HB REAVIS REAL ESTATE INVESTMENT FUND

Société en commandite par actions – société d'investissement à capital fixe
Registered office: 1B rue Jean Piret L-2350 Luxembourg

R.C.S. Luxembourg B 161180

Condensed Consolidated Interim Financial Statements
30 June 2021

Contents

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS AS AT AND FOR THE 6 MONTHS ENDED 30 JUNE 2021

In millions of EUR	Notes	30 June 2021	31 December 2020
ASSETS			
Non-current assets			
Investment property in use	9	437.7	436.8
Financial assets	9, 18	20.5	21.2
Other non-current assets		0.3	-
Total non-current assets		**458.5**	**458.0**
Current assets			
Trade and other receivables	10	8.3	6.4
Cash and cash equivalents	11	21.0	20.9
Total current assets		**29.3**	**27.3**
TOTAL ASSETS		**487.8**	**485.3**
LIABILITIES			
Non-current liabilities			
Borrowings	12	256.4	259.2
Deferred income tax liability	17	3.2	2.6
Trade and other payables	13	7.9	7.8
Total non-current liabilities		**267.5**	**269.6**
Current liabilities			
Borrowings	12	6.5	6.5
Trade and other payables	13	11.1	12.4
Distributions payable to the Holders of Shares	7	2.3	2.2
Total current liabilities		**19.9**	**21.1**
Total liabilities (excluding Net Assets Attributable to the Holders of Shares)		**287.4**	**290.7**
Net Assets Attributable to the Holders of Shares		**200.4**	**194.6**
TOTAL LIABILITIES		**487.8**	**485.3**

These condensed consolidated interim financial statements have been approved for issue and signed on behalf of the HB REAVIS REAL ESTATE INVESTMENT FUND on 29 September 2021 by the members of the Board of Managers of the General Partner of the HB REAVIS REAL ESTATE INVESTMENT FUND. The Shareholders have the power to amend these condensed consolidated interim financial statements after issue.

Peter Grancic
Manager

Neil F. Ross
Manager

In millions of EUR	Notes	6 months ended 30 June 2021	6 months ended 30 June 2020
Rental and similar income from investment properties	14	14.4	14.1
Direct operating expenses arising from investment property	15	(3.4)	(2.2)
Net operating income from investment properties		**11.0**	**11.9**
Revaluation loss on investment properties	9	(1.5)	(9.0)
Other operating expenses	16	(2.4)	(2.2)
Other operating income		-	0.4
Operating profit		**7.1**	**1.1**
Interest expense		(2.3)	(2.3)
Distributions to the Holders of Shares	7	(4.5)	(3.7)
Other finance income/(costs)		2.4	(2.3)
Finance costs, net		**(4.4)**	**(8.3)**
Profit/(loss) after distributions to the Holders of Shares and before income tax		**2.7**	**(7.2)**
Current income tax credit	17	-	0.3
Deferred income tax (expense)/credit	17	(0.6)	2.3
Income tax (expense)/credit		**(0.6)**	**2.6**
Profit/(loss) for the 6-month period ended on 30 June		**2.1**	**(4.6)**
Other comprehensive income/(loss):			
Items that may be subsequently reclassified to profit or loss			
Effect of translation of foreign operations to the presentation currency		0.5	(1.2)
Other comprehensive income/(loss) for the 6-month period ended on 30 June		**0.5**	**(1.2)**
Increase/(decrease) in Net Assets Attributable to the Holders of Shares for the 6-month period ended on 30 June		**2.6**	**(5.8)**

		Attributable to the Holders of Shares								
In millions of EUR		Redeemable Shares	Retained earnings	Legal reserve	Sub-total	Redeemable Shares	Retained earnings	Legal reserve	Sub-total	Total
		CE REIF				Global REIF				
Balance at 1 January 2020		**121.9**	**14.0**	**0.6**	**136.5**	**51.8**	**3.7**	**0.3**	**55.8**	**192.3**
Decrease in Net Assets Attributable to the Holders of Shares		-	(4.3)	-	**(4.3)**	-	(1.5)	-	**(1.5)**	**(5.8)**
New subscriptions	Note 6	8.5	-	-	**8.5**	-	-	-	**-**	**8.5**
Other		-	(0.4)	0.4	**-**	-	(0.2)	0.2	**-**	**-**
Balance at 30 June 2020		**130.4**	**9.3**	**1.0**	**140.7**	**51.8**	**2.0**	**0.5**	**54.3**	**195.0**
Balance at 1 January 2021		**132.3**	**7.0**	**1.0**	**140.3**	**51.8**	**2.0**	**0.5**	**54.3**	**194.6**
Increase in Net Assets Attributable to the Holders of Shares		-	1.1	-	**1.1**	-	1.5	-	**1.5**	**2.6**
New subscriptions	Note 6	3.2	-	-	**3.2**	-	-	-	**-**	**3.2**
Balance at 30 June 2021		**135.5**	**8.1**	**1.0**	**144.6**	**51.8**	**3.5**	**0.5**	**55.8**	**200.4**

In millions of EUR	Note	6 months ended 30 June 2021	6 months ended 30 June 2020
Cash flows from operating activities			
Profit/(loss) after distributions to the Holders of Shares and before income tax		2.7	(7.2)
Adjustments for:			
Revaluation Losses on investment property	9	1.5	9.0
Interest expense		2.3	2.3
Distributions to the Holders of Shares	7	4.5	3.7
Unrealised foreign exchange (gains)/losses	12	(1.4)	2.1
Operating cash flows before working capital changes		9.6	9.9
Working capital changes:			
Increase in trade and other receivables		(1.5)	(5.2)
(Decrease)/Increase in trade and other payables		(1.2)	1.4
Cash generated from operations		6.9	6.1
Income taxes paid		-	(0.1)
Interest paid	12	(2.1)	(2.1)
Net cash from operating activities		**4.8**	**3.9**
Cash flows from investing activities			
Construction of investment property	9	-	(0.1)
Acquisition of subsidiaries, net of cash acquired	9	-	(34.5)
Net cash used in investing activities		**-**	**(34.6)**
Cash flows from financing activities			
Repayment of borrowings	12	(2.9)	(3.2)
Proceeds of borrowings	12	-	17.8
Capital contributions from shareholders	6	3.2	8.5
Distributions to the Holders of Shares	7	(4.4)	(3.9)
Net cash (used in)/ from financing activities		**(4.1)**	**19.2**
Net increase/(decrease) in cash and cash equivalents		**0.1**	**(11.5)**
Cash and cash equivalents at the beginning of the year	11	20.9	29.3
Cash and cash equivalents at the end of the half-year	11	**21.0**	**17.8**
Cash and cash equivalents at the end of the half-year at the balance sheet	11	**21.0**	**17.8**

In millions of EUR	**Notes**	**Fair value at 30 June 2021***	**Share of net assets**	**Share of total assets**
CE REIF				
Office segment	9	263.6	182%	71%
Retail segment	9	82.9	57%	22%
Global REIF				
Office segment	9	111.9	200%	95%

*Upon request to be addressed to the registered office of the Fund, a copy of the statement of changes of the portfolio of investments for the 6 months ended 30 June 2021 can be obtained free of charge

1 The HB REAVIS REAL ESTATE INVESTMENT FUND Group and its Operations

These condensed consolidated interim financial statements have been prepared in accordance with IAS 34, "Interim financial reporting" for the 6 months ended 30 June 2021 for HB REAVIS REAL ESTATE INVESTMENT FUND (the "Fund") and its subsidiaries (together referred to as the "Group").

The Fund is an umbrella fund incorporated under the laws of Luxembourg under the form of a corporate partnership limited by shares (société en commandite par actions or S.C.A.) organized as an investment company with fixed capital (société d'investissement à capital fixe or SICAF) and registered as an undertaking for collective investment governed by Part II ("UCI Part II") of the law of 17 December 2010 on undertakings for collective investment, as amended from time to time (the "2010 Law") and the law of 10 August 1915 relating to commercial companies, as amended from time to time (the "1915 Law"). It is also governed by specific management regulations dated June 2012. The Fund was set up on 25 May 2011 and was registered as an investment company with variable capital (SICAV-SIF) until 27 April 2017.

The Fund is registered at the Luxembourg Commercial Register under file R.C.S. Luxembourg B 161.180. 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.

On 27 April 2017, the Fund appointed Crestbrige Management Company S.A having its registered office located at 9A, boulevard Prince Henri, L-1724 Luxembourg and registered with the R.C.S. Luxembourg under number B 159.802 as the Alternative Investment Fund Manager in the meaning of the AIFM Directive and AIFM Law.

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"). The CE REIF sub-fund is controlled by none of its shareholders. The CE REIF is not consolidated under HB Reavis Holding S.A. The Global REIF sub-fund is consolidated under HB Reavis Holding S.A., a company based in Luxembourg. HB Reavis Holding S.A. is ultimately controlled by Mr. Ivan Chrenko.

The Fund offers its Shares to investors who have expressed an interest in investing in the Fund and who must be aware of the risks inherent to the investment in an undertaking for collective investment investing in real estate such as the Fund.

From 1st Janaury 2020 CE REIF Sub-fund Investor shares are listed on the regulated market of the Luxembourg Stock Exchange.

These condensed consolidated interim financial statements were authorised for issue on 29 September 2021. The shareholders have the power to amend the condensed consolidated interim financial statements after issue.

Principal activity. Real estate investments and investment in special purpose vehicles ("SPVs") holding real estate assets, including controlling and non-controlling stakes in SPV holding companies.

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, as well as in any European Union country, Switzerland and in the United Kingdom in commercial real estate assets.

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

The Sub-Fund seeks to maximize its value via investing in properties which in the past proved to bear characteristics of prime-commercial real estate properties which implies to have a top-tier tenants' portfolio located in prime or strategic locations and soundly technically and architecturally built. The Sub-Fund seeks to enhance the value of its properties through excellent lease management 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. Mainly 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 form 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.

b) Development and redevelopment: The Sub-Fund is entitled to invest in any development or redevelopment of real estate assets.

c) Denomination: The Sub-Fund is denominated in Euro.

1 The HB REAVIS REAL ESTATE INVESTMENT FUND 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 twenty percent (20%) of its net assets. This twenty percent (20 %) rule does not apply during a start-up phase of four (4) years after the date of registration of the Fund on the official CSSF list. 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, 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 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.

