. On 22 February 2016 the General Partner decided to replace LIS as AIFM by Crestbrige Management Company S.A, subject to approval by the CSSF of the new Prospectus.

The Fund's immediate parent as of the date of issuance of these combined consolidated financial statements is HBR Investors Ltd. based in Cyprus. The Fund is consolidated under HB Reavis Holding S.à r.l., a company based in Luxembourg. HB Reavis Holding S.à r.l. is ultimately controlled by Mr. Ivan Chrenko.

The Fund offers its Shares to well-informed investors mainly from the Eurozone as defined by the Luxembourg regulation concerning specialized investment funds dated 13 February 2007, as amended.

These combined consolidated financial statements were authorised for issue on 7 April 2017. The shareholders have the power to amend the combined consolidated financial statements after issue.

Principal activity. Real estate investments and investment in SPVs holding real estate assets, including controlling and non-controlling stakes in SPV holding companies. The Fund is designed as a multi-compartment structure consisting currently of two Sub-Funds: HB Reavis CE REIF (the "Sub-Fund A" or "CE REIF") and HB Reavis Global REIF (the "Sub-Fund B" or "Global REIF").

CE REIF Sub-Fund. While there are no specific country or real estate segment restrictions posed, the Sub-Fund will mainly invest in Slovakia, the Czech Republic, Poland and Hungary in commercial real estate assets.

The initial Sub-Fund portfolio provides investments in prime properties only located in Slovakia. The office segment investments are restricted to A-class properties located in central business districts of capital and regional cities in Slovakia, the Czech Republic, Poland and Hungary. The retail segment investments will be made in both capital and regional cities of Slovakia, the Czech Republic, Poland and Hungary. Investments in logistic properties will be restricted to attractive and strategic locations only.

The Sub-Fund seeks to maximize the value via investing in properties which in the past proved to bear characteristics of a prime-commercial real estate property which as such implies to have a top-tier tenants portfolio being located in prime or strategic locations and soundly built from both technical and architectural point of view. The Sub-Fund seeks to enhance value of properties by contracting an excellent lease management in order to maximize property income.

Investment restrictions of CE REIF Sub-Fund:

- a) **Investment targets:** The Sub-Fund focuses on investing in finished, fully or nearly fully let commercial properties with stable cash flow. Only rental income generating assets are eligible for the Sub-Fund's portfolio. A property to be acquired has to exhibit at least eighty percent (80%) of leased area of the total gross leasable area. The acquisition term is to be either freehold or leasehold with not less than thirty (30) years to elapse. The Sub-Fund may acquire properties directly or indirectly via SPV and/or share of SPV, as well as via forward purchase of an SPV or a direct property. The maximum age of an office or logistic real estate asset shall, as of the date of acquisition of such an asset, be no greater than seven (7) years.
- b) **Development and redevelopment:** The Sub-Fund does in general not invest in any redevelopment of real estate assets which it acquires. The General Partner may however decide to redevelop to the condition that the redevelopment has no significant impact on cash flow of the Fund within three (3) years following the investment.
- c) **Denomination:** The Sub-Fund is denominated in Euro.

1 The HB REAVIS REAL ESTATE SICAV-SIF Group and its Operations (Continued)

- d) Investment restrictions of the Sub-Fund: The Sub-Fund may not have an exposure on one (1) real estate investment, which would exceed thirty percent (30%) of its gross assets. This thirty percent (30 %) rule does not apply during a start-up phase of four (4) years after the Initial Closing Date. The Sub-Fund intends to hold liquidity only to the extent needed to meet short- and mid-term liabilities. The liquidity will be held in bank accounts, time deposits, money market instruments, investment grade rated bonds and/or other type of near-cash investments.
- e) Loan and leverage: A ratio of consolidated external debt over total real estate assets ("leverage") shall not exceed 70%, essentially through bank financing. Leverage incurred by the Sub-Fund or one (1) of its subsidiaries for an individual asset may exceed 70% of the individual asset value, but shall not at any event exceed 75% of such value.

In addition, the Sub-Fund on the account of the Sub-Fund may borrow up to 10% of the total assets to finance its working capital requirements against uncalled Commitments. Given the idea of a core product and the type of Investments set out above, the Sub-Fund's target real estate investments aim at relatively low yields with limited risk. This makes an extended leverage both desired and necessary.

- f) Indirect property investments via bonds or similar financial instruments: As a rule, the investments of the Sub-Fund are made directly or via special purpose property companies, in which the Sub-Fund shall have controlling or non-controlling (minority) participations. In case of investments with controlling participations, the Fund will, to the extent possible, seek to have majority representation. The Sub-Fund may invest secondarily in other assets such as money market instruments and investment grade rated bonds and cash.

Global REIF Sub-Fund. While there are no specific country or real estate segment restrictions posed, Global REIF Sub-Fund will mainly invest in commercial real estate assets located in EU countries and Turkey.

The initial Sub-Fund's portfolio will provide investments in properties only located in Slovakia. The office segment investments are focused mainly on properties located in business districts of capital and regional cities in the EU countries and Turkey, but without any specific location restriction. The retail segment investments will be made in both capital and regional cities of EU countries and Turkey. Investments in logistic properties will be restricted to attractive and strategic locations in EU countries and Turkey.

In case of "core" investments, the Sub-Fund seeks to maximize the value via investing in properties which in the past proved to bear characteristics of a prime-commercial real estate property which as such implies to have a top-tier tenants portfolio being located in prime or strategic locations and soundly built from both technical and architectural point of view. The Sub-Fund seeks to enhance value of properties by contracting an excellent lease management in order to maximize property income.

Investment restrictions of Global REIF Sub-Fund:

- a) Investment targets: The Sub-Fund shall invest in broad scope of land, buildings under development/redevelopment, buildings under construction and commercial real estate assets in retail, office and logistics segments, in each stage of the development cycle, including development plots (land), projects under construction and finished projects. There are no investment restrictions related to the letting levels of the commercial real estate assets, nor any restrictions related to the development stage of the assets under development. The Sub-Fund will focus on maximum possible return from the investment. The Fund may acquire properties directly or indirectly via SPV and/or share of SPV, as well as via forward purchase of an SPV or a direct property. A minority interest or any other form of non controlling stakes in property-owning SPVs will be eligible as well.
- b) Development and redevelopment: The Sub-Fund will be entitled to invest in any new development or into any redevelopment of real estate assets. The development or redevelopment shall be focused mainly into the commercial real estate sector (including office buildings, retail commercial assets and logistics assets), where there are no restrictions related to the development or redevelopment.
- c) Denomination: The Sub-Fund is denominated in Euro.
- d) Investment restrictions of the Sub-Fund: The Sub-Fund may not have an exposure on one (1) investment, which would exceed twenty percent (20%) of its gross assets and the Sub-Fund shall have at least five assets. This twenty percent (20 %) rule does not apply during a start-up phase of four (4) years after the Initial Closing Date. The Sub-Fund intends to hold liquidity only to the extent needed to meet short- and mid-term liabilities. The liquidity will be held in bank accounts, time deposits, money market instruments, bonds and/or other type of near-cash investments. As part of its investment strategy, the Sub-Fund may on an ancillary basis (i.e. up to 49% of the Net Asset Value of the Sub-Fund) grant loans to entities within the HB Reavis Group which are not held by the Fund for the purpose of financing real estate investments and/or developing real estate projects. The above restriction shall not apply to loans granted by the Sub-Fund to entities which are directly or indirectly held by the Fund.

1 The HB REAVIS REAL ESTATE SICAV-SIF Group and its Operations (Continued)

- e) Loan and leverage: A ratio of consolidated external debt over total real estate assets ("leverage") shall not exceed 65%, essentially through bank financing. Leverage incurred by the Sub-Fund or one (1) of its subsidiaries for an individual asset may exceed 65% of the individual asset value, but shall not at any event exceed 70% of such value.

In addition, the Sub-Fund on the account of the Sub-Fund may borrow up to 10% of the total assets to finance its working capital requirements against uncalled Commitments. Given the idea of a broad investment strategy in the real estate sector, the extended leverage is both desired and necessary with respect to the investment strategy of the Sub-Fund.

- f) Indirect property investments via bonds or similar financial instruments: As a rule, the investments of the Sub-Fund are made directly or via special purpose property companies, in which the Sub-Fund shall have controlling or non-controlling (minority) participations. In case of investments with controlling participations, the Fund will, to the extent possible, seek to have majority representation. On an ancillary basis (i.e. up to 49% of the Net Asset Value of the Sub-Fund), the Sub-Fund may also invest in other assets such as money market instruments, bonds, cash, other real estate and other real estate related asset holding companies and companies engaged in property financing.

Registered address and place of business. The Fund's registered address and principal place of business is:

20, rue de la Poste
L-2346 Luxembourg
Luxembourg

2 Summary of Significant Accounting Policies

The principal accounting policies applied in the preparation of these combined consolidated financial statements are described below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of Preparation

Statement of compliance. These combined consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as adopted by the European Union. The Group applies all IFRS standards and interpretations issued by International Accounting Standards Board (hereinafter "IASB"), which were in force as of 31 December 2016.

Income and cash flow statements. The Group has elected to present a single statement of comprehensive income and presents its expenses analysed by their nature.

The Group reports cash flows from operating activities using the indirect method. Interest received and interest paid is presented within operating cash flows except distributions to the Holders of Shares which are presented as a financing cash flow. The acquisitions of investment properties are disclosed as cash flows from investing activities because this most appropriately reflects the Group's business activities.

Preparation of the combined consolidated financial statements. These combined consolidated financial statements are presented in millions of Euro ("EUR") rounded to one decimal place, unless otherwise stated.

The combined consolidated financial statements have been prepared on a going concern basis, applying the historical cost convention, except for the measurement of investment properties and derivatives at fair value.

The preparation of these combined consolidated financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the combined consolidated financial statements in the period the assumptions changed. Management believes that the underlying assumptions are appropriate. The areas involving higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the combined consolidated financial statements are disclosed in Note 3.

Valuation techniques such as discounted cash flows models or models based on recent arm's length transactions or consideration of financial data of the counterparties are used to fair value certain financial instruments for which external market pricing information is not available. Valuation techniques may require assumptions not supported by observable market data. Disclosures are made in these combined consolidated financial statements if changing any such assumptions to a reasonably possible alternative would result in significantly different revaluation gain or loss on investment properties, net profit or loss for the year, total assets or total liabilities.

2 Summary of Significant Accounting Policies (Continued)

2.2 Combined Consolidated Financial Statements

Combined consolidated financial statements. In preparing the combined consolidated financial statements, the individual financial statements of the consolidated entities are aggregated on a line-by-line basis by adding together the like items of assets, liabilities, equity, income and expenses. Transactions, balances, income and expenses between the consolidated entities are eliminated. The individual financial statements of the consolidated entities are prepared on a consolidated basis when they hold subsidiaries.

The management has assessed whether the Fund meets the criteria for being an investment entity as defined in IFRS 10. Had the Fund been considered an investment entity, the Fund would have accounted for its investment into subsidiaries at fair value through profit or loss. When doing this assessment, the Management has considered whether the Fund meets the criteria defined in IFRS 10.27 which are:

- obtains funds from one or more investors for the purpose of providing those investor(s) with investment management services;
- commits to its investor(s) that its business purpose is to invest funds solely for returns from capital appreciation, investment income, or both, and;
- measures and evaluates the performance of substantially all of its investments on a fair value basis.

Even though the two first criteria are met, the performance of the Fund, the management of the Fund and of the portfolio are measured using various performance indicators such as IRR, capitalisation rate, compliance with debt covenants, tenant quality/profile, property location, dividends yields, occupation rate, net income generated from properties, etc.. Therefore, Management concluded that the third criterion is not met and the Fund is not an investment entity. The combined consolidated financial statements of the Fund prepared in accordance with IFRS include all the subsidiaries listed hereafter.