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 its value via investing in properties which in the past proved to bear characteristics of prime-commercial real estate properties which implies to have a top-tier tenants' portfolio located in prime or strategic locations and soundly technically and architecturally built. The Sub-Fund seeks to enhance the value of its properties through 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 date of registration of the Fund on the official CSSF list. 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.

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 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.

1 The HB REAVIS REAL ESTATE INVESTMENT FUND Group and its Operations (continued)

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:

1b, rue Jean Piret
L-2350 Luxembourg
Luxembourg

2 Summary of Significant Accounting Policies

The principal accounting policies applied in the preparation of these condensed consolidated interim 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 condensed consolidated interim financial statements have been prepared in accordance with IAS 34 "Interim Financial Reporting" and should be read in conjunction with the annual financial statements for the year ended 31 December 2020, which have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union ("IFRS as adopted by the EU").

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for the adoption of new and amended standards as set out in Note 4.

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 flow. Distributions to shareholders of Investors Shares are presented as an operating cash flow. Capital contributions from investors and redemptions to investors 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 condensed consolidated interim financial statements. These condensed consolidated interim financial statements are presented in millions of Euro ("EUR") rounded to one decimal place, unless otherwise stated.

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

Towards the end of 2019, a new virus causing a severe acute respiratory syndrome ("COVID-19") emerged and infections started to occur around the globe. Subsequently, on March 11, 2020, the World Health Organisation ("WHO") declared it a pandemic and national governments have implemented a range of policies and actions to combat it. As a result, the normal economic activity has almost come to a halt with severe restrictive consequences for the conduct of business.

Albeit the exact long-term impact of COVID-19 on world economies, different industries and the Fund are not known, the management has focused on the following key areas and stress-tested several scenarios to see how the Fund is resilient to negative impact of COVID-19:
- Overall liquidity position and access to existing and new credit facilities,
- Ability to meet the covenants of the Fund's debt arrangements,
- Declining demand, falling sales and margin pressures experienced by Fund's current and future tenants in retail and co-working.

The Management has performed stress-test scenario for period covering 12 months from June 30, 2021 to evaluate the Fund's cash-flow and financial position.

The most affected Fund's investment property is shopping mall Aupark Hradec Kralove in Czech Republic. Based on the decision of local government authorities the shopping mall was closed except for grocery stores, pharmacies and drugstores in period from December 27, 2020 to May 9, 2021. In Czech Republic there are several government programs supporting entrepreneurs affected by pandemic including rent contribution and reimbursement of personnel costs.

2 Significant Accounting Policies (Continued)

2.1 Basis of Preparation (Continued)

Except for the above mentioned shopping mall Aupark Hradec Kralove, the Fund's property investments consist of office buildings in Bratislava, Slovakia. Office portfolio has retail element which is up to 8% of its total rental income. The management do not expect any significant "COVID-19" discounts to be provided in 2021 and later.

The Group considered the outbreak of the COVID-19 pandemic and its current and future potential effects on the Fund. The impact of the COVID-19 outbreak is reflected in the measurement of assets and liabilities in the consolidated financial statements as at 30 June 2021.

The management of the Fund will continue to monitor developments and their impact on the Fund including its operations, lending arrangements and debt covenants, and the values and estimates reported in the consolidated financial statements and accompanying notes.

The preparation of these condensed consolidated interim financial statements in conformity with IAS 34 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 condensed consolidated interim 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 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 condensed consolidated interim 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. Refer to Note 19.

2.2 Condensed consolidated interim Financial Statements

Condensed consolidated interim financial statements. In preparing the condensed consolidated interim 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, net assets attributable to the holders of shares, income and expenses. Transactions, balances, income and expenses between the consolidated entities are eliminated.

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.

Disposals of subsidiaries. When the Group ceases to have control, any retained interest in the entity is remeasured 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 reclassified to profit or loss.

2 Summary of Significant Accounting Policies (continued)

2.2 Condensed consolidated interim Financial Statements (continued)

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

Number	Subsidiaries	Functional currency	Country of incorporation	30 June 2021	31 December 2020
1	HB REAVIS REAL ESTATE INVESTMENT FUND (Parent Company)	EUR	Luxembourg		
	CE REIF Sub-Fund				
2	HBR CE REIF LUX1 S.á r.l.	EUR	Luxembourg	100%	100%
3	HBR CE REIF LUX2 S.à r.l.	EUR	Luxembourg	100%	100%
4	UNI - CC a. s.	EUR	Slovakia	100%	100%
5	CBC I - II a. s.	EUR	Slovakia	100%	100%
6	Aupark Hradec Králové s.r.o.	CZK	Czech Republic	100%	100%
7	Twin City IV a.s.	EUR	Slovakia	100%	100%
8	HoldCo III a.s. [1]	EUR	Slovakia	0%	0%
9	Twin City III a.s. [2]	EUR	Slovakia	100%	100%
10	TC JV HoldCo B S.à r.l. [3]	EUR	Luxembourg	100%	100%
11	TC JV HoldCo C S.à r.l. [4]	EUR	Luxembourg	100%	100%
	Global REIF Sub-Fund				
12	HBR CE REIF LUX 3 S.à r.l.	EUR	Luxembourg	100%	100%
13	HBR CE REIF LUX 4 S.à r.l.	EUR	Luxembourg	100%	100%
14	Apollo Business Center III a.s.	EUR	Slovakia	100%	100%
15	Apollo Business Center V a.s.	EUR	Slovakia	100%	100%

Notes:
1 HoldCo III a.s. was acquired on 25th February 2020 and merged with Twin City III a.s. on 1st May 2020
2 Twin City III a.s. was acquired on 28th February 2020
3 TC JV HoldCo B S.à r.l. was established on 19th February 2020
4 TC JV HoldCo C S.à r.l. was established on 19th February 2020

3 Critical Accounting Estimates, and Judgements in Applying Accounting Policies

The Group makes estimates and assumptions that affect the amounts recognised in the condensed consolidated interim 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 condensed consolidated interim 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 and hard-core/layer methodology, utilizing an all risks yield, 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.

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 38.1 million (2020: EUR 35.8 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 13.0 million (2020: EUR 13.6 million).

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

- The exit yield across the portfolio of CE REIF Sub-Fund was assumed to be from 5.25% to 6.70% (2020: from 5.60% to 6.60%), or 5.81% (2020: 6.04%) on average. Should this capitalisation rate increase / decrease by 25 basis points, the carrying value of the investment property would be EUR 14.3/15.6 million (2020: EUR 13.7/ 14.9 million) lower/higher.

- The exit yield across the portfolio of Global REIF Sub-Fund was assumed to be from 6.85% to 6.85% (2020: from 6.85% to 6.85%), or 6.85% (2020: 6.85%) on average. Should this capitalisation rate increase / decrease by 25 basis points, the carrying value of the investment property would be EUR 3.9/4.2 million (2020: EUR 4.0/ 4.3 million) lower/higher.

Income taxes. The Group is subject to income taxes in different jurisdictions. Significant estimates are required in determining the provision for income taxes, in particular in the area of pricing. 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. Further information is disclosed in Note 17.

Investment entity. 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 condensed consolidated interim financial statements of the Fund prepared in accordance with IFRS include all the subsidiaries listed in Note 2.2.

4 Adoption of New or Revised Standards and Interpretations

The Group has applied the following standards and amendments for the first time for its reporting period commencing on 1 January 2021:

- Amendments to IFRS 9, IAS 39 and IFRS 7, IFRS 4 and IFRS 16: Interest Rate Benchmark Reform – Phase 2 (issued on 27 August 2020 and effective for annual periods beginning on or after 1 January 2021)

The above standards and amendments did not have any material impact on the Group.

5 New Accounting Pronouncements

Certain new accounting standards and interpretations have been published that are not mandatory for reporting period commencing on 1 January 2021 and have not been early adopted by the Group:

- Amendments to IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current and Classification of Liabilities as Current and Non-current – Deferral of Effective Date* (issued on 23 January 2020 and 15 July 2020 respectively and effective for annual periods beginning on or after 1 January 2023)

- Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting policies* (issued on 12 February 2021 and effective for annual periods beginning on or after 1 January 2023)

- Amendments to IAS 8 Accounting policies, Changes in Accounting Estimated and Errors: Definition of Accounting Estimates* (issued on 12 February 2021 and effective for annual periods beginning on or after 1 January 2023)

- Amendments to IFRS 16 Leases Covid-19-Related Rent Concessions beyond 30 june 2021* (issued on 31 March 2021 and effective for annual periods beginning on or after 1 April 2021)

5 New Accounting Pronouncements (continued)

- Amendments to IAS 12 Income Taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transactions* (issued on 7 May 2021 and effective for annual periods beginning on or after 1 January 2023

- Amendment to IFRS 3 Business Combinations; IAS 16 Property, Plant and Equipment; IAS 37 Provisions, Contingent Liabilities and Contingent Assets; and Annual Improvements 2018-2020 (issued on 14 May 2020 and effective for annual periods beginning on or after 1 January 2022)

* These new standards, amendments and interpretations have not been endorsed by the European union yet.

Unless otherwise described above, the new standards and interpretations are not expected to affect significantly the Group's condensed consolidated interim financial statements

6 Redeemable Shares

The authorized share capital of the Fund is set at five hundred million Euros (EUR 500,000,000), represented by up to five hundred million (500,000,000) investor redeemable shares (shares of Limited Shareholders) without nominal value.

6.1 CE REIF Sub-Fund

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 – Institutional Class (share of Limited Shareholder) at an initial value of EUR 1,000, with no par value and fully paid up;
- Investor Shares - Class A (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 30 June 2021 is nil (2020: 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 30 June 2021, the number of Shares of CE REIF Sub-Fund was as follows:

Number of Shares	**Management Class**	**Investor Class**		**Total**
		Class A	**Institutional**	
As at 31 December 2019	**1.000**	**1,625.673**	**101,776.574**	**103,403.247**
As at 31 December 2020	**1.000**	**4,271.171**	**107,731.154**	**112,003.325**
Redeemable Shares issued	-	72.557	2,429.671	**2,502.228**
As at 30 June 2021	**1.000**	**4,343.728**	**110,160.825**	**114,505.553**

Net assets value as of 30 June 2021 was EUR 144,635,318.26 (as of 31 December 2020: EUR 140,310,311.62 and as of 31 December 2019: EUR 136,466,051.62) which is EUR 1,275.68 for Institutional and EUR 945.24 for Class A (2020: EUR 1,265.18 for Institutional and EUR 939.12 for Class A) per share.