Subsidiaries. Subsidiaries are those investees, including structured entities, that the Group controls because the Group (i) has power to direct relevant activities of the investees that significantly affect their returns, (ii) has exposure, or rights, to variable returns from its involvement with the investees, and (iii) has the ability to use its power over the investees to affect the amount of investor's returns. The existence and effect of substantive rights, including substantive potential voting rights, are considered when assessing whether the Group has power over another entity. For a right to be substantive, the holder must have practical ability to exercise that right when decisions about the direction of the relevant activities of the investee need to be made. The Group may have power over an investee even when it holds less than majority of voting power in an investee. In such a case, the Group assesses the size of its voting rights relative to the size and dispersion of holdings of the other vote holders to determine if it has de-facto power over the investee. Protective rights of other investors, such as those that relate to fundamental changes of investee's activities or apply only in exceptional circumstances, do not prevent the Group from controlling an investee. Subsidiaries are fully consolidated from the date on which control is transferred to the Group, and are deconsolidated from the date on which control ceases.

Accounting for business combinations under IFRS 3 only applies if it is considered that a business has been acquired. The Group may invest in subsidiaries that hold properties but do not constitute a business. These transactions are therefore treated as asset acquisitions rather than business combinations. Under IFRS 3, 'Business combinations', a business is defined as an integrated set of activities and assets conducted and managed for the purpose of providing a return to investors or lower costs or other economic benefits directly and proportionately to policyholders or participants. A business generally consists of inputs, processes applied to those inputs, and resulting outputs that are, or will be, used to generate revenues. If goodwill is present in a transferred set of activities and assets, the transferred set is presumed to be a business.

For acquisitions meeting the definition of a business, the acquisition method of accounting is used. The consideration transferred for the acquisition of a subsidiary is the fair value of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree on an acquisition - by acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets.

Acquisition-related costs in relation to business combinations are expensed as incurred.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss.

2 Summary of Significant Accounting Policies (Continued)

Any contingent consideration to be transferred by the group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in profit or loss. Contingent consideration that is classified as equity is not remeasured, and its subsequent settlement is accounted for within equity.

Goodwill is initially measured as the excess of the aggregate of the consideration transferred and the fair value of non-controlling interest over the net identifiable assets acquired and liabilities assumed. If this consideration is lower than the net assets of the subsidiary acquired, the difference is recognised in profit or loss.

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

For acquisitions of subsidiaries not meeting the definition of a business, the Group allocates the cost between the individual identifiable assets and liabilities in the Group based on their relative fair values at the date of acquisition.

Such transactions or events do not give rise to goodwill.

All the Group companies have 31 December as their year end. Combined consolidated financial statements are prepared using uniform accounting policies for similar transactions. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated; unrealised losses are also eliminated unless the cost cannot be recovered.

Disposals of subsidiaries. When the Group ceases to have control any retained interest in the entity is premeasured to its fair value, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amount previously recognised in other comprehensive income in respect of that entity is accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are recycled to profit or loss.

The entities included within these consolidated financial statements are as follows:

Number	Subsidiaries	Functional currency	Country of incorporation	31 December 2016	31 December 2015
1	HB REAVIS REAL ESTATE SICAV-SIF (Parent Company)	EUR	Luxembourg	N/A	N/A
	CE REIF Sub-Fund				
2	HBR CE REIF LUX1 S.à r.l.	EUR	Luxembourg	100	100
3	HBR CE REIF LUX2 S.à r.l.	EUR	Luxembourg	100	100
4	AUPARK Piešťany SC, s. r. o.	EUR	Slovakia	-	100
5	AUPARK Piešťany, spol. s r.o.	EUR	Slovakia	-	100
6	UNI - CC a. s. (until 29.8.2015 as UNI - CC s. r. o.)	EUR	Slovakia	100	100
7	Logistické Centrum Svätý Jur a. s. (until 15.7.2015 as Logistické Centrum Svätý Jur s.r.o.)	EUR	Slovakia	-	100
8	Logistické centrum Malý Šariš a. s. (until 8.9.2015 as Logistické centrum Malý Šariš, spol. s r. o.)	EUR	Slovakia	-	100
9	CBC I - II a. s.	EUR	Slovakia	100	100
10	Aupark Hradec Králové Bidco s.r.o. (until 18.11.2016 as ITAPE s.r.o.)	CZK	Czech Republic	100	-
11	AUPARK Hradec Králové, a. s.	CZK	Czech Republic	100	-
	Global REIF Sub-Fund				
10	HBR CE REIF LUX 3 S.à r.l.	EUR	Luxembourg	100	100
11	HBR CE REIF LUX 4 S.à r.l.	EUR	Luxembourg	100	100
12	HoldCo I a. s.* (merged with Apollo Business Center III a.s.)	EUR	Slovakia	-	100
13	HoldCo II a.s.* (merged with Apollo Business Center V a.s.)	EUR	Slovakia	-	100
14	Apollo Business Center III a.s.*	EUR	Slovakia	100	-
15	Apollo Business Center V a. s.*	EUR	Slovakia	100	-

* Entities were part of legal mergers in 2016

2 Summary of Significant Accounting Policies (Continued)

2.3 Foreign Currency Transactions and Translation

Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the 'functional currency'). The functional currency of all Group's entities is the local currency. The combined consolidated financial statements are presented in millions of euro (EUR), which is the Group's presentation currency.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognized in the Combined Consolidated Statement of Comprehensive Income.

Translation differences on non-monetary assets and liabilities held at fair value through profit or loss are recognized in the Combined Consolidated Statement of Comprehensive Income as part of the fair value gain or loss.

2.4 Investment Property

Investment property is property held by the Group to earn rental income or for capital appreciation, or both and which is not occupied by the Group. Investment property includes assets under construction for future use as investment property.

Investment property comprises of freehold land, freehold commercial properties (retail, office and logistics) and land plots held under operating and finance leases. Land plots held under operating lease are classified and accounted for as investment property when the definition of investment property is met. The operating leases are accounted for as if they were finance leases.

Investment property is initially valued at its cost including related transaction costs. Costs include the works performed, the costs of staff directly related to technical supervision and project management on the basis of time spent up to the date of completion.

After initial recognition at cost the Investment property, including property under construction or development for future use as investment property, is carried at fair value. Fair value of investment property is the price that would be received to sell the property in an orderly transaction between market participants at the measurement date, without deduction of any transaction costs.

Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. Valuation reports are prepared as of the financial position date by independent appraisers, who hold a recognized and relevant professional qualification and who have recent experience in valuation of property of similar location and category. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognized as a liability, including finance lease liabilities in respect of land classified as investment property; others, including contingent rent payments, are not recognized in the combined consolidated financial statements. Transaction costs, such as estimated agent's and legal and accounting fees and transfer taxes are not deducted for the purposes of valuation of investment property in these combined consolidated financial statements irrespective whether or not they form part of the described valuations.

Subsequent expenditures are capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with these expenditures will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed to the combined consolidated income statement during the financial period in which they are incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

2 Summary of Significant Accounting Policies (Continued)

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the value of the property.

Changes in fair values are recorded in the Combined Consolidated Statement of Comprehensive Income under "Revaluation gain/(loss) on investment properties". Investment properties are derecognised when they have been disposed.

Where the Group disposes of a property at fair value in an arm's length transaction, the carrying value immediately prior to the sale is adjusted to the transaction price, and the adjustment is recorded in the Statement of Comprehensive Income within Revaluation gain/(loss) on investment properties.

If an item of property, plant and equipment becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognized in equity as a revaluation of property, plant and equipment under IAS 16. However, if a fair value gain reverses a previous impairment loss, the gain is recognized in the Combined Consolidated Statement of Comprehensive Income.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes. Property that is being constructed or developed for future use as investment property is classified as investment property and stated at fair value.

Where an investment property undergoes a change in use evidenced by commencement of development with a view to sale, the property is transferred to inventories. A property's deemed cost for subsequent accounting as inventories is its fair value at the date of change in use.

2.5 Financial Instruments

Financial assets

Financial assets are classified as financial assets at fair value through profit or loss, loans and receivables, held-to maturity financial assets and available-for-sale financial assets, as appropriate. The Group determines the classification of its financial assets at initial recognition. When financial assets are recognised initially, they are measured at fair value, plus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs.

Financial assets are derecognised only when the contractual rights to the cash flows from the financial asset expire or the Group transfers substantially all risks and rewards of ownership.

The Group's financial assets consist of loans and receivables, derivatives and financial guarantee.

Financial assets recognised in the Combined Consolidated Statement of Financial Position as trade and other receivables are classified as loans and receivables. They are recognised initially at fair value and subsequently measured at amortised cost less provision for impairment.

Cash and cash equivalents

Cash and cash equivalents are also classified as loans and receivables. They are subsequently measured at amortised cost. Cash and cash equivalents includes cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less.

Derivatives

Derivative financial assets and liabilities are classified as financial assets at fair value through profit or loss (held for trading). Derivative financial assets and liabilities comprise mainly interest rate swap, CAP and forward foreign exchange contracts for hedging purposes (economic hedge). The Group does not apply hedge accounting in accordance with IAS 39. Recognition of the derivative financial instruments takes place when the economic hedging contracts are entered into. They are measured initially and subsequently at fair value; transaction costs are included directly in finance costs. Gains or losses on derivatives are recognised in the Combined Consolidated Statement of Comprehensive Income.

2 Summary of Significant Accounting Policies (Continued)

Rental guarantees

Rental guarantees provided for by the seller of an investment property are recognised as financial asset when the Group becomes a party to the contractual provisions of the guarantee. Rental guarantees are classified as monetary available-for-sale financial assets. When a rental guarantee is recognised initially, the Group measures it at its fair value plus, in the case of a rental guarantee not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Subsequently, the Group measures the rental guarantees at fair value with fair value changes recognised in the Combined Consolidated Statement of Comprehensive Income.

If the Group revises its estimate of payments or receipts, the Group adjusts the carrying amount of the rental guarantee to reflect the actual and revised estimated cash flows.

Impairment

The Group assesses at each financial position date whether there is objective evidence that a financial asset or group of financial assets is impaired. If there is objective evidence (such as significant financial difficulty of the obligor, breach of contract, or it becomes probable that the debtor will enter bankruptcy), the asset is tested for impairment. The amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (that is, the effective interest rate computed at initial recognition). The carrying amount of the asset is reduced through the use of an allowance account. The amount of the loss is recognised in income statement.

In relation to trade receivables, a provision for impairment is made when there is objective evidence (such as the probability of insolvency or significant financial difficulties of the debtor) that the Group will not be able to collect all of the amounts due under the original terms of the invoice. Impaired debts are derecognised when they are assessed as uncollectible.

If in a subsequent period the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed, to the extent that the carrying value of the asset does not exceed its amortised cost at the reversal date. Any subsequent reversal of an impairment loss is recognised in income statement.

Financial liabilities

Liabilities within the scope of IAS 39 are classified as financial liabilities at fair value through profit or loss or other liabilities, as appropriate.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

All loans and borrowings are classified as other liabilities. Initial recognition is at fair value less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method (see Note 2.11 for the accounting policy on Borrowings).

Financial liabilities included in trade and other payables are recognised initially at fair value and subsequently at amortised cost. The fair value of a non-interest bearing liability is its discounted repayment amount. If the due date of the liability is less than one year, discounting is omitted.

2.6 Leases

IAS 17 defines a lease as being an agreement whereby the lessor conveys to the lessee in return for a payment, or series of payments, the right to use the asset for an agreed period of time. The subsidiaries of the Fund are lessors of operating leases.