Fund's redemption window starts on 1 April and ends on 31 May each calendar year. In financial year 2021, the Fund received redemption notices for approximately 12% of CE REIF subfund shares. The value of shares to be redeemed represents approximately EUR 18.1 million based on the NAV as at 30 June 2021.

6 Reedemable Shares (continued)

6.2 Global REIF Sub-Fund

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 30 June 2021 is nil (31 December 2020: 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 30 June 2021, the number of Shares of Global REIF Sub-Fund was as follows:

Number of Shares	**Investor Class**	**Total**
As at 31 December 2019	**58,041.894**	**58,041.894**
As at 31 December 2020	**58,041.894**	**58,041.894**
As at 30 June 2021	**58,041.894**	**58,041.894**

Net assets value as of 30 June 2021 was EUR 55,863,656.53 (as of 31 December 2020: EUR 54,342,604.96 as of 31 December 2019: EUR 55,797,853.52) which is EUR 962.47 (2020: EUR 936.27, 2019: EUR 961.34) per share.

7 Distributions Payable

Distributions to the Holders of Shares are described below.

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.

7 Distribution Payable (continued)

Distributions declared and paid during the year were as follows:

In millions of EUR	30 June 2021 CE REIF	Global REIF	Total	31 December 2020 CE REIF	Global REIF	Total
Distributions payable at 1 January	**2.2**	**-**	**2.2**	**2.2**	**-**	**2.2**
Distributions declared during the year	4.5	-	**4.5**	7.9	-	**7.9**
Distributions paid during the year	(4.4)	-	**(4.4)**	(7.9)	-	**(7.9)**
Distributions payable	**2.3**	**-**	**2.3**	**2.2**	**-**	**2.2**
Per share distributions declared during the year in EUR – Institutional shares	40.00	-	**40.00**	72.00	-	**72.00**
Per share distributions declared during the year in EUR – Class A shares	29.70	-	**29.70**	53.00	-	**53.00**
Per share distributions paid during the year in EUR – Institutional shares	39.00	-	**39.00**	73.97	-	**73.97**
Per share distributions paid during the year in EUR – Class A shares	28.85	-	**28.85**	54.37	-	**54.37**

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 30 June 2021 are detailed below.

At 30 June 2021, the outstanding balances with related parties were as follows:

In millions of EUR	CE REIF	Global REIF	Total
Financial assets	16.7	-	**16.7**
Trade and other receivables - current	1.6	-	**1.6**
ECL allowance for trade receivables to related party	(0.1)	-	**(0.1)**
Other assets	0.7	-	**0.7**
Trade and other payables - current	(2.3)	(0.3)	**(2.6)**
Accrued expenses – management fee (Note 13)	(1.4)	(0.2)	**(1.6)**

At 31 December 2020, the outstanding balances with related parties were as follows:

In millions of EUR	CE REIF	Global REIF	Total
Financial assets	16.7	-	**16.7**
Trade and other receivables - current	1.3	0.1	**1.4**
ECL allowance for trade receivables to related party	(0.1)	-	**(0.1)**
Other assets	0.6	-	**0.6**
Trade and other payables - current	(1.4)	(0.4)	**(1.8)**
Accrued expenses – management fee (Note 13)	(1.2)	(0.3)	**(1.5)**
Acquisition of Investment Property from related parties	0.2	0.5	**0.7**

8 Balances and Transactions with Related Parties (continued)

The income and expense items with related parties for the 6-month period ended 30 June 2021 were as follows:

In millions of EUR	**CE REIF**	**Global REIF**	**Total**
Revenue from service rendered	1.1	0.1	**1.2**
Other services	(1.8)	(0.2)	**(2.0)**
Other finance income	0.6	-	**0.6**
Other operating expense	(0.1)	(0.1)	**(0.2)**
Management fee (Note 16)	(1.2)	(0.2)	**(1.4)**

The income and expense items with related parties for the 6-month period ended 30 June 2020 were as follows:

In millions of EUR	**CE REIF**	**Global REIF**	**Total**
Revenue from service rendered	1.1	0.1	**1.2**
Other services	(0.9)	(0.2)	**(1.1)**
Interest expense	0.2	-	**0.2**
Other finance income	0.9	-	**0.9**
Other operating expense	(0.1)	-	**(0.1)**
Management fee (Note 16)	(1.2)	(0.2)	**(1.4)**

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 April 2021), 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% from CE REIF, 0.825% from Global REIF 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. Additional 0.35% per annum from the average of the Net Asset Value attributable to the Class A (HBR CE REIF) Investor Shares of the Sub-Fund during the previous three months and to be paid on a quarterly basis in arrears.

The total fees for **CE REIF** Sub-Fund for the 6-month period ended 30 June 2021 amounted to EUR 1,183,544.47 (6 months of 2020: EUR 1,169,321.09) with EUR 1,411,286.93 (as at 31 December 2020: EUR 1,242,639.49) outstanding to HB Reavis Investment Management S.à r.l. at 30 June 2021.

The total fees for **Global REIF** Sub-Fund for the 6-month period ended 30 June 2021 amounted to EUR 228,102.26 (6 months of 2020: EUR 234,203.91) with EUR 228,102.26 (as at 31 December 2020: 266,021.39) outstanding to HB Reavis Investment Management S.à r.l. at 30 June 2021.

b) Performance fees

The General Partner, HB Reavis Investment Management S.à r.l., is entitled to a performance fee calculated monthly for CE REIF (annualy for Global REIF) on the total return per share during each performance period. It is calculated as follows:

CE REIF

i. Up to 5%, the General Partner is not entitled to collect any performance fee, and

ii. Up to 10%, the Performance Fee Rate should be equal to 10% of the value of the Total Return exceeding 5%, and

iii. 10% or more, the Performance Fee Rate should be equal to 30% of the value of the Total Return exceeding 10%.

Global REIF

i. Up to 19%, the General Partner is not entitled to collect any performance fee, and

ii. Up to 22%, 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. Up to 25%, 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 25%, 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.

8 Balances and Transactions with Related Parties (continued)

The Performance Fee Rate should be calculated per each share class of the Sub-Fund.

The total return per share for the performance period shall be calculated net after deduction of all costs and regular fees. Due to performance of the both sub-funds for the 6 months period ended 30 June 2021 the General Partner is not entitled to charge performance fees. Total expense for 2021 and 2020 amounted to nil for both CE REIF and Global REIF sub-funds.

c) 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 30 June 2021:

Shareholder	Class	Number of Shares at the beginning of the year	Number of Shares acquired during 2021	Disposals of Shares	Number of Shares at period end
HBR Investors Ltd.	Investor	**34.269**	**-**	**-**	**34.269**
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		**36.269**	**-**	**-**	**36.269**

Related parties of the Global REIF Sub-Fund hold the following Shares at 30 June 2021:

Shareholder	Class	Number of Shares at the beginning of the year	Number of Shares acquired during 2020	Disposals of Shares	Number of Shares at period end
HBR Investors Ltd.	Investor	**58,041.894**	**-**	**-**	**58,041.894**
Number of Shares		**58,041.894**	**-**	**-**	**58,041.894**

Related parties of the CE REIF Sub-Fund hold the following Shares at 31 December 2020:

Shareholder	Class	Number of Shares at the beginning of the year	Number of Shares acquired during 2020	Disposals of Shares	Number of Shares at year end
HBR Investors Ltd.	Investor	**7.955**	**26.314**	**-**	**34.269**
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		**9.955**	**26.314**	**-**	**36.269**

Related parties of the Global REIF Sub-Fund hold the following Shares at 31 December 2020:

Shareholder	Class	Number of Shares at the beginning of the year	Number of Shares acquired during 2020	Disposals of Shares	Number of Shares at year end
HBR Investors Ltd.	Investor	**58,041.894**	**-**	**-**	**58,041.894**
Number of Shares		**58,041.894**	**-**	**-**	**58,041.894**

9 Investment Property

	30 June 2021			31 December 2020		
In millions of EUR	**CE REIF**	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Fair value at the beginning of the year	**325.9**	**110.9**	**436.8**	**257.6**	**117.2**	**374.8**
Acquisitions of Investment Property	-	-	**-**	82.5	-	**82.5**
Additions – technical enhancement	-	-	**-**	0.2	0.5	**0.7**
Fair value losses	(1.1)	(0.4)	**(1.5)**	(12.1)	(6.8)	**(18.9)**
Effect of translation to presentation currency	2.4	-	**2.4**	(2.3)	-	**(2.3)**
Fair value at the end of the period	**327.2**	**110.5**	**437.7**	**325.9**	**110.9**	**436.8**

The investment properties are valued externally semi-annually on 30 June and 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 3 and 19.

At 30 June 2021, investment properties carried at EUR 437.7 million (as at 31 December 2020: EUR 436.8 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 407.9 million (31 December 2020: EUR 410.5 million) (risk of damage mainly through fire, natural disasters, theft, burglary).

EUR 16.7 million (31 December 2020: EUR 16.7 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 in the condensed consolidated interim 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 condensed consolidated interim financial statements is as follows:

In millions of EUR	30 June 2021			31 December 2020		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Valuations obtained	**346.5**	**111.9**	**458.4**	**345.6**	**112.4**	**458.0**
Less: Financial Asset	(16.7)	-	**(16.7)**	(16.7)	-	**(16.7)**
Less: lease incentive receivables	(2.6)	(1.4)	**(4.0)**	(3.0)	(1.5)	**(4.5)**
Fair value at the end of the period	**327.2**	**110.5**	**437.7**	**325.9**	**110.9**	**436.8**

Asset acquisitions

On 29th February 2020, CE REIF Sub-Fund acquired 100% of the share capital of Twin City III a.s., a company incorporated in Slovakia which is operating a business center in Bratislava, Slovakia. Total purchase consideration amounted to cash of EUR 35.0 million.

Management considers that at acquisition the above-mentioned company constituted groups of net assets, rather than businesses as defined in IFRS 3, 'Business combinations', as prior to acquisition the subsidiary was holding property and was leasing it under one or more operating leases. As such the building was classified as investment property by the Group at initial recognition.

As the acquisition of the above mentioned company was 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.

9 Investment Property (continued)

The assets and liabilities recognised in the condensed consolidated statement of financial position on the dates of the acquisitions during 2020 were:

In millions of EUR	Asset acquisitions	
	Twin City III	**Total**
Investment property	82.5	**82.5**
Cash and cash equivalents	1.2	**1.2**
Borrowings	(45.1)	**(45.1)**
Trade and other (payables)/receivables	(2.4)	**(2.4)**
Total purchase consideration settled in cash	**36.2**	**36.2**
Less: Cash and cash equivalents of subsidiary acquired	(1.2)	**(1.2)**
Outflow of cash and cash equivalents on acquisition	**35.0**	**35.0**

10 Trade and Other Receivables

In millions of EUR	30 June 2021			31 December 2020		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Trade receivables	4.8	1.4	**6.2**	3.0	1.4	**4.4**
Refund assets	-	0.1	**0.1**	0.3	-	**0.3**
Other assets	0.9	0.1	**1.0**	0.8	-	**0.8**
Tax prepayments	0.5	-	**0.5**	0.5	-	**0.5**
Less expected credit loss allowance for trade receivables	(0.5)	(0.3)	**(0.8)**	(0.4)	(0.1)	**(0.5)**
	5.7	**1.3**	**7.0**	**4.2**	**1.3**	**5.5**
Other financial receivables	1.3	-	**1.3**	0.9	-	**0.9**
Total trade and other receivables	**7.0**	**1.3**	**8.3**	**5.1**	**1.3**	**6.4**

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

In millions of EUR	30 June 2021			31 December 2020		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
EUR	3.9	1.3	**5.2**	2.5	1.3	**3.8**
CZK	3.1	-	**3.1**	2.6	-	**2.6**
Total trade and other receivables	**7.0**	**1.3**	**8.3**	**5.1**	**1.3**	**6.4**

10 Trade and Other Receivables (continued)

The credit loss allowance for trade and other receivables as of 30 June 2021 is determined according to provision matrix presented in the table below.

In millions of EUR		CE REIF		GLOBAL REIF	
In % of gross value	**Loss rate**	**Gross carring amount**	**Lifetime ECL**	**Gross carring amount**	**Lifetime ECL**
Trade receivables including Refund and Other assets					
- current	0%	2.7	-	0.4	-
- less than 30 days overdue	0%	1.3	-	0.4	-
- 30 to 90 days overdue	0%	0.1	-	-	-
- 90 to 180 days overdue	0%	0.7	-	0.2	-
- 180 to 360 days overdue	0%	0.4	-	0.3	-
- over 360 days overdue	100%	0.5	(0.5)	0.3	(0.3)
Total trade receivables including Refund and Other assets (gross carrying amount)		**5.7**	**(0.5)**	**1.6**	**(0.3)**
Credit loss allowance		**(0.5)**		**(0.3)**	
Total trade receivables including Refund and Other assets (carrying amount)		**5.2**		**1.3**	
Other financial receivables					
- current	0%	0.4	-	-	-
- less than 30 days overdue	0%	-	-	-	-
- 30 to 90 days overdue	0%	-	-	-	-
- 90 to 180 days overdue	0%	0.6	-	-	-
- 180 to 360 days overdue	0%	0.3	-	-	-
- over 360 days overdue	0%	-	-	-	-
Other financial receivables (gross carrying amount)		**1.3**	**-**	**-**	**-**
Credit loss allowance		-		-	
Total other financial receivables (carrying amount)		**1.3**		**-**	

The following table explains the changes in the credit loss allowance for trade and other receivables under simplified ECL model between the beginning and the end of the annual financial reporting period:

In millions of EUR	Credit loss allowance		
	CE REIF	**Global REIF**	**Total**
Balance as at 1 January 2021	0.4	0.1	**0.5**
Credit loss allowance charge in profit or loss for the period	0.1	0.2	**0.3**
Balance at 30 June 2021	**0.5**	**0.3**	**0.8**

10 Trade and Other Receivables (continued)

The credit loss allowance for trade and other receivables as of 31 December 2020 is determined according to provision matrix presented in the table below.

In millions of EUR		CE REIF		GLOBAL REIF	
In % of gross value	**Loss rate**	**Gross carring amount**	**Lifetime ECL**	**Gross carring amount**	**Lifetime ECL**
Trade receivables including Contract and Other assets					
- current	0%	1.5	-	0.5	-
- less than 30 days overdue	0%	1.5	-	0.4	-
- 30 to 90 days overdue	0%	0.1	-	-	-
- 90 to 180 days overdue	0%	0.2	-	0.1	-
- 180 to 360 days overdue	0%	0.4	-	0.3	-
- over 360 days overdue	100%	0.4	(0.4)	0.1	(0.1)
Total trade receivables including Contract and Other assets (gross carrying amount)		**4.1**	**(0.4)**	**1.4**	**(0.1)**
Credit loss allowance		**(0.4)**	**-**	**(0.1)**	**-**
Total trade receivables including Contract and Other assets (carrying amount)		**3.7**	**-**	**1.3**	**-**
Other financial receivables					
- current	0%	0.3	-	-	-
- less than 30 days overdue	0%	-	-	-	-
- 30 to 90 days overdue	0%	-	-	-	-
- 90 to 180 days overdue	0%	0.6	-	-	-
- 180 to 360 days overdue	0%	-	-	-	-
- over 360 days overdue	0%	-	-	-	-
Other financial receivables (gross carrying amount)		**0.9**	**-**	**-**	**-**
Credit loss allowance		**-**	**-**	**-**	**-**
Total other financial receivables (carrying amount)		**0.9**	**-**	**-**	**-**

The following table explains the changes in the credit loss allowance for trade and other receivables under simplified ECL model between the beginning and the end of the annual period:

In millions of EUR	Credit loss allowance		
	CE REIF	**Global REIF**	**Total**
Expected credit loss allowance at 1 January 2020	**0.3**	**-**	**0.3**
Expected credit loss charge to profit or loss for the period	0.1	0.1	**0.2**
Expected credit loss allowance at 31 December 2020	**0.4**	**0.1**	**0.5**

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 Cash and Cash Equivalents

In millions of EUR	30 June 2021			31 December 2020		
	CE REIF	Global REIF	Total	CE REIF	Global REIF	Total
Cash at bank and in hand	16.4	4.6	**21.0**	16.5	4.4	**20.9**
Total cash and cash equivalents	**16.4**	**4.6**	**21.0**	**16.5**	**4.4**	**20.9**

At 30 June 2021 and 31 December 2020, cash and cash equivalents were fully available for the Group's use. All the bank balances are neither past due nor impaired.

The table below discloses the credit quality of cash and cash equivalents balances based on credit risk grades.

In millions of EUR	30 June 2021			31 December 2020		
	CE REIF	Global REIF	Total	CE REIF	Global REIF	Total
Rating by the Company						
- Excellent	16.3	4.6	**20.9**	16.5	4.4	**20.9**
- Satisfactory	0.1	-	**0.1**	-	-	**-**
Total	**16.4**	**4.6**	**21.0**	**16.5**	**4.4**	**20.9**

The Company classifies banks based on ratings as follows:

- Banks rated Excellent: Rating by Moody's A1, A2, A3 or rating by Fitch A+, A, A-
- Banks rated Good: Rating by Moody's Baa1, Baa2, Baa3 or Fitch BBB+, BBB, BBB-
- Banks rated Satisfactory: Rating by Moody's Ba1, Ba2, Ba3 or Fitch BB+, BB, BB-

The carrying amounts of cash and cash equivalents as of 30 June 2021 and 31 December 2020 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.

12 Borrowings

In millions of EUR	30 June 2021			31 December 2020		
	CE REIF	Global REIF	Total	CE REIF	Global REIF	Total
Non-current						
Bank borrowings	200.9	55.5	**256.4**	202.3	56.9	**259.2**
	200.9	**55.5**	**256.4**	**202.3**	**56.9**	**259.2**
Current						
Bank borrowings	3.5	3.0	**6.5**	3.5	3.0	**6.5**
	3.5	**3.0**	**6.5**	**3.5**	**3.0**	**6.5**
Total borrowings	**204.4**	**58.5**	**262.9**	**205.8**	**59.9**	**265.7**

All of the Group's borrowings are denominated in EUR. Refer also to Note 18 for further information.

12 Borrowings (continued)

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

In millions of EUR	**Carrying amounts at 30 June 2021**	**Carrying amounts at 31 December 2020**	**Fair values at 30 June 2021**	**Fair values at 31 December 2020**
Bank borrowings – CE REIF	200.9	202.3	197.3	191.3
Bank borrowings – Global REIF	55.5	56.9	54.5	53.8
Non-current borrowings	**256.4**	**259.2**	**251.8**	**245.1**

Assumptions used in determining fair value of borrowings are described in Note 18. The carrying values of current borrowings approximate their fair values.

i) Bank borrowings

In millions of EUR	**30 June 2021**			**31 December 2020**		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Current	**3.5**	**3.0**	**6.5**	**3.5**	**3.0**	**6.5**
Repayable between 1 and 2 years	45.3	2.9	**48.2**	46.1	2.9	**49.0**
Repayable between 2 and 5 years	62.7	52.6	**115.3**	61.4	54.0	**115.4**
Repayable over 5 years	92.9	-	**92.8**	94.8	-	**94.8**
Non-current	**200.9**	**55.5**	**256.4**	**202.3**	**56.9**	**259.2**
Total bank borrowings	**204.4**	**58.5**	**262.9**	**205.8**	**59.9**	**265.7**

Bank borrowings are bearing variable interest rates and are exposed to interest rate changes. Please refer to sensitivity analysis in Note 18.

Interest expense on borrowings incurred by the Group is EUR 2.3 million (2019: EUR 2.3 million) out of which EUR 2.1 million was paid (2019: EUR 2.1 million) during the year.

The Group doesn't have undrawn borrowing facilities.

Investment properties are pledged as collateral for borrowings of EUR 262.9 million (31 December 2020: EUR 265.7 million). The carrying amount of pledged assets is disclosed in Note 9. 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 65% to 70% (2020: 65% to 70.0%) and minimum debt service coverage ratios ranging from 1.15 to 1.3 (2020: 1.0 to 1.3).

During period of the 6 months of 2021 and 2020 and up to date of authorization of these condensed consolidated interim financial statements for issue, the Group has not experienced any event of default and no terms of the loans were renegotiated due to defaults.