Properties leased out under operating leases are shown under investment property heading in the Combined Consolidated Statement of Financial Position (Note 9). See Note 2.14 for the Policies on recognition of Revenue Recognition.

2.7 Income Taxes

Income taxes have been provided for in the combined consolidated financial statements in accordance with applicable legislation enacted or substantively enacted by the financial position date and on entity by entity basis. The income tax charge comprises current tax and deferred tax and is recognised in the income statement unless it relates to transactions that are recognised, in the same or a different period, directly in equity or in other comprehensive income.

Current tax is the amount expected to be paid to or recovered from the taxation authorities in respect of taxable profits or losses for the current and prior periods. Taxes other than on income are recorded within operating expenses.

2 Summary of Significant Accounting Policies (Continued)

Deferred income tax is provided using the balance sheet liability method for tax loss carry forward and temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. In accordance with the initial recognition exemption, deferred taxes are not recorded for temporary differences on initial recognition of an asset or a liability in a transaction other than a business combination if the transaction, when initially recorded, affects neither accounting nor taxable profit nor loss. Deferred tax balances are measured at tax rates enacted by law or substantively enacted at the financial position date and are expected to apply to the period when the temporary differences will reverse or the tax losses carry forward will be utilised. Deferred tax assets for deductible temporary differences and tax loss carry forwards are recorded only to the extent that it is probable that future taxable profit will be available against which the deductions can be utilised.

The carrying value of Group's investment property is assumed to be realised by sale. The deferred tax is then calculated based on the respective temporary differences and tax considerations arising from recovery through sale.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Group and it is possible that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on asset basis.

2.8 Cash and Cash Equivalents

Cash and cash equivalents includes cash in hand, deposits and cash overdrafts held at call with banks, and other short-term highly liquid investments with original maturities of three months or less.

2.9 Redeemable Shares

The Fund issued two classes of redeemable shares, which are redeemable at the Holder's option and do not have identical rights. Such shares are classified as financial liabilities. Further information is disclosed in Note 6.

2.10 Distributions to the Holders of Shares

Distributions to the Holders of Shares are recognised as a finance cost in the Combined Consolidated Statement of Comprehensive Income.

2.11 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. After initial recognition, borrowings are carried at amortised cost using the effective interest method. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised as finance cost using the effective interest method. The Group does not capitalise interest related to qualifying assets that are carried at fair value, including investment properties. Accordingly, interest costs on borrowings are expensed as incurred.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the date of the statement of financial position.

2.12 Trade and Other Payables

Trade payables are accrued when the counterparty performed its obligations under the contract. Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2.13 Provisions for Liabilities and Charges

Provisions for liabilities and charges are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and a reliable estimate of the amount can be made.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as finance cost.

2 Summary of Significant Accounting Policies (Continued)

2.14 Revenue Recognition

Revenue includes rental income, service charges and management charges from properties.

Rental income is recognised on a straight-line basis over the lease term. When the Group provides incentives to its tenants, the cost of incentives is recognised over the lease term, on a straight-line basis, as a reduction of rental income. This applies to discounted rent periods, indexation and stepped rents. The contingent payments under lease agreements depending on agreed level of sales turnover of tenants are recognized as income in the period when earned because the

Group is unable to reliably estimate the future sales turnover of tenants in order to be able to recognise such expected contingent rents on a straight line basis over the lease term.

Service and management charges are recognised in the accounting period in which the services are rendered. When the Group is acting as an agent, the commission rather than gross income is recorded as revenue.

2.15 Other operating expenses

Expenses include legal, accounting, auditing and other fees. They are recognised in profit or loss in the period in which they are incurred (on an accruals basis).

3 Critical Accounting Estimates, and Judgements in Applying Accounting Policies

The Group makes estimates and assumptions that affect the amounts recognised in the combined consolidated financial statements. Estimates and judgements are continually evaluated and are based on management's experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Management also makes certain judgements, apart from those involving estimations, in the process of applying the accounting policies. Judgements that have the most significant effect on the amounts recognised in the combined consolidated financial statements and estimates that can cause a significant adjustment to the carrying amount of assets and liabilities within the next financial year include:

Valuation of investment properties. The fair value estimates of all of investment properties were determined by the Group having received valuation advice from an international valuation company which has experience in valuing properties of similar location and characteristics. Due to the nature of the properties and lack of comparable market data, the fair value of investment properties is estimated based on the income capitalisation method, where the value is estimated using discounted cash flow ("DCF") projections based on significant assumptions.

The principal assumptions underlying the estimation of the fair value are those related to: the receipt of contractual rentals; expected future market rentals; void periods; maintenance requirements; appropriate discount rates. These valuations are regularly compared to actual market data and actual transactions by the Group and those reported by the market.

The Group management and the valuation experts have applied their judgment when assessing the fair values of the properties.

3 Critical Accounting Estimates, and Judgements in Applying Accounting Policies (Continued)

The principal assumptions made, and the impact on the aggregate valuations of reasonably possible changes in these assumptions, are as follows:

- Rental charges per square meter and month have been calculated for each property on a basis of actually contracted and prevailing market rates as estimated by the qualified valuer. Should the rental levels increase or decrease by 10% the fair value of investment property in CE REIF Sub-Fund would be higher or lower by EUR 18.5 million (2015: EUR 13.5 million). Should the rental levels increase or decrease by 10% the fair value of investment property in Global REIF Sub-Fund would be higher or lower by EUR 12.0 million.
- The exit yield across the portfolio of CE REIF Sub-Fund was assumed to be from 6.00% to 7.75% (2015: from 7.20% to 8.00%), or 6.83% (2015: 7.65%) on average. Should this capitalisation rate increase / decrease by 25 basis points, the carrying value of the investment property would be EUR 7.0 million (2015: EUR 4.5 million) lower/higher.

The exit yield across the portfolio of Global REIF Sub-Fund was assumed to be from 6.90% to 6.90%, or 6.90% on average. Should this capitalisation rate increase / decrease by 25 basis points, the carrying value of the investment property would be EUR 4.2 million lower/higher.

Should discount rate used for calculation of fair value to the financial asset increase / decrease by 25 basis points, the carrying value of the financial asset would be nil million lower or EUR 0.1 million higher.

Income taxes. The Group is subject to income taxes in different jurisdictions. Significant estimates are required in determining the provision for income taxes. The Group recognizes liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

4 Adoption of New or Revised Standards and Interpretations

The group has applied the following standards and amendments for the first time for the financial year beginning at 1 January 2016:

- *Annual Improvements to IFRSs 2012-2014 Cycle*, and
- *Disclosure Initiative: Amendments to IAS 1*.

As these amendments merely clarify the existing requirements, they do not affect the group's accounting policies or any of the disclosures.

Other standards, amendments and interpretations which are effective for the financial year beginning on 1 January 2016 did not have material impact on the combined consolidated financial statements of the Group.

5 New standards and interpretations not yet adopted

Certain new accounting standards and interpretations have been published that are not mandatory for 31 December 2016 reporting periods and have not been early adopted by the Group. The Group's assessment of the impact of these new standards and interpretations is set out below.

IFRS 9 Financial Instruments and associated amendments to various other standards (effective date 1 January 2018)

IFRS 9 replaces the multiple classification and measurement models in IAS 39 Financial instruments: Recognition and measurement with a single model that has initially only two classification categories: amortised cost and fair value.

Classification of debt assets will be driven by the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets. A debt instrument is measured at amortised cost if: a) the objective of the business model is to hold the financial asset for the collection of the contractual cash flows, and b) the contractual cash flows under the instrument solely represent payments of principal and interest.

All other debt and equity instruments, including investments in complex debt instruments and equity investments, must be recognised at fair value.

All fair value movements on financial assets are taken through the statement of profit or loss, except for equity investments that are not held for trading, which may be recorded in the statement of profit or loss or in reserves (without subsequent recycling to profit or loss).

For financial liabilities that are measured under the fair value option entities will need to recognise the part of the fair value change that is due to changes in their own credit risk in other comprehensive income rather than profit or loss.

5 New standards and interpretations not yet adopted (Continued)

The new hedge accounting rules (released in December 2013) align hedge accounting more closely with common risk management practices. As a general rule, it will be easier to apply hedge accounting going forward. The new standard also introduces expanded disclosure requirements and changes in presentation.

In December 2014, the IASB made further changes to the classification and measurement rules and also introduced a new impairment model. With these amendments, IFRS 9 is now complete.

The changes introduce:

- a third measurement category (FVOCI) for certain financial assets that are debt instruments
- a new expected credit loss (ECL) model which involves a three-stage approach whereby financial assets move through the three stages as their credit quality changes. The stage dictates how an entity measures impairment losses and applies the effective interest rate method. A simplified approach is permitted for financial assets that do not have a significant financing component (eg trade receivables). On initial recognition, entities will record a day-1 loss equal to the 12 month ECL (or lifetime ECL for trade receivables), unless the assets are considered credit impaired.

For financial years commencing before 1 February 2015, entities can elect to apply IFRS 9 early for any of the following:

- the own credit risk requirements for financial liabilities
- classification and measurement (C&M) requirements for financial assets
- C&M requirements for financial assets and financial liabilities, or
- C&M requirements for financial assets and liabilities and hedge accounting.

After 1 February 2015, the new rules must be adopted in their entirety even if the entity decides to adopt them before the effective date of the standard which is 1 January 2018.

IFRS 15 Revenue from contracts with customers and associated amendments to various other standards (effective date 1 January 2018)

The IASB has issued a new standard for the recognition of revenue. This will replace IAS 18 which covers contracts for goods and services and IAS 11 which covers construction contracts. The new standard is based on the principle that revenue is recognised when control of a good or service transfers to a customer – so the notion of control replaces the existing notion of risks and rewards.

A new five-step process must be applied before revenue can be recognised:

- identify contracts with customers
- identify the separate performance obligation
- determine the transaction price of the contract
- allocate the transaction price to each of the separate performance obligations, and
- recognise the revenue as each performance obligation is satisfied.

Key changes to current practice are:

- Any bundled goods or services that are distinct must be separately recognised, and any discounts or rebates on the contract price must generally be allocated to the separate elements.
- Revenue may be recognised earlier than under current standards if the consideration varies for any reasons (such as for incentives, rebates, performance fees, royalties, success of an outcome etc) – minimum amounts must be recognised if they are not at significant risk of reversal.
- The point at which revenue is able to be recognised may shift: some revenue which is currently recognised at a point in time at the end of a contract may have to be recognised over the contract term and vice versa.
- There are new specific rules on licenses, warranties, non-refundable upfront fees and, consignment arrangements, to name a few.
- As with any new standard, there are also increased disclosures.

These accounting changes may have flow-on effects on the entity's business practices regarding systems, processes and controls, compensation and bonus plans, contracts, tax planning and investor communications. Entities will have a choice of full retrospective application, or prospective application with additional disclosures.

IFRS 16 Leases (effective date 1 January 2019, Early adoption is permitted only if IFRS 15 is adopted at the same time)

IFRS 16 will affect primarily the accounting by lessees and will result in the recognition of almost all leases on balance sheet. The standard removes the current distinction between operating and financing leases and requires recognition of an asset (the right to use the leased item) and a financial liability to pay rentals for virtually all lease contracts. An optional exemption exists for shortterm and low-value leases.

5 New standards and interpretations not yet adopted (Continued)

The income statement will also be affected because the total expense is typically higher in the earlier years of a lease and lower in later years. Additionally, operating expense will be replaced with interest and depreciation, so key metrics like EBITDA will change. Operating cash flows will be higher as cash payments for the principal portion of the lease liability are classified within financing activities. Only the part of the payments that reflects interest can continue to be presented as operating cash flows.