In case that any of the covenants would end up in breach, there is automatic remedy mechanism within loan agreement in place. No later than 15 days from notification of the violation of the bank covenant, the Group would have to deposit to the bank reserve account of the Project the amount representing the difference by which financial covenant would have not been met. If, within 6 months from the covenant test day, the Group would not rectify the situation, the bank would withdraw from the reserve account an extraordinary loan repayment equivalent to the amount of the loan principal that would need to be reduced, so that the covenant would be met. Any excess amount deposited to the reserve account would be released by the bank. Based on the latest available information the Group expects that in connection with the bank borrowings of Aupark Hradec Kralove s.r.o. amounting to EUR 45.7 million as at 30 June 2021, the Group will be requested to deposit approximately EUR 0.2 million with the bank, after the DSCR covenant evaluation date of 30 June 2021 is due. The Group has sufficient funds to meet its obligations connected with this remedy action.

12 Borrowings (continued)

Net debt reconciliation
The table below sets out an analysis of our debt and the movements in our debt for the 6 months ended 30 June 2021. The debt items are those that are reported as financing in the statement of cash flows.

In millions of EUR	**CE REIF**	**Global REIF**	**Total**
Borrowings as presented in the statement of financial position at 1 January 2020	**149.6**	**62.7**	**212.3**
Total borrowings as at 1 January 2020	**149.6**	**62.7**	**212.3**
Proceeds from new drawdowns	17.8	-	**17.8**
Repayments	(6.7)	(2.9)	**(9.6)**
Non-cash movement due to acquisition of a subsidiary	45.1	-	**45.1**
Foreign exchange adjustments	1.4	-	**1.4**
Effect of translation to presentation currency	(1.5)	-	**(1.5)**
Change in interest accrued	0.1	0.1	**0.2**
Borrowings as presented in the statement of financial position as at 31 December 2020	**205.8**	**59.9**	**265.7**
Total borrowings as at 31 December 2020	**205.8**	**59.9**	**265.7**
Repayments	(1.5)	(1.4)	**(2.9)**
Foreign exchange adjustments	(1.4)	-	**(1.4)**
Effect of translation to presentation currency	1.3	-	**1.3**
Change in interest accrued	0.2	-	**0.2**
Borrowings as presented in the statement of financial position as at 30 June 2021	**204.4**	**58.5**	**262.9**
Total borrowings as at 30 June 2021	**204.4**	**58.5**	**262.9**

13 Trade and Other Payables

In millions of EUR	**Notes**	**30 June 2021**			**31 December 2020**		
		CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Non – current							
Other long-term payables	a)	6.7	1.2	**7.9**	6.7	1.1	**7.8**
Total trade and other payables – non-current		**6.7**	**1.2**	**7.9**	**6.7**	**1.1**	**7.8**
Current							
Trade payables		0.5	0.1	**0.6**	0.9	0.1	**1.0**
Payable from subscribtion of new shares		0.5	-	**0.5**	0.6	-	**0.6**
Accrued liabilities		0.9	0.4	**1.3**	1.1	0.4	**1.5**
VAT payables/Other taxes payable		0.7	0.2	**0.9**	0.8	0.3	**1.1**
Financial payables due to third parties – current		**2.6**	**0.7**	**3.3**	**3.4**	**0.8**	**4.2**
Accrued expenses - management fee		1.4	0.2	**1.6**	1.2	0.3	**1.5**
Financial payables due to related parties – current	**8**	**1.4**	**0.2**	**1.6**	**1.2**	**0.3**	**1.5**
Total financial payables – current		**4.0**	**0.9**	**4.9**	**4.6**	**1.1**	**5.7**
Deferred rental income		1.7	-	**1.7**	5.0	1.7	**6.7**
Contract liability		3.1	1.4	**4.5**	-	-	**-**
Total trade and other payables – current		**8.8**	**2.3**	**11.1**	**9.6**	**2.8**	**12.4**
Total trade and other payables		**15.5**	**3.5**	**19.0**	**16.3**	**3.9**	**20.2**

a) Balance of the long-term payables mostly consists from the deposits received from tenants.

Trade payables are denominated in the following foreign currencies:

In millions of EUR	**30 June 2021**			**31 December 2020**		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Non – current						
EUR	6.0	1.2	**7.2**	6.1	1.1	**7.2**
CZK	0.7	-	**0.7**	0.6	-	**0.6**
Current						
EUR	6.9	2.3	**9.2**	7.7	2.8	**10.5**
CZK	1.9	-	**1.9**	1.9	-	**1.9**
Trade and other payables	**15.5**	**3.5**	**19.0**	**16.3**	**3.9**	**20.2**

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

14 Rental and Similar Income from Investment Properties

In millions of EUR	30 June 2021			30 June 2020		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Rental income						
Office	7.0	3.3	**10.3**	7.1	4.0	**11.1**
Retail	1.5	-	**1.5**	1.6	-	**1.6**
Turnover rent income						
Retail	0.1	-	**0.1**	0.1	-	**0.1**
Service charges						
Office	1.0	0.1	**1.1**	0.1	0.1	**0.2**
Retail	0.9	-	**0.9**	0.8	-	**0.8**
Management charges						
Office	0.1	0.4	**0.5**	0.1	0.2	**0.3**
Total rental and similar income from investment properties	**10.6**	**3.8**	**14.4**	**9.8**	**4.3**	**14.1**

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

In millions of EUR	30 June 2021			31 December 2020		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Not later than 1 year	16.0	5.2	**21.2**	17.9	5.8	**23.7**
Later than 1 year and not later than 2 years	13.5	4.3	**17.8**	13.5	4.4	**17.9**
Later than 2 year and not later than 3 years	11.5	3.3	**14.8**	10.9	3.6	**14.5**
Later than 3 year and not later than 4 years	9.4	1.9	**11.3**	8.5	2.4	**10.9**
Later than 4 year and not later than 5 years	8.3	1.4	**9.7**	6.9	1.5	**8.4**
Later than 5 years	12.6	1.3	**13.9**	10.6	1.8	**12.4**
Total operating lease payments receivable	**71.3**	**17.4**	**88.7**	**68.3**	**19.5**	**87.8**

15 Direct Operating Expenses for Investment Properties

In millions of EUR	30 June 2021			30 June 2020		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Direct operating expenses for investment properties that generate rental income:						
Material consumed	-	(0.1)	**(0.1)**	-	-	**-**
Repairs and maintenance services	(0.1)	-	**(0.1)**	(0.1)	-	**(0.1)**
Utilities costs	(0.4)	-	**(0.4)**	(0.4)	-	**(0.4)**
Services relating to investment property	(2.2)	(0.3)	**(2.5)**	(1.0)	(0.3)	**(1.3)**
Real estate tax	(0.1)	(0.1)	**(0.2)**	(0.1)	(0.1)	**(0.2)**
Other costs	(0.1)	-	**(0.1)**	(0.1)	(0.1)	**(0.2)**
Total	**(2.9)**	**(0.5)**	**(3.4)**	**(1.7)**	**(0.5)**	**(2.2)**

16 Other Operating Expenses

In millions of EUR	30 June 2021			30 June 2020		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Management fees (Note 8a)	(1.2)	(0.2)	**(1.4)**	(1.2)	(0.3)	**(1.5)**
Legal and professional fees (a,b,c,d,e)	(0.3)	(0.1)	**(0.3)**	(0.3)	-	**(0.3)**
Audit fee	(0.1)	(0.1)	**(0.2)**	(0.1)	-	**(0.1)**
Creation of bed debt provision	(0.1)	(0.2)	**(0.3)**	-	-	**-**
Other fees	-	(0.1)	**(0.2)**	(0.2)	(0.1)	**(0.3)**
Total other operating expenses	**(1.7)**	**(0.7)**	**(2.4)**	**(1.8)**	**(0.4)**	**(2.2)**

16 Other Operating Expenses (continued)

a) Alternative Investment Manager Fee

Since April 2017 Crestbridge Management Company S.A. was appointed as AIFM. The remuneration of the AIFM is payable in twelve monthly payments, calculated on the sum of the latest NAVs of the month of the Sub-funds. The fee will be on a reducing scale of charges and will not exceed 0.07% of the NAV of the Sub-fund per annum, subject to a minimum fee at the Fund level. As at 30 June 2021, the minimum annual fee is set at EUR 35,000 p.a.

The total fees for the 6-month period ended 30 June 2021 for CE REIF Sub-Fund amounted to EUR 47,121.05 (6 months of 2020: EUR 51,973.56) and for Global REIF Sub-Fund amounted to EUR 21,169.94 (6 months of 2020: EUR 21,964.29).

b) Depositary fees

The total fees for CE REIF for the period amounted to EUR 55,963.36 (6 months of 2020: EUR 54,683.45) with EUR 26,514.58 (as of 31 December 2020: EUR 26,552.22) outstanding to Société Générale Bank & Trust Luxembourg Branch at period end. The total fees for Global REIF for the period amounted to EUR 29,114.16 (6 months of 2020: EUR 27,189.52) with EUR 13,801.22 (as at 31 December 2020: EUR 13,800.48) outstanding to Société Générale Bank & Trust Luxembourg Branch at period end.

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

From 1st November 2017 the Fund engaged the Central Administrator services of CF Fund Services S.A., a public limited company, to provide administration services for a fee, a company incorporated in Luxembourg.

The total fees for CE REIF for the period amounted to EUR 30,735.00 (6 months of 2020: EUR 34,295.00) with EUR 29,950.00 (as at 31 December 2020: EUR 59,970.00) outstanding to CF Fund Services S.A. at period end.

The total fees for Global REIF for the period amounted to EUR 13,628.06 (6 months of 2020: EUR 27,449.96) with EUR 7,127.48 (as at 31 December 2020: EUR 26,854.42) outstanding to CF Fund Services S.A. at period end.

d) External appraiser fees

The General Partner has appointed an independent appraiser to value the properties held directly and/or indirectly by the Fund. The fees of the External appraiser depend on the hours spent on the performance of the valuation of the properties held directly or indirectly by the Fund.

The total fees for CE REIF for the 6-month ended period ended 30 June 2021 amounted to EUR 19,000.00 (6 months of 2020: EUR 33,873.62). The total fees for Global REIF for the 6-month period ended 30 June 2021 amounted to EUR 3,850.00 (6 months of 2020: EUR 3,850.00).

e) Other services provided by the Fund's auditor

Legal and professional fees also include audit related fees and tax fees related to services provided by the auditor of the Fund.

17 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 21% as applicable tax rate to calculate its theoretical tax charge for the 6 months of 2021 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:

In millions of EUR	**6 months ended 30 June 2021**			**6 months ended 30 June 2020**		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Current tax	-	-	**-**	0.3	-	**0.3**
Deferred tax	(0.6)	-	**(0.6)**	1.8	0.5	**2.3**
Income tax (expense)/credit for the 6-months period	**(0.6)**	**-**	**(0.6)**	**2.1**	**0.5**	**2.6**

17 Income Taxes (continued)

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

In millions of EUR	**6 months ended 30 June 2021**	**6 months ended 30 June 2020**
Profit/(loss) after distributions to the Holders of Shares and before income tax	6.7	(7.2)
Distributions to the Holders of Shares	4.5	3.7
Profit/(loss) before distributions to the Holders of Shares and before income tax	**11.2**	**(3.5)**
Theoretical tax charge at applicable rate of 21% (2020: 21%)	(2.4)	0.7
Tax effect of items which are not deductible or assessable for taxation purposes:		
- Income not subject to taxes	1.8	1.9
Income tax (expense)/credit for the 6-months period	**(0.6)**	**2.6**

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.

In millions of EUR	**31 December 2020**	**Charged/ (credited) to profit or loss**	**30 June 2021**
Tax effect of deductible/(taxable) temporary differences			
Investment properties	**(2.4)**	(0.2)	**(2.6)**
Unrealised foreign exchange gains	**(0.2)**	(0.4)	**(0.6)**
Net deferred tax (liability)	**(2.6)**	**(0.6)**	**(3.2)**

In millions of EUR	**31 December 2019**	**Charged/ (credited) to profit or loss**	**30 June 2020**
Tax effect of deductible/(taxable) temporary differences			
Investment properties	(3.9)	1.6	(2.3)
Unrealised foreign exchange gains	(0.6)	0.7	0.1
Net deferred tax (liability)	**(4.5)**	**2.3**	**(2.2)**

18 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

In millions of EUR	30 June 2021			31 December 2020		
	CE REIF	**Global REIF**	**Total**	**CE REIF**	**Global REIF**	**Total**
Financial assets (Note 9)						
Financial guarantee	16.7	-	**16.7**	16.7	-	**16.7**
Lease incentive receivables	2.6	1.4	**4.0**	3.0	1.5	**4.5**
	19.3	**1.4**	**20.7**	**19.7**	**1.5**	**21.2**
Trade and other receivables (Note 10)						
Trade receivables including contract and other asset	5.2	1.3	**6.5**	3.7	1.3	**5.0**
Other financial receivables	1.3	-	**1.3**	0.9	-	**0.9**
	6.5	**1.3**	**7.8**	**4.6**	**1.3**	**5.9**
Cash and cash equivalents (Note 11)						
Cash at bank and on hand	16.4	4.6	**21.0**	16.5	4.4	**20.9**
				16.5	**4.4**	**20.9**
Total maximum exposure to credit risk	**42.2**	**7.3**	**49.5**	**40.8**	**7.2**	**48.0**

The Group's maximum exposure to credit risk represents the carrying value of its financial assets in the Condensed consolidated interim 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.

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.

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 7 (2020: 6) banks as of 30 June 2021. 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 11.

18 Financial Risk Management (continued)

Expected credit loss (ECL) measurement

The Group uses Expected credit loss ("ECL") measurement, which reflects the probability-weighted estimate of the present value of future expected credit losses. The Group applies a simplified approach to trade receivables, unbilled receivables from service charges and accrued rental income ("trade receivables") under IFRS 9 (including related party receivables), i.e. measures ECL using lifetime expected loss. The Group uses for the calculation of lifetime expected loss by applying a provision matrix that takes into account the amount of trade receivables turnover during the current period and the amount of trade receivables written off. Expected credit losses are modelled over instrument's lifetime period.

Management models Lifetime ECL, that is, losses that result from all possible default events over the remaining lifetime period of the financial instrument. The 12-month ECL, represents a portion of lifetime ECLs that result from default events on a financial instrument that are possible within 12 months after the reporting period, or remaining lifetime period of the financial instrument if it is less than a year.

The ECLs that are estimated by management for the purposes of these financial statements are point-in-time estimates, rather than through-the-cycle estimates that are commonly used for regulatory purposes. The estimates consider forward looking information, that is, ECLs reflect probability weighted development of key macroeconomic variables that have an impact on credit risk.

Significant increase in credit risk (SICR)

The assessment whether or not there has been a significant increase in credit risk ("SICR") since initial recognition is performed on an individual basis and on a portfolio basis. For other receivables and other financial assets, SICR is assessed either on a portfolio basis or an individual basis, depending on the existence of scoring models. The criteria used to identify an SICR are monitored and reviewed periodically for appropriateness by the Group's Management.

The Group considers trade and other receivables to have experienced an SICR when one or more of the following qualitative, quantitative or backstop criteria have been met:

- 30 days past due;

- the Group regularly monitors debtors with increased credit risk and considers such portfolios to have a SICR.

The level of ECL that is recognised in these condensed consolidated interim financial statements depends on whether the credit risk of the debtor has increased significantly since initial recognition. This is a three-stage model for ECL measurement. A financial instrument that is not credit-impaired on initial recognition and its credit risk has not increased significantly since initial recognition has a credit loss allowance based on 12-month ECLs (Stage 1). If a SICR since initial recognition is identified, the financial instrument is moved to Stage 2 but is not yet deemed to be credit-impaired and the loss allowance is based on lifetime ECLs. If a financial instrument is credit-impaired, the financial instrument is moved to Stage 3 and loss allowance is based on lifetime ECLs.

If there is evidence that the SICR criteria are no longer met, the instrument is transferred back to Stage 1. If an exposure has been transferred to Stage 2 based on a qualitative indicator, the Group monitors whether that indicator continues to exist or has changed.

The Group has two approaches for ECL measurement: (i) assessment on an individual basis and (ii) assessment on a portfolio basis. The Group performs an assessment on a portfolio basis for trade receivables. The Group performs an assessment on an individual basis for all receivables overdue more than 365 days taking into consideration the fact whether the receivable under the review is secured by a bank guarantee/cash deposit or not. Generally, the bank guarantee is deemed to provide a sufficient assurance that the receivable will not become illiquid and therefore provisions for receivables secured by a bank guarantee are not created.

When assessment is performed on a portfolio basis, the Group determines the staging of the exposures and measures the loss allowance on a collective basis. The Group analyses its exposures by segments determined on the basis of shared credit risk characteristics. The key shared credit characteristics considered are: financial instrument type, type of customer, date of initial recognition and remaining term to maturity. The different segments also reflect differences in credit risk parameters. The appropriateness of groupings is monitored and reviewed on a periodic basis by Management.

Forward-looking information incorporated in the ECL models

The assessment of SICR and the calculation of ECLs both incorporate supportable forward-looking information. The Group identified certain key economic variables that correlate with developments in credit risk and ECLs. Cash flow forecasts are provided by the Board of Managers of General Partner and provide the best estimate of the expected macro-economic development over the next two years.

18 Financial Risk Management (continued)

As with any economic forecast, the projections and likelihoods of occurrence are subject to a high degree of inherent uncertainty, and therefore the actual outcomes may be significantly different to those projected. The Group considers these forecasts to represent its best estimate of the possible outcomes. The Group regularly reviews its methodology and assumptions to reduce any difference between the estimates and the actual loss of credit.

(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 acknowledges exposure of the Group to foreign exchange risk arising from various currency exposures, primarily with respect to Czech Koruna, due to acquisition of Aupark Hradec Králové in the Czech Republic in 2016. Foreign exchange risk arises from commercial transactions and recognized assets and liabilities denominated in currency that is not the entity's functional currency. Internal objectives, policies and processes have been set to manage foreign exchange risk.

Had the foreign exchange rates been by one tenth lower than they have been throughout the 6-month period ended 30 June 2021 with all other variables constant, profit for the year would have been approximately EUR 0.3 million lower (6-months 2020: EUR 0.3 million lower). Net assets attributable to holders of shares, after allowing for the tax effects, would have been EUR 0.2 million lower (2020: EUR 0.2 million lower). Had the foreign exchange rates been by one tenth higher than they have been throughout the 6-month period ended 30 June 2021 with all other variables constant, profit for the year would have been EUR 0.3 million higher (6-months 2020: EUR 0.3 million higher). Net assets attributable to holders of shares, after allowing for the tax effects, would have been EUR 0.2 million higher (2020: EUR 0.2 million higher).

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 liabilities at carrying amounts, categorised by the earlier of contractual interest repricing or maturity dates. The Group's interest rate risk principally arises from long-term borrowings (Note 12). Borrowings issued at variable rates expose the Group to cash flow interest rate risk. The Group does not have borrowings at fixed rates and therefore has no significant exposure to fair value interest rate risk.

In millions of EUR	**Less than 6 months**	**6 – 12 months**	**Over 12 months**	**Total**
30 June 2021				
Total monetary financial assets – CE REIF	22.9	-	-	**22.9**
Total monetary financial assets – Global REIF	5.9	-	-	**5.9**
Total monetary financial liabilities (Note 12) – CE REIF	(204.4)	-	-	**(204.4)**
Total monetary financial liabilities (Note 12) – Global REIF	(58.5)	-	-	**(58.5)**
Net interest sensitivity gap at 30 June 2021	**(234.1)**	**-**	**-**	**(234.1)**
31 December 2020				
Total monetary financial assets – CE REIF	21.1	-	-	**21.1**
Total monetary financial assets – Global REIF	5.7	-	-	**5.7**
Total monetary financial liabilities (Note 12) – CE REIF	(205.8)	-	-	**(205.8)**
Total monetary financial liabilities (Note 12) – Global REIF	(59.9)	-	-	**(59.9)**
Net interest sensitivity gap at 31 December 2020	**(238.9)**	**-**	**-**	**(238.9)**

Had the interest rates on the Group's variable interest rate loans (generally the third-party borrowings) been by 10% lower than they have been throughout the 6-month periods ended 30 June 2021 with all other variables constant, profit for the half-year would have been EUR 0.23 million higher (31 December 2020: EUR 0.46 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 0.18 million higher (31 December 2020: EUR 0.36 million higher).