The accounting by lessors will not significantly change. Some differences may arise as a result of the new guidance on the definition of a lease. Under IFRS 16, a contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Recognition of Deferred Tax Assets for Unrealised Losses – Amendments to IAS 12 (effective date 1 January 2017)

Amendments made to IAS 12 in January 2016 clarify the accounting for deferred tax where an asset is measured at fair value and that fair value is below the asset's tax base. Specifically, the amendments confirm that:

- A temporary difference exists whenever the carrying amount of an asset is less than its tax base at the end of the reporting period.
- An entity can assume that it will recover an amount higher than the carrying amount of an asset to estimate its future taxable profit.
- Where the tax law restricts the source of taxable profits against which particular types of deferred tax assets can be recovered, the recoverability of the deferred tax assets can only be assessed in combination with other deferred tax assets of the same type.
- Tax deductions resulting from the reversal of deferred tax assets are excluded from the estimated future taxable profit that is used to evaluate the recoverability of those assets.

Disclosure Initiative – Amendments to IAS 7 (effective date 1 January 2017)

Going forward, entities will be required to explain changes in their liabilities arising from financing activities. This includes changes arising from cash flows (eg drawdowns and repayments of borrowings) and non-cash changes such as acquisitions, disposals, accretion of interest and unrealised exchange differences.

Changes in financial assets must be included in this disclosure if the cash flows were, or will be, included in cash flows from financing activities. This could be the case, for example, for assets that hedge liabilities arising from financing liabilities.

Entities may include changes in other items as part of this disclosure, for example by providing a 'net debt' reconciliation. However, in this case the changes in the other items must be disclosed separately from the changes in liabilities arising from financing activities.

The information may be disclosed in tabular format as a reconciliation from opening and closing balances, but a specific format is not mandated.

6 Redeemable Shares

6.1 CE REIF Sub-Fund

Shares are exclusively restricted to Eligible Investors as defined by the 2007 Law, as amended.

The Share Capital of the Sub-Fund shall be represented by the following classes of Shares in compliance with the Articles of Incorporation and the Prospectus of the Fund:

- Management Share (share of Unlimited Shareholder) of EUR 1,000, with no par value and fully paid up;
- Investor Shares (share of Limited Shareholder) at an initial value of EUR 1,000, with no par value and fully paid up.

The Shares are redeemable shares and can be redeemed since 31 May 2014 at the Shareholder's request for cash equal to a proportionate share of the Sub-Fund's net asset value and are carried at the redemption amount that is payable at the end of the reporting period.

Total remaining commitment of the Holders of Shares to call as of 31 December 2016 is nil (2015: nil).
 The Fund's net asset value per unit is calculated by dividing the Net Assets Attributable to the Holders of each class of redeemable Shares with the total number of outstanding redeemable Shares for each respective class.

The relevant movements are shown on the statement of changes in Net Assets Attributable to the Holders of Shares:
 At 31 December 2016, the number of Shares of CE REIF Sub-Fund was as follows:

Number of Shares	Management Class	Investor Class	Total
As at 31 December 2014	1.000	51,776.725	51,777.725
Redemption of Shares	-	(2,000.000)	(2,000.000)
As at 31 December 2015	1.000	49,776.725	49,777.725
Redemption of Shares	-	(3,756.977)	(3,756.977)
Redeemable Shares issued	-	14,804.388	14,804.388
As at 31 December 2016	1.000	60,824.136	60,825.136

Net assets value as of 31 December 2016 was EUR 79,727,164.68 (as of 31 December 2015: EUR 61,894,467.89 and as of 31 December 2014: EUR 61,929,258.12) which is EUR 1,310.76 (2015: EUR 1,243.42 and 2014: EUR 1,196.06) per share.

6.2 Global REIF Sub-Fund

Shares are exclusively restricted to Eligible Investors as defined by the 2007 Law, as amended.

The Share Capital of the Sub-Fund shall be represented by the following classes of Shares in compliance with the Articles of Incorporation and the Offering memorandum of the Fund:

- Investor Shares (share of Limited Shareholder) at an initial value of EUR 1,000, with no par value and fully paid up.

The Shares are redeemable Shares and can be redeemed as from 31 December 2016 at the Shareholder's request for cash equal to a proportionate share of the Fund's net asset value.

Total remaining commitment of the Holders of Shares to call as of 31 December 2016 is nil (2015: EUR 74.4 million).
 Remaining part of commitment not called expired during financial year 2016.

The Fund's net asset value per unit is calculated by dividing the Net Assets Attributable to the Holders of each class of redeemable Shares with the total number of outstanding redeemable Shares for each respective class.

The relevant movements are shown on the statement of changes in Net Assets Attributable to the Holders of Shares:
 At 31 December 2016, the number of Shares of Global REIF Sub-Fund was as follows:

Number of Shares	Management Class	Investor Class	Total
At incorporation	-	125.000	125.000
Redeemable Shares issued	-	650.000	650.000
As at 31 December 2015	-	775.000	775.000
Redeemable Shares issued	-	57,266.894	57,266.894
As at 31 December 2016	-	58,041.894	58,041.894

Net assets value as of 31 December 2016 was EUR 52,844,448.71 (as of 31 December 2015: EUR 561,636.67) which is EUR 910.45 (2015: EUR 724.69) per share.

7 Distributions Payable

Distributions to the Holders of Shares are described below.
 There was no directors' remuneration in the year.

The General Partner shall have full discretion to affect distributions of income and capital gains and to decide on the method for distribution: in cash or in kind to shareholders of Investor Shares, should these approve such distribution in kind and to the shareholders of Management Shares and by way of dividends, amortization or reimbursement of Shares and/or fractions thereof.

Without prejudice to the foregoing, it is the General Partner's current intention that income received by the Sub-Fund from investments (whether by way of interest income or dividends) will be distributed at least annually but after payment of all fees, liabilities and expenses of the Sub-Fund or its pro-rata share of liabilities and expenses of the Fund without threatening the stability of the Sub-Fund or Fund.

The terms of external borrowings drawn by the Group impose certain limitations on the ability of the subsidiaries to pay distributions. These limitations are typically linked to financial covenants such as debt service coverage ratio or loan to value ratio.

Distributions declared and paid during the year were as follows:

<i>In millions of EUR</i>	2016		2015	
	CE REIF	Global REIF	CE REIF	Global REIF
Distributions payable at 1 January	-	-	-	-
Distributions declared during the year	4.0	3.0	3.3	-
Distributions paid during the year	(3.0)	(3.0)	(3.3)	-
Distributions payable at 31 December	1.0	-	-	-
Per share distributions declared during the year in EUR	82.00	51.69	66.29	-
Per share distributions paid during the year in EUR	60.27	51.69	66.29	-

8 Balances and Transactions with Related Parties

Related parties are defined in IAS 24, *Related Party Disclosures*. Parties are generally considered to be related if one party has the ability to control the other party or can exercise significant influence or joint control over the other party in making financial and operational decisions. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form. The Fund's immediate parent is disclosed in Note 1.

Key management of the Group consists of 3 senior managers, one of which is a non-executive director. Short-term bonuses fall due wholly within twelve months after the end of the period in which management rendered the related services.

The nature of the related party relationships for those related parties with whom the Group entered into significant transactions or had significant balances outstanding at 31 December 2016 are detailed below.

At 31 December 2016, the outstanding balances with related parties were as follows:

<i>In millions of EUR</i>	CE REIF	Global REIF	Total
Trade and other receivables - current	2.4	0.2	2.6
Trade and other payables - current	(17.5)	(0.6)	(18.1)
Accrued expenses – management fee (Note 14)	(1.0)	(0.8)	(1.8)
Accrued expenses – performance fee (Note 14)	(3.4)	-	(3.4)

At 31 December 2015, the outstanding balances with related parties were as follows:

<i>In millions of EUR</i>	CE REIF	Global REIF	Total
Trade and other receivables - current	0.2	-	0.2
Trade and other payables - current	(0.5)	(0.1)	(0.6)
Accrued expenses – management fee (Note 14)	(0.6)	-	(0.6)

8 Balances and Transactions with Related Parties (Continued)

The income and expense items with related parties for the year ended 31 December 2016 were as follows:

<i>In millions of EUR</i>	CE REIF	Global REIF	Total
Revenue from service rendered	0.6	0.4	1.0
Other services	(1.5)	(0.2)	(1.7)
Management fee (Note 17)	(1.1)	(0.8)	(1.9)
Performance fee (Note 17)	(3.4)	-	(3.4)

The income and expense items with related parties for the year ended 31 December 2015 were as follows:

<i>In millions of EUR</i>	CE REIF	Global REIF	Total
Revenue from service rendered	0.6	-	0.6
Other services	(1.3)	-	(1.3)
Management fee (Note 17)	(1.0)	-	(1.0)

a) General Partner fee

The Fund is managed by HB Reavis Investment Management S.à r.l., an investment management company incorporated in Luxembourg (the "General Partner"). Under the terms of the Prospectus of the Fund dated June 2012 (latest update at September 2015), the Fund appointed HB Reavis Investment Management S.à r.l. as an Investment Manager to provide management services to the Fund. HB Reavis Investment Management S.à r.l. receives a fee of 1.65% per annum by calculating the average of the Net Asset Value during the previous 3 months and to be paid on a quarterly basis in arrears. The total fees for CE REIF Sub-Fund for the year ended 31 December 2016 amounted to EUR 1,053,777 (2015: EUR 1,043,964) with EUR 1,039,038 (2015: EUR 635,262) outstanding to HB Reavis Investment Management S.à r.l. at year end. The total fees for Global REIF Sub-Fund for the year ended 31 December 2016 amounted to EUR 834,134 (2015: nil) with EUR 834,134 (2015: nil) outstanding to HB Reavis Investment Management S.à r.l. at year end.

b) Investment Manager Fee

The remuneration of the Investment Manager is calculated on quarterly basis with a minimum annual fee of EUR 50,000. The calculation is based on the Fund's NAV. If the Fund's NAV is lower than EUR 100 million, remuneration equals to 0,08% of NAV. If the Fund's NAV is higher than EUR 100 million and lower than EUR 200 million, remuneration equals to 0,07% of NAV. If the Fund's NAV is higher than EUR 200 million, remuneration equals to 0,06% of NAV.

The total fees for the year ended 31 December 2016 for CE REIF Sub-Fund amounted to EUR 54,139.77 (2015: EUR 58,548.69) and for Global REIF Sub-Fund amounted to EUR 49,763.38 (2015: EUR 19,530.00).

c) Performance fees

The General Partner, HB Reavis Investment Management S.à r.l., is entitled to a performance fee calculated on an annual basis on the total return per share during each performance period. It is calculated as follows:

- i. Up to 9% for CE REIF (up to 19% for Global REIF) the General Partner is not entitled to collect any performance fee, and
- ii. Between 9% and 12% for CE REIF (between 19% and 22% for Global REIF), the General Partner is entitled to collect a performance fee equal to 30% of the difference between the actual total return and 9% multiplied by the Net Asset Value per share at the beginning of the performance period multiplied by the number of Shares outstanding at the beginning of the performance period, and
- iii. Between 12% and 15% for CE REIF (between 22% and 25% for Global REIF), the General Partner is entitled to collect a performance fee equal to 60% of the difference between the actual total return and 12% (plus 30% of the difference between 12% and 9%) multiplied by the Net Asset Value per share at the beginning of the performance period multiplied by the number of Shares outstanding at the beginning of the performance period, and
- iv. More than 15% for CE REIF (more than 25% for Global REIF), the General Partner is entitled to collect a performance fee equal to 90% of the difference between the total return and 15% (plus 60% of the difference between 15% and 12% plus 30% of the difference between 12% and 9%) multiplied by the Net Asset Value per share at the beginning of the performance period multiplied by the number of Shares outstanding at the beginning of the performance period.