Had the interest rates on the Group's variable interest rate loans been by 10% higher than they have been throughout the six-month period ended 30 June 2021 with all other variables constant, profit for the half-year would have been EUR 0.23 million lower (31 December 2020: EUR 0.46 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 0.18 million (31 December 2020: EUR 0.36 million).

18 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 30 June 2021 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 Condensed consolidated interim Statement of Financial Position because the Condensed consolidated interim 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 30 June 2021 is as follows:

In millions of EUR	**Demand and less than 12 months**	**From 1 to 2 years**	**From 2 to 5 years**	**Over 5 years**	**Total**
Liabilities					
Borrowings (principal) (Note 12) – CE REIF	3.0	45.4	62.9	93.1	**204.4**
Borrowings (principal) (Note 12) – Global REIF	2.9	2.9	52.7	-	**58.5**
Borrowings (future interest charges) – CE REIF	2.5	2.5	5.3	1.4	**11.7**
Borrowings (future interest charges) – Global REIF	0.9	1.1	1.1	-	**3.1**
Financial payables - current (Note 13) – CE REIF	4.0	-	-	-	**4.0**
Financial payables - current (Note 13) – Global REIF	0.9	-	-	-	**0.9**
Net assets attributable to holders of shares – CE REIF *	-	-	-	144.6	**144.6**
Net assets attributable to holders of shares – Global REIF *	-	-	-	55.8	**55.8**
Total future payments, including future principal and interest payments	**14.2**	**51.9**	**122.0**	**294.9**	**483.0**

The maturity analysis of financial liabilities as at 31 December 2020 is as follows:

In millions of EUR	**Demand and less than 12 months**	**From 1 to 2 years**	**From 2 to 5 years**	**Over 5 years**	**Total**
Liabilities					
Borrowings (principal) (Note 12) – CE REIF	2.9	46.2	61.6	95.1	**205.8**
Borrowings (principal) (Note 12) – Global REIF	2.9	2.9	54.2	-	**60.0**
Borrowings (future interest charges) – CE REIF	2.6	3.2	5.8	2.0	**13.6**
Borrowings (future interest charges) – Global REIF	0.9	1.1	1.6	-	**3.6**
Financial payables - current (Note 13) – CE REIF	3.8	-	-	-	**3.8**
Financial payables - current (Note 13) – Global REIF	0.3	-	-	-	**0.3**
Net assets attributable to holders of shares – CE REIF *	-	-	-	140.3	**140.3**
Net assets attributable to holders of shares – Global REIF *	-	-	-	54.3	**54.3**
Total future payments, including future principal and interest payments	**13.4**	**53.4**	**123.2**	**291.7**	**481.7**

* Based on the investment profile of the underlying investments (real estate) and the exit mechanism of the Fund as per the Offering Memorandum, the above classification represents the investment horizon of the Fund.

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 next two years (from 3rd quarter 2021 to 2nd quarter 2023) shows positive cash flow from property rental after property expenses and general operating expenses of the Group of approximately EUR 23.1 million (2020: EUR 18.7 million). This, together with existing cash balances would be sufficient to meet the 2021 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. As of the date of preparation of these financial statements and based on Group's funding capacity the Board has considered cash flow scenarios, including a stress case, and concluded that it is appropriate to use the going concern assumption in preparation of these condensed consolidated interim financial statements (see also Note 2.1).

19 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).

(i) Investment properties

The following table presents the group's investment properties that are measured at fair value at 30 June 2021.

In millions of EUR	**Level 1**	**Level 2**	**Level 3**	**Total**
Investment property (Note 9) – CE REIF	-	-	327.2	**327.2**
Investment property (Note 9) – Global REIF	-	-	110.5	**110.5**
Total assets	**-**	**-**	**437.7**	**437.7**

The following table presents the group's investment properties that are measured at fair value at 31 December 2019.

In millions of EUR	**Level 1**	**Level 2**	**Level 3**	**Total**
Investment property (Note 9) – CE REIF	-	-	325.9	**325.9**
Investment property (Note 9) – Global REIF	-	-	110.9	**110.9**
Total assets	**-**	**-**	**436.8**	**436.8**

Level 3 CE REIF investment properties are fair valued using hard-core/layer methodology utilising an all risks yield. This considers the contractually agreed rent, the market rent for any currently vacant space and for any space that might become vacant upon expiry of the leases. All income is capitalised based on the remaining terms and the adopted reversionary rental potential is capitalised in perpetuity. Global REIF 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 period ended 30 June 2021:

Segment	**Valuation technique**	**Fair value at 30 June 2021 (In millions of EUR)**	**Average annual rent per sqm**	**Equivalent Yield**	**Capitalisation rate for terminal value**
CE REIF					
Office	Hard-core/layer	262.9	EUR 195	5.78%	5.78%
Retail	Hard-core/layer	82.9	EUR 223	5.90%	5.90%

Segment	**Valuation technique**	**Fair value at 30 June 2021 (In millions of EUR)**	**Average annual rent per sqm**	**Discount rate**	**Capitalisation rate for terminal value**
Global REIF					
Office	Discounted cash flow	111.9	EUR 180	7.85%	6.85%

19 Fair Value Estimation (continued)

Quantitative information about fair value measurements using unobservable inputs (level 3) for year ended 31 December 2020:

Segment	Valuation technique	Fair value at 31 December 2020 (In millions of EUR)	Average annual rent per sqm	Discount rate	Capitalisation rate for terminal value
CE REIF					
Office	Discounted cash flow	262.7	EUR 186	6.40%	6.01%
Retail	Discounted cash flow	82.9	EUR 212	6.55%	6.15%
Global REIF					
Office	Discounted cash flow	112.4	EUR 179	7.85%	6.85%

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/equivalent yields and the capitalisation rates 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 based on valuation reports prepared by independent and qualified valuation expert.

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 hard-core/layer capitalisation methods are used, for assets under construction is used residual method 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 appraisers are reviewed internally by the controlling department and the chief financial officer, as well as by the valuation officer of the AIFM. This includes a review of fair value movements over the period.

(ii) Financial Instruments

The following table presents the group's financial instruments that are measured at fair value at 30 June 2021.

In millions of EUR	Level 1	Level 2	Level 3	Total
Financial assets (Note 9) – CE REIF	-	-	16.7	**16.7**
Total assets	**-**	**-**	**16.7**	**16.7**

The following table presents the group's financial instruments that are measured at fair value at 31 December 2020.

In millions of EUR	Level 1	Level 2	Level 3	Total
Financial assets (Note 9) – CE REIF	-	-	16.7	**16.7**
Total assets	**-**	**-**	**16.7**	**16.7**

Level 3 financial assets are fair valued using DCF method, where the value is estimated from the expected future benefits to be generated by the property in the form of rental income streams. Valuation technique is further described in Note 9.

19 Fair Value Estimation (continued)

Quantitative information about fair value measurements using unobservable inputs (level 3) for year ended 30 June 2021:

Segment	Valuation technique	Fair value at 30 June 2021 (In millions of EUR)	Average annual rent per sqm	Discount rate
CE REIF				
Retail	Discounted cash flow	16.7	EUR 223	6.55%

Quantitative information about fair value measurements using unobservable inputs (level 3) for year ended 31 December 2020:

Segment	Valuation technique	Fair value at 31 December 2020 (In millions of EUR)	Average annual rent per sqm	Discount rate
CE REIF				
Retail	Discounted cash flow	16.7	EUR 212	6.55%

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. Carrying value of all other financial assets carried at amortised costs approximate their 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 liabilities repayable on demand or after a notice period ("demandable liabilities") is estimated as the amount payable on demand, discounted from the first date that the amount could be required to be paid. The discount rate was 2.22% p.a. (2020: 3.19% p.a.). Refer to Note 12 for the estimated fair values of borrowings (for current borrowings Level 2 inputs are used, for non-current borrowings Level 3 inputs are used). Carrying amounts of trade and other payables approximate fair values.

20 Reconciliation of Classes of Financial Instruments with Measurement Categories

For the purposes of measurement, IFRS 9 "Financial Instruments" classifies financial assets into the following categories: (a) financial assets at FVTPL; (b) debt instruments at FVOCI and (c) financial assets at AC. Financial assets at FVTPL have two sub-categories: (i) assets mandatorily measured at FVTPL, and (ii) assets designated as such upon initial recognition or subsequently. In addition, finance lease receivables form a separate category.

The following table provides a reconciliation of financial assets with these measurement categories as of 30 June 2021:

In millions of EUR	At 30 June 2021		
ASSETS	**CE REIF**	**Global REIF**	**Total**
Financial assets at Amortised cost			
Trade receivables due from third parties including contract and other assets (Note 10)	5.2	1.3	**6.5**
Other financial receivables (Note 10)	1.3	-	**1.3**
Cash and cash equivalents (Note 11)	16.4	4.6	**21.0**
Lease incentive receivables (Note 9)	2.6	1.4	**4.0**
Financial assets at FVTPL			
Financial assets (Note 9)	16.7	-	**16.7**
TOTAL FINANCIAL ASSETS	**42.2**	**7.3**	**49.5**

20 Reconciliation of Classes of Financial Instruments with Measurement Categories (continued)

The following table provides a reconciliation of financial assets with these measurement categories as of 31 December 2020:

In millions of EUR	At 31 December 2020		
ASSETS	**CE REIF**	**Global REIF**	**Total**
Financial assets at Amortised cost			
Trade receivables due from third parties including contract and other assets (Note 10)	3.7	1.3	**5.0**
Other financial receivables (Note 10)	0.9	-	**0.9**
Cash and cash equivalents (Note 11)	16.5	4.4	**20.9**
Lease incentive receivables (Note 9)	3.0	1.5	**4.5**
Financial assets at FVTPL			
Financial assets (Note 9)	16.7	-	**16.7**
TOTAL FINANCIAL ASSETS	**40.8**	**7.2**	**48.0**

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

In millions of EUR	At 30 June 2021		
LIABILITIES	**CE REIF**	**Global REIF**	**Total**
Financial liabilities carried at Amortised cost			
Trade and other payables (Note 13)	15.5	3.5	**19.0**
Borrowings (Note 12)	204.4	58.5	**262.9**
TOTAL FINANCIAL LIABILITIES	**219.9**	**62.0**	**281.9**

In millions of EUR	At 31 December 2020		
LIABILITIES	**CE REIF**	**Global REIF**	**Total**
Financial liabilities carried at Amortised cost			
Trade and other payables (Note 13)	16.3	3.9	**20.2**
Borrowings (Note 12)	205.8	59.9	**265.7**
TOTAL FINANCIAL LIABILITIES	**222.1**	**63.8**	**285.9**

21 Management of Capital

The Fund's objectives when managing capital (Net assets attributable to holders of shares) are to safeguard the Fund's ability to continue as a going concern, to provide returns to holders of shares and benefits for future stakeholders and to maintain an optimal capital structure in order to reduce the costs of capital.