The total return per share for the performance period shall be calculated net after deduction of all costs and regular fees. The total fees for the year ended 31 December 2016 for CE REIF Sub-Fund amounted to EUR 3,390,522 out of which EUR 12,350 was waived by the Management so total expense for 2016 amounted to EUR 3,378,172. The Management decided to waive the Annualized performance fee for the year ended 31 December 2016 for Global REIF Sub-Fund and for the year ended 31 December 2015 in full for both Sub-Funds.

8 Balances and Transactions with Related Parties (Continued)

d) Depository fees

The Fund has engaged the services of Citco Bank Nederland N.V. Luxembourg Branch to provide custodian services for a fee. Custody fees will be charged quarterly at a rate of 0.02% per annum of the Assets, with a minimum fee of EUR 40,000 per year. In addition a transaction fee of EUR 1,200 will be charged for any acquisition or disposal of real estate assets. The total fees for CE REIF for the period amounted to EUR 53,891.91 (2015: EUR 44,173.14) with EUR 28,800 (2015: EUR 20,700) outstanding to Citco Bank Nederland N.V. Luxembourg Branch at year end. The total fees for Global REIF for the period amounted to EUR 36,933.34 (2015: EUR 11,666.66) with EUR 25,500.00 (2015: EUR 11,666.66) outstanding to Citco Bank Nederland N.V. Luxembourg Branch at year end.

e) Domiciliary agent, Registrar and Transfer Agent and Administrative Agent fees

The Fund has engaged the Central Administrator services of Citco REIF Services (Luxembourg) S.A., a company incorporated in Luxembourg, to provide administration services for a fee. The total fees for CE REIF for the period amounted to EUR 115,803.61 (2015: EUR 115,352.04) with EUR 65,610.08 (2015: EUR 30,812.12) outstanding to Citco REIF Services (Luxembourg) S.A. at year end. The total fees for Global REIF for the period amounted to EUR 100,378.04 (2015: EUR 39,393.41) with EUR 25,094.52 (2015: EUR 32,418.79) outstanding to Citco REIF Services (Luxembourg) S.A. at year end.

f) External Valuer fees

The fees of the External Valuer depend on the hours spent on the performance of the valuation function. The total fees for CE REIF for the year ended 31 December 2016 amounted to EUR 15,333.12 (2015: EUR 16,350.12). The total fees for Global REIF for the year ended 31 December 2016 amounted to EUR 29,100.50 (2015: EUR 2,383.70).

g) Related Party Shareholdings

Parties are generally considered to be related if one party has the ability to control the other party or exercise joint control or significant influence over the other party in making financial and operating decisions.

Related parties of the CE REIF Sub-Fund hold the following Shares at 31 December 2016:

Shareholder	Class	Number of Shares at the beginning of the year	Number of Shares acquired during 2016	Disposals of Shares	Number of Shares at year end
HBR Investors Ltd.	Investor	12,906.636	12,625.201	(13,196.551)	12,335.286
HB Reavis Investment Management S.à r.l.	Management	1.000	-	-	1.000
HB Reavis Investment Management S.à r.l.	Investor	1.000	-	-	1.000
Number of Shares at 31 December 2016		12,908.636	12,625.201	(13,196.551)	12,337.286

Related parties of the Global REIF Sub-Fund hold the following Shares at 31 December 2016:

Shareholder	Class	Number of Shares at the beginning of the year	Number of Shares acquired during 2016	Number of Shares at year end
HBR Investors Ltd.	Investor	775.000	57,266.894	58,041.894
Number of Shares at 31 December 2016		775.000	57,266.894	58,041.894

Related parties of the CE REIF Sub-Fund hold the following Shares at 31 December 2015:

Shareholder	Class	Number of Shares at the beginning of the year	Disposals of Shares	Number of Shares at year end
HBR Investors Ltd.	Investor	19,764.067	(6,857.431)	12,906.636
HB Reavis Investment Management S.à r.l.	Management	1.000	-	1.000
HB Reavis Investment Management S.à r.l.	Investor	1.000	-	1.000
Number of Shares at 31 December 2015		19,766.067	(6,857.431)	12,908.636

Related parties of the Global REIF Sub-Fund hold the following Shares at 31 December 2015:

Shareholder	Class	Number of Shares at incorporation	Number of Shares acquired during 2015	Number of Shares at year end
HBR Investors Ltd.	Investor	125.000	650.000	775.000
Number of Shares at 31 December 2015		125.000	650.000	775.000

9 Investment Property

<i>In millions of EUR</i>	2016			2015
	CE REIF	Global REIF	Total	CE REIF
Fair value at the beginning of the year	134.8	-	134.8	163.8
Acquisitions of Investment Property	83.9	118.6	202.5	-
Additions – technical enhancement	0.3	0.7	1.0	1.6
Disposals (incl. assets held for sale)	(38.9)	-	(38.9)	-
Fair value gains/(losses)	5.0	0.4	5.4	(1.5)
Less: transfers to disposal groups classified as held for sale	11	-	-	(29.1)
Fair value at 31 December	185.1	119.7	304.8	134.8

The investment properties are valued externally semi-annually on 31 December at fair value, with benefit of advice by an independent, professionally qualified valuation expert who has recent experience in valuing similar properties in similar locations. The methods and significant assumptions applied in determining the fair value are described in Notes 2.4, 3 and 21.

At 31 December 2016, investment properties carried at EUR 304.8 million (At 31 December 2015: EUR 134.8 million) have been pledged to third parties as collateral with respect to borrowings. All properties have been properly insured for the total amount of EUR 212.3 million (2015: EUR 98.4 million) (risk of damage mainly through fire, natural disasters, theft, burglary).

CE REIF Sub-Fund sold three (3) properties (Note 19) during financial year 2016. Two (2) out of these properties were classified as Non-current assets held for sale as of 31 December 2015.

EUR 4.9 million disclosed as Financial assets is a rental guarantee related to the purchase of Aupark Hradec Králové shopping centre in Hradec Králové, Czech Republic.

Valuations obtained for investment property were adjusted for the purpose of the combined consolidated financial statements to avoid double-counting of assets or liabilities that are recognised as separate assets and liabilities. Reconciliation between the valuations obtained and the adjusted valuation included in the combined consolidated financial statements is as follows:

<i>In millions of EUR</i>	31 December 2016			31 December 2015
	CE REIF	Global REIF	Total	CE REIF
Valuations obtained	186.5	119.9	306.4	166.5
Less: lease incentive receivables	(1.4)	(0.2)	(1.6)	(2.0)
Less: transfers to disposal groups classified as held for sale	11	-	-	(29.7)
Fair value at 31 December	185.1	119.7	304.8	134.8

Asset acquisitions

On 8 January 2016, Global REIF Sub-Fund acquired 100% of the share capital of Apollo Business Center III a.s. ("ABC III"), a company incorporated in Slovakia which is operating a business center in CBD of Bratislava, Slovakia. Total purchase consideration amounted to cash of EUR 16.0 million.

On 8 January 2016, Global REIF Sub-Fund acquired 100% of the share capital of Apollo Business Center V a. s. ("ABC V"), a company incorporated in Slovakia which is operating a business center in CBD of Bratislava, Slovakia. Total purchase consideration amounted to cash of EUR 21.5 million.

On 5 December 2016, CE REIF Sub-Fund through its subsidiary HBR CE REIF LUX2 S.à r.l. acquired 100% of the share capital of Aupark Hradec Králové Bidco s.r.o. ("BidCo"), a company incorporated in the Czech Republic which is a project company related to shopping centre Aupark Hradec Králové in Hradec Králové, Czech republic. Total purchase consideration amounted to cash of EUR 1 thousand.

On 22 December 2016, CE REIF Sub-Fund through its subsidiary Aupark Hradec Králové Bidco s.r.o. acquired 100% of the share capital of AUPARK Hradec Králové, a.s. ("AUHK"), a company incorporated in the Czech Republic which is operating a shopping centre Aupark Hradec Králové in Hradec Králové, Czech republic. Total purchase consideration amounted to cash of EUR 21.9 million.

9 Investment Property (Continued)

Management considers that at acquisition the above mentioned companies constituted groups of net assets, rather than businesses as defined in IFRS 3, 'Business combinations', as prior to acquisition the subsidiaries were holding properties and were leasing them under one or more operating leases. As such the buildings were classified as investment property by the Group at initial recognition.

As the acquisitions of the above mentioned companies were not accounted for as business combinations and neither accounting profit nor taxable profit were affected at the time of the transactions, the initial recognition exemption in IAS 12, 'Income taxes' applies, and the Group does not recognise deferred tax that would otherwise have arisen on temporary differences associated with the acquired assets and liabilities at initial recognition. The assets and liabilities recognised in the combined consolidated statement of financial position on the dates of the acquisitions during 2016 were:

In millions of EUR	Asset acquisitions				Total
	ABC III	ABC V	BidCo	AUHK	
Investment property	44.3	74.3	-	88.8	207.4
Cash and cash equivalents	2.2	1.8	-	3.2	7.2
Borrowings	(28.3)	(53.0)	-	(66.5)	(147.8)
Trade and other (payables)/receivables	(2.2)	(1.6)	-	(3.6)	(7.4)
Total purchase consideration settled in cash	16.0	21.5	-	21.9	59.4
Less: cash and cash equivalents of subsidiary acquired	(2.2)	(1.8)	-	(3.2)	(7.2)
Net outflow of cash and cash equivalents on acquisition	13.8	19.7	-	18.7	52.2

10 Trade and Other Receivables

In millions of EUR	31 December 2016			31 December 2015
	CE REIF	Global REIF	Total	CE REIF
Trade receivables	2.1	0.9	3.0	1.5
Accrued rental income	0.3	-	0.3	0.1
	2.4	0.9	3.3	1.6
Other financial receivables	2.1	-	2.1	-
Total trade and other receivables	4.5	0.9	5.4	1.6

The carrying amounts of the Group's trade and other receivables are denominated in the following currencies:

In millions of EUR	31 December 2016			31 December 2015
	CE REIF	Global REIF	Total	CE REIF
EUR	3.1	0.9	4.0	1.6
CZK	1.4	-	1.4	-
Total trade and other receivables	4.5	0.9	5.4	1.6

The Management applies judgement in determining classes of assets and groups of financial instruments into classes that are appropriate taking into account the characteristics and risks of those financial instruments. At minimum, management distinguishes instruments measured at amortised cost from those measured at fair value and also treats as separate classes those financial instruments that are outside the scope of IFRS 7, Financial Instruments: Disclosures.

10 Trade and Other Receivables (Continued)

Analysis by credit quality of trade and other receivables as of 31 December 2016 is as follows:

<i>In millions of EUR</i>	Trade receivables including accrued rental income		Other financial receivables		Total
	CE REIF	Global REIF	CE REIF	Global REIF	
Total receivables neither past due nor impaired	1.7	0.5	2.1	-	4.3
<i>Overdue but not individually impaired</i>					
- less than 30 days overdue	0.7	0.2	-	-	0.9
- 30 to 90 days overdue	-	-	-	-	-
- 90 to 180 days overdue	-	0.2	-	-	0.2
- 180 to 360 days overdue	-	-	-	-	-
- over 360 days overdue	-	-	-	-	-
Total overdue but not individually impaired	0.7	0.4	-	-	1.1
Total trade and other receivables	2.4	0.9	2.1	-	5.4

Analysis by credit quality of trade and other receivables as of 31 December 2015 is as follows:

<i>In millions of EUR</i>	Trade receivables including accrued rental income	Other financial receivables	Total
Total receivables neither past due nor impaired	0.9	-	0.9
<i>Overdue but not individually impaired</i>			
- less than 30 days overdue	0.4	-	0.4
- 30 to 90 days overdue	-	-	-
- 90 to 180 days overdue	0.1	-	0.1
- 180 to 360 days overdue	0.1	-	0.1
- over 360 days overdue	0.1	-	0.1
Total overdue but not individually impaired	0.7	-	0.7
Total trade and other receivables	1.6	-	1.6

Certain trade receivables are secured by either bank guarantee or deposit. The unsecured trade receivables are from a wide variety of tenants and the Group has the ability to evict non-paying tenants.

The carrying amount of trade and other receivables is not substantially different from their fair value. There is no significant concentration of credit risk with respect to other trade receivables as the Group has a large number of customers.

11 Non-current Assets Held for Sale

As of 31 December 2015, the Group classified assets and liabilities of the two subsidiaries (Logistické Centrum Svätý Jur a. s. and Logistické centrum Malý Šariš a. s.) as held for sale. Both subsidiaries have been sold to a third party during financial year 2016.

Change in fair value of investment properties held for sale as of 31 December 2015 for financial year 2016 amounted to gain of EUR 0.2 million.

11 Non-current Assets Held for Sale (Continued)

Major classes of assets classified as held for sale:

<i>In millions of EUR</i>	31 December 2016	31 December 2015
Investment property	-	29.1
Other non-current assets	-	0.6
Trade and other receivables	-	0.7
Cash and cash equivalents	-	0.6
Total non-current assets classified as held for sale	-	31.0

Major classes of liabilities directly associated with assets classified as held for sale:

<i>In millions of EUR</i>	31 December 2016	31 December 2015
Borrowings non-current	-	16.3
Deferred income tax liability	-	0.5
Trade and other payables non-current	-	0.7
Borrowings current	-	0.6
Trade and other payables	-	1.2
Total liabilities directly associated with assets classified as held for sale	-	19.3

At 31 December 2015, investment properties carried at EUR 29.7 million and the receivables of EUR 0.7 million have been pledged to third parties as collateral with respect to borrowings.

12 Cash and Cash Equivalents

<i>In millions of EUR</i>	31 December 2016			31 December 2015		
	CE REIF	Global REIF	Total	CE REIF	Global REIF	Total
Cash at bank and in hand	27.0	3.0	30.0	2.3	0.8	3.1
Total cash and cash equivalents	27.0	3.0	30.0	2.3	0.8	3.1

At 31 December 2016 and 2015, cash and cash equivalents were fully available for the Group's use.

All the bank balances are neither past due nor impaired. Analysis by credit quality of bank balances and term deposits is as follows:

<i>In millions of EUR</i>	31 December 2016			31 December 2015		
	CE REIF	Global REIF	Total	CE REIF	Global REIF	Total
<i>Rating by the Company</i>						
- Banks rated 1	6.6	-	6.6	1.2	-	1.2
- Banks rated 2	0.4	2.8	3.2	0.1	-	0.1
- Banks unrated	20.0	0.2	20.2	1.0	0.8	1.8
Total	27.0	3.0	30.0	2.3	0.8	3.1

Note: The Fund classifies banks based on ratings as follows:

Banks rated 1: Rating by Moody's A1, A2, A3 or rating by Fitch A+, A, A-
 Banks rated 2: Rating by Moody's Baa1, Baa2, Baa3 or Fitch BBB+, BBB, BBB-

The carrying amounts of cash and cash equivalents as of 31 December 2016 and 2015 are not substantially different from their fair value. The maximum exposure to credit risk relating to cash and cash equivalents is limited by the carrying value of cash and cash equivalents.

13 Borrowings

<i>In millions of EUR</i>	31 December 2016			31 December 2015
	CE REIF	Global REIF	Total	Total
Non-current				
Bank borrowings	107.9	63.3	171.2	80.6
	107.9	63.3	171.2	80.6
Current				
Bank borrowings	5.2	2.4	7.6	2.6
	5.2	2.4	7.6	2.6
Total borrowings	113.1	65.7	178.8	83.2

All of the Group's borrowings are denominated in EUR. Refer also to Note 20 for further information.

The carrying amounts and fair value of the non-current borrowings are set out below:

<i>In millions of EUR</i>	Carrying amounts at 31 December 2016	Carrying amounts at 31 December 2015	Fair values at 31 December 2016	Fair values at 31 December 2015
Bank borrowings – CE REIF	107.9	80.6	107.3	80.9
Bank borrowings – Global REIF	63.3	-	62.8	-
Non-current borrowings	171.2	80.6	170.1	80.9

Assumptions used in determining fair value of borrowings are described in Note 21. The carrying values of current borrowings approximate their fair values.

i) *Bank borrowings*

<i>In millions of EUR</i>	31 December 2016			31 December 2015
	CE REIF	Global REIF	Total	CE REIF
Current	5.2	2.4	7.6	2.6
Repayable between 1 and 2 years	2.7	2.3	5.0	21.9
Repayable between 2 and 5 years	61.2	61.0	122.2	58.7
Repayable over 5 years	44.0	-	44.0	-
Non-current	107.9	63.3	171.2	80.6
Total bank borrowings	113.1	65.7	178.8	83.2

Bank borrowings are bearing variable interest rates and are exposed to interest rate changes. Please refer to sensitivity analysis in Note 20.

The Group doesn't have undrawn borrowing facilities.

Investment properties (Note 9) are pledged as collateral for borrowings of EUR 178.8 million (2015: EUR 83.2 million). In addition all trade receivables of the 6 project companies are pledged as collateral for the borrowings.

The loan agreements with third party creditors are governed by terms and conditions which include maximum loan to value ratios ranging from 60.5% to 70% (2015: 60.7% to 70%) and minimum debt service coverage ratios ranging from 1.15 to 1.3 (2015: 1.2 to 1.3).

During 2016 and 2015 and up to date of authorisation of these combined consolidated financial statements for issue, the Group has not experienced any event of default and no terms of the loans were renegotiated due to defaults.

14 Trade and Other Payables

In millions of EUR	Notes	31 December 2016			31 December 2015		
		CE REIF	Global REIF	Total	CE REIF	Global REIF	Total
Non – current							
Other long term payables/ Prepayments for rent		1.1	1.3	2.4	1.5	-	1.5
Total trade and other payables – non-current		1.1	1.3	2.4	1.5	-	1.5
Current							
Trade payables		17.9	0.5	18.4	0.8	0.1	0.9
Accrued liabilities		0.6	0.4	1.0	0.3	0.1	0.4
VAT payables		0.3	0.3	0.6	-	-	-
Financial payables due to third parties – current		18.8	1.2	20.0	1.1	0.2	1.3
Accrued expenses - management fee		1.0	0.8	1.8	0.6	-	0.6
Accrued expenses – performance fee		3.4	-	3.4	-	-	-
Financial payables due to related parties – current	8	4.4	0.8	5.2	0.6	-	0.6
Total financial payables – current		23.2	2.0	25.2	1.7	0.2	1.9
Deferred income		2.8	1.6	4.4	2.5	-	2.5
Total trade and other payables – current		26.0	3.6	29.6	4.2	0.2	4.4
Total trade and other payables		27.1	4.9	32.0	5.7	0.2	5.9

Trade payables are denominated in the following foreign currencies:

In millions of EUR	31 December 2016			31 December 2015		
	CE REIF	Global REIF	Total	CE REIF	Global REIF	Total
Non – current						
EUR	0.7	1.3	2.0	1.5	-	1.5
CZK	0.4	-	0.4	-	-	-
Current						
EUR	25.3	3.6	28.9	4.2	0.2	4.4
CZK	0.7	-	0.7	-	-	-
Trade and other payables	27.1	4.9	32.0	5.7	0.2	5.9

The fair value of trade and other payables is not significantly different from their carrying amount.

15 Rental and Similar Income from Investment Properties

In millions of EUR	2016			2015
	CE REIF	Global REIF	Total	CE REIF
Rental income	12.1	7.7	19.8	14.3
Total revenue	12.1	7.7	19.8	14.3

15 Rental and Similar Income from Investment Properties (Continued)

Where the Group is the lessor, the future minimum lease payments receivable under non-cancellable operating leases are as follows:

<i>In millions of EUR</i>	31 December 2016			31 December 2015
	CE REIF	Global REIF	Total	CE REIF
Not later than 1 year	10.1	6.2	16.3	11.5
Later than 1 year and not later than 5 years	24.3	12.4	36.7	18.6
Later than 5 years	3.6	2.3	5.9	5.1
Total operating lease payments receivable	38.0	20.9	58.9	35.2

16 Direct Operating Expenses for Investment Properties

<i>In millions of EUR</i>	2016			2015
	CE REIF	Global REIF	Total	CE REIF
<i>Direct operating expenses for investment properties that generate rental income:</i>				
Repairs and maintenance services	-	-	-	(0.1)
Utilities costs	(0.4)	-	(0.4)	(0.7)
Services relating to investment property	(0.5)	(0.2)	(0.7)	(0.8)
Real estate tax	(0.2)	(0.1)	(0.3)	(0.2)
Total	(1.1)	(0.3)	(1.4)	(1.8)

17 Other Operating Expenses

<i>In millions of EUR</i>	2016			2015		
	CE REIF	Global REIF	Total	CE REIF	Global REIF	Total
Management fees (Note 8a)	(1.1)	(0.8)	(1.9)	(1.0)	-	(1.0)
Performance fee (Note 8c)	(3.4)	-	(3.4)	-	-	-
Legal and professional fees	(0.5)	(0.4)	(0.9)	(0.5)	(0.2)	(0.7)
Other fees	(0.7)	(0.2)	(0.9)	-	-	-
Total other operating expenses	(5.7)	(1.4)	(7.1)	(1.5)	(0.2)	(1.7)

18 Income Taxes

The Fund is currently not liable to pay any corporate income tax or net worth tax in Luxembourg on its profits. Distributions to shareholders as well as capital gain are tax exempt and no withholding tax is applicable. Dividend, interest, other forms of income and capital gains received by the Fund on its investment may have been subject to non-recoverable corporate tax or other taxes in the countries of origin. The Fund is however subject to an annual subscription tax at an annual rate of 0.01% based on the NAV of the Fund at the end of each quarter. The holding companies are subject to the general tax regulation applicable to all Luxembourg "Commercial companies". The Group uses 22% as applicable tax rate to calculate its theoretical tax charge for 2016 as this is the rate applicable in the Slovak Republic where majority of the Group's operations are located.

Income tax expense comprises the following:

<i>In millions of EUR</i>	2016			2015
	CE REIF	Global REIF	Total	CE REIF
Current tax	-	-	-	(0.1)
Deferred tax	(2.3)	(0.6)	(2.9)	(0.9)
Income tax (expense)/credit for the year	(2.3)	(0.6)	(2.9)	(1.0)

18 Income Taxes (Continued)

Reconciliation between the expected and the actual taxation charge is provided below.

<i>In millions of EUR</i>	2016	2015
Profit/(loss) after distributions to the Holders of Shares and before income tax	7.5	3.1
Distributions to the Holders of Shares	7.0	3.3
Profit before distributions to the Holders of Shares and before income tax	14.5	6.4
Theoretical tax charge at applicable rate of 22% (2015: 22%)	(3.2)	(1.4)
Reassessment of recoverability of tax losses carried forward	(0.6)	-
Remeasurement of deferred tax due to change in Slovak tax rate (from 22% to 21% applicable from 1 January 2017)	0.1	-
Tax effect of items which are not deductible or assessable for taxation purposes:		
- Income exempt from taxation	0.8	0.4
Income tax (expense)/credit for the year	(2.9)	(1.0)

Differences between IFRS and applicable statutory taxation regulations give rise to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases. The tax effect of the movements in these temporary differences is detailed below.