The Fund monitors capital based on LtV ratio. A ratio of consolidated external debt over total investment properties ('leverage') should not exceed 65%. Leverage incurred by the Sub-Fund or one of its subsidiaries for an individual investment property may exceed 65% of the individual asset value, but should not 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. As is shown in the table below, the Fund's leverage ratio was below the targeted level as at 30 June 2021 and 31 December 2020.

In millions of EUR	**30 June 2021**		**31 December 2020**	
	CE REIF	**Global REIF**	**CE REIF**	**Global REIF**
Borrowings (Note 12)	204.4	58.5	205.8	59.9
Investment properties (Note 9)	327.2	110.5	325.9	110.9
Leverage ratio	**62.5%**	**52.9%**	**63.1%**	**54.0%**

22 Segement analysis

Operating segments are components that engage in business activities that may earn revenues or incur expenses, whose operating results are regularly reviewed by the chief operating decision maker (CODM) and for which discrete financial information is available. The CODM is the person or group of persons who allocates resources and assesses the performance for the entity. The functions of CODM are performed by the Board of Managers of General Partner.

(a) Description of products and services from which each reportable segment derives its revenue

The Group is managing its business operations on the basis of the following segments:

Office – representing management of activities related to office properties

Retail - representing management of activities related to retail properties

The Group does not monitor geographical segments as all income generating properties are located in Central European Region.

Global REIF sub-fund holds only office investment properties located in Slovakia thus whole sub-fund represents one segment.

(b) Factors that management used to identify the reportable segments

The Group's segments are strategic business units that focus on different activities of the Group. They are managed separately because each business unit requires different skill sets, product and market, procurement and human resource strategies.

Segment financial information reviewed by the Board of Managers includes rental and similar income less directly attributable costs associated with properties that equal to Net Operating Income (NOI). The Board of Managers also reviews the change in fair value of properties.

(c) Measurement of operating segment profit or loss, assets and liabilities

The Board reviews financial information prepared based on International Financial Reporting Standards as adopted by the European Union. The Board evaluates performance of each segment based on profit before tax and net assets value. The Group allocates costs to segments based on specific identification of entities that belong to particular segments. Profit or loss, assets and liabilities that are not possible to be allocated to explicit segment category are allocated on a basis of segment' share on net assets of particular sub-fund.

22 Segment analysis (continued)

(d) Information about reportable segment profit or loss, assets and liabilities

The segment profit and loss information for CE REIF sub-fund for the 6-month period ended 30 June 2021 and 30 June 2020 is as follows:

		CE REIF			
		30 June 2021		**30 June 2020**	
In millions of EUR	**Notes**	**Office**	**Retail**	**Office**	**Retail**
Rental including turnover rent income from investment properties	14	7.0	1.6	7.1	1.7
Service charges income from investment properties	14	1.0	0.9	-	0.9
Management charges income from investment properties	14	0.1	-	0.1	-
Direct operating expenses arising from investment properties	15	(1.6)	(1.3)	(0.5)	(1.2)
Net operating income from investment properties		**6.5**	**1.2**	**6.7**	**1.4**
Revaluation gain/(loss) on investment properties	9	1.2	(2.2)	(4.7)	0.8
Other operating expenses	16	(1.3)	(0.4)	(1.3)	(0.5)
Operating profit/(loss)		**6.4**	**(1.4)**	**0.7**	**1.7**
Interest expense	12	(1.3)	(0.4)	(1.2)	(0.4)
Distributions to the Holders of Shares	7	(3.2)	(1.3)	(2.6)	(1.1)
Other finance income/(costs)	9	0.1	2.3	0.2	(2.5)
Finance (costs)/income, net		**(4.4)**	**0.6**	**(3.6)**	**(4.0)**
Profit/(loss) after distribution to the Holders of Shares and before income tax		**2.0**	**(0.8)**	**(2.9)**	**(2.3)**
Acquisitions of investment property	9	-	-	82.5	-
Construction costs related to investment property	9	-	-	0.1	-
Total investments		**-**	**-**	**82.6**	**-**

22 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities (Continued)

The segment information on segment assets and liabilities of CE REIF sub-fund as of 30 June 2021 and 31 December 2020 is as follows:

		CE REIF			
		30 June 2021		31 December 2020	
In millions of EUR	Notes	Office	Office	Office	Retail
Investment Property in use	9	261.7	65.5	260.6	65.3
Financial assets	9	1.9	17.2	2.1	17.6
Other non-current assets		-	0.3	-	-
Trade and other receivables	10	3.9	3.1	2.6	2.5
Cash and cash equivalents	11	10.1	6.3	11.3	5.2
Total assets		**277.6**	**92.4**	**276.6**	**90.6**
Borrowings	12				
- non-current		156.9	44.0	157.4	44.9
- current		1.7	1.8	1.7	1.8
Deferred income tax liability	17	2.6	0.6	2.4	0.2
Trade and other payables	13				
- non-current		6.0	0.7	6.1	0.6
- current		6.2	2.6	7.0	2.6
Distr. payable to the holders of shares	7	1.6	0.7	1.6	0.6
Total liabilities (excl. Net Assets attributable to the holders of shares)		**175.0**	**50.4**	**176.2**	**50.7**
Net Assets attributable to the holders of shares		**102.6**	**42.0**	**100.3**	**40.0**
Total liabilities		**277.6**	**92.4**	**276.6**	**90.6**

23 Events after the reporting date

There were no material events, which occurred after the end of the reporting period which have a bearing on the understanding of these condensed consolidated interim financial statements.

24 Detailed Condensed Consolidated Interim Statement of Financial Position and Comprehensive Income

Condensed consolidated Interim Statement of Financial Position at 30 June 2021 for both Sub-Funds and comparative:

		CE REIF		**Global REIF**	
In millions of EUR	**Notes**	**30 June 2021**	**31 December 2020**	**30 June 2021**	**31 December 2020**
ASSETS					
Non-current assets					
Investment property in use	9	372.2	325.9	110.5	110.9
Financial assets	9, 2.18	19.1	19.7	1.4	1.5
Other non-current assets		0.3	-	-	-
Total non-current assets		**346.6**	**345.6**	**111.9**	**112.4**
Current assets					
Trade and other receivables	10	7.0	5.1	1.3	1.3
Cash and cash equivalents	11	16.4	16.5	4.6	4.4
Total current assets		**23.4**	**21.6**	**5.9**	**5.7**
TOTAL ASSETS		**370.0**	**367.2**	**117.8**	**118.1**
LIABILITIES					
Non-current liabilities					
Borrowings	12	200.9	202.3	55.5	56.9
Deferred income tax liability	17	3.2	2.6	-	-
Trade and other payables	13	6.7	6.7	1.2	1.1
Total non-current liabilities		**210.8**	**211.6**	**56.7**	**58.0**
Current liabilities					
Borrowings	12	3.5	3.5	3.0	3.0
Trade and other payables	13	8.8	9.6	2.3	2.8
Distributions payable to the Holders of Shares	7	2.3	2.2	-	-
Total current liabilities		**14.6**	**15.3**	**5.3**	**5.8**
Total liabilities (excluding Net Assets Attributable to the Holders of Shares)		**225.4**	**226.9**	**62.0**	**63.8**
Net Assets Attributable to the Holders of Shares		**144.6**	**140.3**	**55.8**	**54.3**
TOTAL LIABILITIES		**370.0**	**367.2**	**117.8**	**118.1**

24 Detailed Condensed Consolidated Interim Statement of Financial Position and Comprehensive Income (continued)

Condensed consolidated Interim Statement of Comprehensive Income for the 6-month period ended 30 June 2021 for both Sub-Funds and comparative:

		CE REIF		Global REIF	
In millions of EUR	**Notes**	**30 June 2021**	**30 June 2020**	**30 June 2021**	**30 June 2020**
Rental and similar income from investment properties	14	10.6	9.8	3.8	4.3
Direct operating expenses arising from investment property	15	(2.9)	(1.7)	(0.5)	(0.5)
Net operating income from investment properties		**7.7**	**8.1**	**3.3**	**3.8**
Revaluation loss on investment properties	9	(1.0)	(3.9)	(0.5)	(5.1)
Other operating expenses	16	(1.7)	(1.8)	(0.7)	(0.4)
Other operating income		-	-	-	0.4
Operating profit/ (loss)		**5.0**	**2.4**	**2.1**	**(1.3)**
Interest expense		(1.7)	(1.6)	(0.6)	(0.7)
Distributions to the Holders of Shares	7	(4.5)	(3.7)	-	-
Other finance income / (costs)		2.4	(2.3)	-	-
Finance costs, net		**(3.8)**	**(7.6)**	**(0.6)**	**(0.7)**
Profit/(loss) after distributions to the Holders of Shares and before income tax		**1.2**	**(5.2)**	**1.5**	**(2.0)**
Current income tax credit	17	-	0.3	-	-
Deferred income tax (expense)/credit	17	(0.6)	1.8	-	0.5
Income tax (expense)/credit		**(0.6)**	**2.1**	**-**	**0.5**
Profit/(loss) for the 6-month period ended on 30 June		**0.6**	**(3.1)**	**1.5**	**(1.5)**
Other comprehensive income/(loss):					
Items that may be subsequently reclassified to profit or loss					
Transalation of foreign operations to the presentation currency		0.5	(1.2)	**-**	**-**
Other comprehensive income/(loss) for the 6-month period ended on 30 June		**0.5**	**(1.2)**	**-**	**-**
Increase/(decrease) in Net Assets Attributable to the Holders of Shares for the 6-month period ended on 30 June		**1.1**	**(4.3)**	**1.5**	**(1.5)**