<i>In millions of EUR</i>	31 December 2015	Charged/ (credited) to profit or loss	Deferred tax disposed of	31 December 2016
Tax effect of deductible/(taxable) temporary differences				
Investment properties	(2.2)	(2.3)	1.9	(2.6)
Tax losses carried forward	0.6	(0.6)	-	-
Net deferred tax (liability)	(1.6)	(2.9)	1.9	(2.6)

<i>In millions of EUR</i>	31 December 2014	Charged/ (credited) to profit or loss	Transfer to Assets Held for Sale (Note 11)	31 December 2015
Tax effect of deductible/(taxable) temporary differences				
Investment properties	(2.1)	(0.6)	0.5	(2.2)
Tax losses carried forward	0.9	(0.3)	-	0.6
Net deferred tax (liability)	(1.2)	(0.9)	0.5	(1.6)

19 Disposal of subsidiaries

The Group sold shares in four (4) subsidiaries financial year 2016: Logistické Centrum Svätý Jur a. s., Logistické centrum Malý Šariš a. s., AUPARK Piešťany SC, s. r. o. and AUPARK Piešťany, spol. s r.o. Two (2) out of these subsidiaries (Logistické Centrum Svätý Jur a. s., Logistické centrum Malý Šariš a. s.) were classified as Non-current assets held for sale as of 31 December 2015.

19 Disposal of subsidiaries (Continued)

The assets and liabilities disposed of, the sale proceeds and the gain on the divestments comprised:

<i>In millions of EUR</i>	2016
	CE REIF
Investment property in use	68.6
Deferred tax liability	(2.7)
Borrowings	(36.2)
Cash and cash equivalents	1.6
Other working capital	(2.6)
Net assets value	28.7
Gain on divestments of subsidiaries	0.7
Proceeds from sale of subsidiaries	29.4
Less: cash in subsidiaries at the date of transaction	(1.6)
Less: receivable from sale of subsidiary	-
Add: liability from sale of subsidiary	-
Cash sale proceeds	27.8

20 Financial Risk Management

The risk management function within the Group is carried out in respect of financial risks: credit risk, market risk (including changes in foreign currency exchange rates, interest rate and price risk), liquidity risks, operational risks and legal risks. The primary objectives of the financial risk management function are to establish risk limits, and then ensure that exposure to risks stays within these limits. The operational and legal risk management functions are intended to ensure proper functioning of internal policies and procedures to minimise operational and legal risks.

(i) Credit risk

The Group takes on exposure to credit risk, which is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Exposure to credit risk arises as a result of the Group's rental income on credit terms and other transactions with counterparties giving rise to financial assets.

The Group's maximum exposure to credit risk by class of assets is as follows:

<i>In millions of EUR</i>	31 December 2016			31 December 2015		
	CE REIF	Global REIF	Total	CE REIF	Global REIF	Total
Financial assets (Note 9)						
Financial guarantee	4.9	-	4.9	-	-	-
	4.9	-	4.9	-	-	-
Other non-current assets (Note 9)						
Lease incentive receivables	1.4	0.2	1.6	2.0	-	2.0
	1.4	0.2	1.6	2.0	-	2.0
Trade and other receivables (Note 10)						
Trade receivables including accrued rental income	2.4	0.9	3.3	1.6	-	1.6
Other financial receivables	2.1	-	2.1	-	-	-
	4.5	0.9	5.4	1.6	-	1.6
Derivatives						
Derivatives	-	0.2	0.2	-	-	-
	-	0.2	0.2	-	-	-
Cash and cash equivalents (Note 12)						
Cash at bank and on hand	27.0	3.0	30.0	2.4	0.7	3.1
	27.0	3.0	30.0	2.4	0.7	3.1
Total maximum exposure to credit risk	37.8	4.3	42.1	6.0	0.7	6.7

20 Financial Risk Management (Continued)

The Group's maximum exposure to credit risk represents the carrying value of its financial assets in the Combined Consolidated Statement of Financial Position. The Group has no significant off-balance sheet exposures to credit risk as it did not issue financial guarantees nor loan commitments to other parties.

The Group structures the levels of credit risk it undertakes by placing limits on the amount of risk accepted in relation to counterparties or groups of counterparties. Limits on the level of credit risk are approved regularly by Management. Such risks are monitored on a revolving basis and subject to an annual review.

Management has additional policies in place to secure trade receivables from rental business. The Group uses system of required bank guarantees or financial deposits to secure its receivables from rental business based on the rating of tenant.

The Group's management reviews ageing analysis of outstanding trade receivables and follows up on past due balances. Management therefore considers it appropriate to provide ageing and other information about credit risk as disclosed in Note 10.

Financial instruments subject to offsetting, enforceable master netting and similar arrangements are as follows at 31 December 2016:

<i>In millions of EUR</i>	Gross amounts before offsetting in the statement of financial position a)	Gross amounts set off in the statement of financial position b)	Net amount after offsetting in the statement of financial position c) = a) - b)	Amounts subject to master netting and similar arrangements not set off in the statement of financial position		
				Financial instruments d)	Cash collateral received e)	Net amount of exposure c) - d) - e)
Assets						
Trade receivables (Note 10)						
– CE REIF	1.2	-	1.2	0.9	0.3	-
Trade receivables (Note 10)						
– Global REIF	0.5	-	0.5	0.1	0.4	-
Liabilities						
Cash collateral received presented within trade and other payables – CE REIF	0.3	-	0.3	0.3	-	-
Cash collateral received presented within trade and other payables – Global REIF	0.4	-	0.4	0.4	-	-

Financial instruments subject to offsetting, enforceable master netting and similar arrangements are as follows at 31 December 2015:

<i>In millions of EUR</i>	Gross amounts before offsetting in the statement of financial position a)	Gross amounts set off in the statement of financial position b)	Net amount after offsetting in the statement of financial position c) = a) - b)	Amounts subject to master netting and similar arrangements not set off in the statement of financial position		
				Financial instruments d)	Cash collateral received e)	Net amount of exposure c) - d) - e)
Assets						
Trade receivables (Note 10)	0.9	-	0.9	0.6	0.3	-
Liabilities						
Cash collateral received presented within trade and other payables	0.3	-	0.3	0.3	-	-

20 Financial Risk Management (Continued)

According to the general terms and conditions of contracts with its customers, the Group requires either a cash collateral or bank guarantee in favour of the Group to ensure its receivables are collectible. The amount guaranteed by cash collateral or a bank guarantee is assessed by the Group annually. The Group has a right of set-off of any balances overdue against the collateral or amount drawn under a bank guarantee.

The amounts in columns (d) and (e) in the above table are limited to the exposure reported in column (c) for each individual instrument in order not to understate the ultimate net exposure.

Credit risks concentrations

As for the banks and financial institutions, Group has relationships only with those banks that have high independent rating assessment. The Group's bank deposits are held with 8 (2015: 7) banks as of 31 December 2016. The Group management considers the concentration of credit risk with respect to cash balances with banks as acceptable. The analysis by credit quality (bank rating) is provided in Note 12.

(ii) Market risk

The Group takes on exposure to market risks. Market risks arise from open positions in (a) foreign currencies, (b) interest bearing assets and liabilities, all of which are exposed to general and specific market movements.

Currency risk. Management does not consider foreign exchange risk to be a significant exposure to the Group's operations and therefore does not set objectives, policies and processes for its management as Slovak Republic adopted Euro as its legal currency on 1 January 2009. Due to acquisition of Aupark Hradec Králové in the Czech Republic, the Management acknowledges elevated exposure of the Group to foreign exchange risk arising from various currency exposures, primarily with respect to Czech Koruna ("CZK"). Foreign exchange risk related to CZK was not considered as significant during 2016 due to long-term stable EUR/CZK exchange rate retained by the Czech National Bank and the acquisition taking place in December 2016. As a result, the Group was not exposed to significant foreign exchange risk related to transactions and balances denominated in CZK.

Interest rate risk. The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The table below summarises the Group's exposure to interest rate risks. The table presents the aggregated amounts of the Group's financial assets and liabilities at carrying amounts, categorised by the earlier of contractual interest repricing or maturity dates.

<i>In millions of EUR</i>	Less than 6 months	6 – 12 months	Over 12 months	Total
31 December 2016				
Total monetary financial liabilities (Note 13) – CE REIF	(113.1)	-	-	(113.1)
Total monetary financial liabilities (Note 13) – Global REIF	(65.7)	-	-	(65.7)
Net interest sensitivity gap at 31 December 2016	(178.8)	-	-	(178.8)
31 December 2015				
Total monetary financial liabilities (Note 13) – CE REIF	(83.2)	-	-	(83.2)
Net interest sensitivity gap at 31 December 2015	(83.2)	-	-	(83.2)

Had the interest rates on the Group's variable interest rate loans (generally the third party borrowings) been by one tenth lower than they have been throughout the year ended 31 December 2016 with all other variables constant, profit for the year would have been EUR 0.31 million higher (2015: EUR 0.28 million higher), mainly as a result of lower interest expense on variable interest liabilities. Equity, after allowing for the tax effects, would have been EUR 0.24 million higher (2015: EUR 0.22 million higher).

Had the interest rates on the Group's variable interest rate loans been by one tenth higher than they have been throughout the year ended 31 December 2016 with all other variables constant, profit for the year would have been EUR 0.31 million lower (2015: EUR 0.28 million lower), mainly as a result of higher interest expense on variable interest liabilities. Equity, after allowing for the tax effects, would have been lower by EUR 0.24 million (2015: EUR 0.22 million).

20 Financial Risk Management (Continued)

(iii) Liquidity risk. Liquidity risk is defined as the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities.

The table below shows liabilities at 31 December 2016 by their remaining contractual maturity. The amounts disclosed in the maturity table are the contractual undiscounted cash flows. Such undiscounted cash flows differ from the amount included in the Combined Consolidated Statement of Financial Position because the Combined Consolidated Statement of Financial Position amount is based on discounted cash flows.

When the amount payable is not fixed, the amount disclosed is determined by reference to the conditions existing at the reporting date. Foreign currency payments are translated using the spot exchange rate at the reporting date.

The maturity analysis of financial liabilities as at 31 December 2016 is as follows:

<i>In millions of EUR</i>	Demand and less than 12 months	From 1 to 2 years	From 2 to 5 years	Over 5 years	Total
Liabilities					
Borrowings (principal) (Note 13) – CE REIF	5.2	2.7	61.2	44.0	113.1
Borrowings (principal) (Note 13) – Global REIF	2.4	2.3	61.0	-	65.7
Borrowings (future interest charges) – CE REIF	1.9	1.8	4.6	0.2	8.5
Borrowings (future interest charges) – Global REIF	1.2	1.2	0.9	-	3.3
Financial payables - current (Note 14) – CE REIF	23.2	-	-	-	23.2
Financial payables - current (Note 14) – Global REIF	2.0	-	-	-	2.0
Total future payments, including future principal and interest payments	35.9	8.0	127.7	44.2	215.8

The maturity analysis of financial liabilities as at 31 December 2015 is as follows:

<i>In millions of EUR</i>	Demand and less than 12 months	From 1 to 2 years	From 2 to 5 years	Over 5 years	Total
Liabilities					
Borrowings (principal) (Note 13) – CE REIF	2.6	21.9	58.7	-	83.2
Borrowings (future interest charges) – CE REIF	1.6	1.5	3.2	-	6.3
Financial payables - current (Note 14) – CE REIF	1.7	-	-	-	1.7
Financial payables - current (Note 14) – Global REIF	0.2	-	-	-	0.2
Total future payments, including future principal and interest payments	6.1	23.4	61.9	-	91.4

On an ongoing basis, the Board of Managers of General Partner reviews a two year rolling cash flow forecast on a consolidated basis. The forecast for 2017 shows positive cash flow from property rental after property expenses and general operating expenses of the Group of approximately EUR 12.0 million (2016: EUR 5.7 million). This, together with existing cash balances would be sufficient to meet the 2017 Group's financial obligations as shown above. The Board of Managers of General Partner is confident that the Group's cash position allows it to keep pursuing new opportunities in its chosen markets.

21 Fair Value Estimation

IFRS 13 requires the use of valuation techniques for which sufficient data is available, maximising the use of observable inputs and minimising the use of unobservable inputs. The degree of detail of the disclosure depends on the observability of the inputs used.

For this purpose, IFRS 13 establishes a fair value hierarchy that classifies the inputs into three levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

21 Fair value estimation (Continued)

(i) Investment properties

The following table presents the group's investment properties that are measured at fair value at 31 December 2016.

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Investment property (Note 9) – CE REIF	-	-	185.1	185.1
Investment property (Note 9) – Global REIF	-	-	119.7	119.7
Total assets	-	-	304.8	304.8

The following table presents the group's investment properties that are measured at fair value at 31 December 2015.

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Investment property (Note 9) – CE REIF	-	-	134.8	134.8
Investment property classified as held for sale (Note 11) – CE REIF	-	-	29.1	29.1
Total assets	-	-	163.9	163.9

Level 3 investment properties are fair valued using discounted cash flow method, where the value is estimated from the expected future benefits to be generated by the property in the form of rental income streams. The valuation technique for level 3 is further described in Note 3.

Quantitative information about fair value measurements using unobservable inputs (level 3) for year ended 31 December 2016:

Segment	Valuation technique	Fair value at 31 December 2016 (In millions of EUR)	Average annual rent per sqm	Discount rate	Capitalisation rate for terminal value
CE REIF					
Office	Discounted cash flow	102.6	EUR 186	7.65%	6.79%
Retail	Discounted cash flow	83.9	EUR 251	6.25%	6.00%
Global REIF					
Office	Discounted cash flow	119.9	EUR 174	7.74%	6.90%

Quantitative information about fair value measurements using unobservable inputs (level 3) for year ended 31 December 2015:

Segment	Valuation technique	Fair value at 31 December 2015 (In millions of EUR)	Average annual rent per sqm	Discount rate	Capitalisation rate for terminal value
CE REIF					
Office	Discounted cash flow	104.3	EUR 183	7.78%	7.24%
Logistics	Discounted cash flow	29.7	EUR 54	8.65%	8.08%
Retail	Discounted cash flow	32.5	EUR 258	8.25%	7.75%

Sensitivity of measurement to variance of significant unobservable inputs

A decrease in the estimated annual rent will decrease the fair value. An increase in the discount rates and the capitalisation rates (used for terminal value of DCF method) will decrease the fair value.

There are interrelationships between these rates as they are partially determined by market rate conditions. Please refer to Note 3 for the quantitative sensitivity analysis and the description of the valuation process.

Investment property valuation process

The valuations of the properties are performed twice a year on the basis of valuation reports prepared by Independent and qualified Valuer.

21 Fair value estimation (Continued)

These reports are based on both:

- information provided by the Group such as current rents, terms and conditions of lease agreements, service charges, capital expenditure, etc. This information is derived from the company's financial and property management systems and is subject to the company's overall control environment.
- assumptions and valuation models used by the valuers – the assumptions are typically market related, such as yields and discount rates. These are based on their professional judgment and market observation. Generally for income producing assets a DCF and Direct capitalisation methods are used, for assets under construction Residual method is used and comparative methodology is used for non-core and land bank assets.

The information provided to the valuers and the assumptions and the valuation models used by the Independent Valuers are reviewed internally by the controlling department and the Chief Financial Officer ("CFO"). This includes a review of fair value movements over the period. The same process is also performed externally by the External Valuer and supervised by the Investment Manager.

(ii) Financial Instruments

The following table presents the group's financial instruments that are measured at fair value at 31 December 2016.

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Financial assets (Note 9) – CE REIF	-	-	4.9	4.9
Derivatives – CE REIF	-	0.2	-	0.2
Total assets	-	0.2	4.9	5.1

Level 3 financial assets are fair valued using discounted cash flow method, where the value is estimated from the expected future benefits to be generated by the property in the form of rental income streams. The valuation technique for level 3 is further described in Note 3.

Quantitative information about fair value measurements using unobservable inputs (level 3) for year ended 31 December 2016:

Segment	Valuation technique	Fair value at 31 December 2016 (In millions of EUR)	Average annual rent per sqm	Discount rate
CE REIF				
Retail	Discounted cash flow	4.9	EUR 257	6.25%

Fair value of a financial instrument is the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced sale or liquidation, and is best evidenced by an active quoted market price. The estimated fair values of financial instruments have been determined by the Group using available market information, where it exists, and appropriate valuation methodologies as described below. However, judgement is necessarily required to interpret market data to determine the estimated fair value.

Financial assets carried at amortised cost. The fair value of floating rate instruments is normally their carrying amount. The estimated fair value of fixed interest rate instruments is based on estimated future cash flows expected to be received discounted at current interest rates for new instruments with similar credit risk and remaining maturity. Discount rates used depend on credit risk of the counterparty.

Liabilities carried at amortised cost. Considering that Borrowings have variable rate of interest and that own credit risk of the Group did not significantly change, the carrying value under amortised cost approximate its fair value. The fair value of borrowings is classified in level 3.

22 Reconciliation of Classes of Financial Instruments with Measurement Categories

For the purposes of measurement, IAS 39, *Financial Instruments: Recognition and Measurement*, classifies financial assets into the following categories: (a) loans and receivables; (b) available-for-sale financial assets; (c) financial assets held to maturity and (d) financial assets at fair value through profit or loss ("FVTPL"). Financial assets at fair value through profit or loss have two subcategories: (i) assets designated as such upon initial recognition, and (ii) those classified as held for trading. The following table provides a reconciliation of classes of financial assets with these measurement categories.

22 Reconciliation of Classes of Financial Instruments with Measurement Categories (Continued)

At 31 December 2016 <i>In millions of EUR</i>	Loans and receivables		Total
	CE REIF	Global REIF	
ASSETS			
Trade receivables due from third parties including accrued rental income (Note 10)	2.4	0.9	3.3
Other financial receivables	2.1	-	2.1
Financial assets (Note 9)	4.9	-	4.9
Derivatives	-	0.2	0.2
Cash and cash equivalents (Note 12)	27.0	3.0	30.0
Rental indexation receivables (Note 9)	1.4	0.2	1.6
TOTAL FINANCIAL ASSETS	37.8	4.3	42.1

At 31 December 2015 <i>In millions of EUR</i>	Loans and receivables		Total
	CE REIF	Global REIF	
ASSETS			
Trade receivables due from third parties including accrued rental income (Note 10)	1.6	-	1.6
Cash and cash equivalents (Note 12)	2.4	0.7	3.1
Rental indexation receivables (Note 9)	2.0	-	2.0
TOTAL FINANCIAL ASSETS	6.0	0.7	6.7

All of the Group's financial liabilities are carried at amortised cost.

At 31 December 2016 <i>In millions of EUR</i>	Other financial liabilities – carried at amortised cost		Total
	CE REIF	Global REIF	
LIABILITIES			
Trade and other payables	23.2	2.0	25.2
Borrowings (Note 13)	113.1	65.7	178.8
TOTAL FINANCIAL LIABILITIES	136.3	67.7	204.0

At 31 December 2015 <i>In millions of EUR</i>	Other financial liabilities – carried at amortised cost		Total
	CE REIF	Global REIF	
LIABILITIES			
Trade and other payables excluding liabilities not falling under IFRS 7 (Note 14)	1.7	0.2	1.9
Borrowings (Note 13)	83.2	-	83.2
TOTAL FINANCIAL LIABILITIES	84.9	0.2	85.1

23 Events after the reporting date

The Commission de Surveillance du Secteur Financier of Luxembourg has agreed on 9 March with the conversion of the Fund into an UCI Part II fund under the amended 2010 Law and to the replacement of LIS by Crestbridge Management Company S.A. as AIFM. Apart from the above stated, there were no other material events which occurred after the end of the reporting period which have a bearing on the understanding of these combined consolidated financial statements.

24 Detailed Combined Consolidated Statement of Financial Position and Comprehensive Income

Combined Consolidated Statement of Financial Position at 31 December 2016 for both Sub-Funds and comparative:

In millions of EUR	Notes	CE REIF		Global REIF	
		31 December 2016	31 December 2015	31 December 2016	31 December 2015
ASSETS					
Non-current assets					
Investment property in use	9	185.1	134.8	119.7	-
Financial assets	9	4.9	-	-	-
Other non-current assets	9	1.4	2.0	0.2	-
Derivatives		-	-	0.2	-
Total non-current assets		191.4	136.8	120.1	-
Current assets					
Non-current assets classified as held for sale	11	-	31.0	-	-
Trade and other receivables	10	4.5	1.6	0.9	-
Cash and cash equivalents	12	27.0	2.3	3.0	0.8
		31.5	3.9	3.9	0.8
Total current assets		31.5	34.9	3.9	0.8
TOTAL ASSETS		222.9	171.7	124.0	0.8
LIABILITIES					
Non-current liabilities					
Borrowings	13	107.9	80.6	63.3	-
Deferred income tax liability	18	2.0	1.6	0.6	-
Trade and other payables	14	1.1	1.5	1.3	-
Total non-current liabilities		111.0	83.7	65.2	-
Current liabilities					
Liabilities directly associated with non-current assets classified as held for sale	11	-	19.3	-	-
Borrowings	13	5.2	2.6	2.4	-
Trade and other payables	14	26.0	4.2	3.6	0.2
Distributions payable to the Holders of Shares	7	1.0	-	-	-
		32.2	6.8	6.0	0.2
Total current liabilities		32.2	26.1	6.0	0.2
Total liabilities (excluding Net Assets Attributable to the Holders of Shares)		143.2	109.8	71.2	0.2
Net Assets Attributable to the Holders of Shares		79.7	61.9	52.8	0.6
TOTAL LIABILITIES		222.9	171.7	124.0	0.8

24 Detailed Combined Consolidated Statement of Financial Position and Comprehensive Income (Continued)

Combined Consolidated Statement of Comprehensive Income for the year ended 31 December 2016 for both Sub-Funds and comparative:

In millions of EUR	Notes	CE REIF		Global REIF	
		2016	2015	2016	2015
Rental and similar income from investment properties	15	12.1	14.3	7.7	-
Direct operating expenses arising from investment property	16	(1.1)	(1.8)	(0.3)	-
Net operating income from investment properties		11.0	12.5	7.4	-
Revaluation gain/(loss) on investment properties	9, 11	5.2	(1.5)	0.4	-
Gain/(loss) on disposal of subsidiary	19	0.7	-	-	-
Other operating expenses	17	(5.7)	(1.5)	(1.4)	(0.2)
Other operating income		0.3	-	0.2	-
Operating profit/ (loss)		11.5	9.5	6.6	(0.2)
Interest expense		(1.7)	(2.8)	(1.4)	-
Distributions to the Holders of Shares		(4.0)	(3.3)	(3.0)	-
Other finance costs		(0.1)	(0.1)	(0.4)	-
Finance costs, net		(5.8)	(6.2)	(4.8)	-
Profit/(loss) after distributions to the Holders of Shares and before income tax		5.7	3.3	1.8	(0.2)
Current income tax (expense)/credit	18	-	(0.1)	-	-
Deferred income tax (expense)/credit	18	(2.3)	(0.9)	(0.6)	-
Income tax (expense)/credit		(2.3)	(1.0)	(0.6)	-
Change in Net Assets Attributable to the Holders of Shares		3.4	2.3	1.2	(0.2)