Registre de Commerce et des Sociétés
B182910 - L160062839
déposé le 15/04/2016

MENTION

Nom de la Société	:	**CORNERSTONE COMMERCIAL PROPERTIES HOLDINGS S.A.** Société Anonyme
Siège Social	:	15, boulevard Roosevelt L-2450 LUXEMBOURG
N° du R.C.S.	:	B-182.910

CDD : **687**

Les comptes annuels au 31.12.2014
ont été enregistrés et déposés au Registre de Commerce et des Sociétés de Luxembourg.

Pour mention aux fins de publication au Mémorial, Recueil Spécial des Sociétés et Associations.

Luxembourg, le 15 avril 2016

Signature :

FIDUCIAIRE FERNAND FABER

Registre de Commerce et des Sociétés
B182910 - L160062839
enregistré et déposé le 15/04/2016

RCSL Nr. : B182910	Matricule : 2013 2226 572

BALANCE SHEET

Financial year from 01 01/01/2014 **to** 02 31/12/2014 *(in* 03 EUR *)*

Cornerstone Commercial Properties Holdings S.A.

15, boulevard Roosevelt
L-2450 Luxembourg

ASSETS

		Reference(s)		Current year		Previous year
A. Subscribed capital unpaid	1101		101		102	
I. Subscribed capital not called	1103		103		104	
II. Subscribed capital called but unpaid	1105		105		106	
B. Formation expenses	1107		107		108	
C. Fixed assets	1109		109	153.875.016,44	110	
I. Intangible fixed assets	1111		111		112	
1. Research and development costs	1113		113		114	
2. Concessions, patents, licences, trade marks and similar rights and assets, if they were	1115		115		116	
a) acquired for valuable consideration and need not be shown under C.I.3	1117		117		118	
b) created by the undertaking itself	1119		119		120	
3. Goodwill, to the extent that it was acquired for valuable consideration	1121		121		122	
4. Payments on account and intangible fixed assets under development	1123		123		124	
II. Tangible fixed assets	1125		125	7.834,87	126	
1. Land and buildings	1127		127		128	
2. Plant and machinery	1129		129		130	

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		Reference(s)		Current year		Previous year
3. Other fixtures and fittings, tools and equipment	1131		131	7.834,87	132	
4. Payments on account and tangible fixed assets under development	1133		133		134	
III. Financial fixed assets	1135		135	153.867.181,57	136	
1. Shares in affiliated undertakings	1137		137	153.867.181,57	138	
2. Amounts owed by affiliated undertakings	1139		139		140	
3. Shares in undertakings with which the undertaking is linked by virtue of participating interests	1141		141		142	
4. Amounts owed by undertakings with which the undertaking is linked by virtue of participating interests	1143		143		144	
5. Securities and other financial instruments held as fixed assets	1145		145		146	
6. Loans and claims held as fixed assets	1147		147		148	
7. Own shares or own corporate units	1149		149		150	
D. Current assets	1151		151	370.306.899,62	152	38.712,50
I. Inventories	1153		153		154	
1. Raw materials and consumables	1155		155		156	
2. Work and contracts in progress	1157		157		158	
3. Finished goods and merchandise	1159		159		160	
4. Payments on account	1161		161		162	
II. Debtors	1163		163	370.306.899,62	164	38.712,50
1. Trade receivables	1165		165	4.853,37	166	38.712,50
a) becoming due and payable within one year	1167		167	4.853,37	168	38.712,50
b) becoming due and payable after more than one year	1169		169		170	
2. Amounts owed by affiliated undertakings	1171		171	370.293.440,50	172	
a) becoming due and payable within one year	1173		173	185.817,89	174	
b) becoming due and payable after more than one year	1175		175	370.107.622,61	176	
3. Amounts owed by undertakings with which the undertaking is linked by virtue of participating interests	1177		177		178	
a) becoming due and payable within one year	1179		179		180	
b) becoming due and payable after more than one year	1181		181		182	

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	Reference(s)		Current year		Previous year
4. Other receivables	1183	183	8.605,75	184	
a) becoming due and payable within one year	1185	185	8.605,75	186	
b) becoming due and payable after more than one year	1187	187		188	
III. Transferable securities and other financial instruments	1189	189		190	
1. Shares in affiliated undertakings and in undertakings with which the undertaking is linked by of participating interests	1191	191		192	
2. Own shares or own corporate units	1193	193		194	
3. Other transferable securities and other financial instruments	1195	195		196	
IV. Cash at bank, cash in postal cheque accounts, cheques and cash in hand	1197	197		198	
E. Prepayments	1199	199	14.083,33	200	10.428,77
TOTAL (ASSETS)		201	524.195.999,39	202	49.141,27

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LIABILITIES

		Reference(s)		Current year		Previous year
A. Capital and reserves	1301		301	181.861.987,63	302	17.606,27
I. Subscribed capital	1303		303	105.173.000,00	304	31.000,00
II. Share premium and similar premiums	1305		305	76.839.749,57	306	
III. Revaluation reserves	1307		307		308	
IV. Reserves	1309		309		310	
1. Legal reserve	1311		311		312	
2. Reserve for own shares or own corporate units	1313		313		314	
3. Reserves provided for by the articles of association	1315		315		316	
4. Other reserves	1317		317		318	
V. Profit or loss brought forward	1319		319	-13.393,73	320	
VI. Profit or loss for the financial year	1321		321	-137.368,21	322	-13.393,73
VII. Interim dividends	1323		323		324	
VIII. Capital investment subsidies	1325		325		326	
IX. Temporarily not taxable capital gains	1327		327		328	
B. Subordinated debts	1329		329		330	
1. Convertible loans	1413		413		414	
a) becoming due and payable within one year	1415		415		416	
b) becoming due and payable after more than one year	1417		417		418	
2. Non convertible loans	1419		419		420	
a) becoming due and payable within one year	1421		421		422	
b) becoming due and payable after more than one year	1423		423		424	
C. Provisions	1331		331		332	
1. Provisions for pensions and similar obligations	1333		333		334	
2. Provisions for taxation	1335		335		336	
3. Other provisions	1337		337		338	
D. Non subordinated debts	1339		339	342.334.011,76	340	31.535,00
1. Debenture loans	1341		341		342	
a) Convertible loans	1343		343		344	
i) becoming due and payable within one year	1345		345		346	
ii) becoming due and payable after more than one year	1347		347		348	

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	Reference(s)		Current year		Previous year
b) Non convertible loans	1349	349		350	
i) becoming due and payable within one year	1351	351		352	
ii) becoming due and payable after more than one year	1353	353		354	
2. Amounts owed to credit institutions	1355	355	2,00	356	
a) becoming due and payable within one year	1357	357	2,00	358	
b) becoming due and payable after more than one year	1359	359		360	
3. Payments received on account of orders as far as they are not deducted distinctly from inventories	1361	361		362	
a) becoming due and payable within one year	1363	363		364	
b) becoming due and payable after more than one year	1365	365		366	
4. Trade creditors	1367	367		368	
a) becoming due and payable within one year	1369	369		370	
b) becoming due and payable after more than one year	1371	371		372	
5. Bills of exchange payable	1373	373		374	
a) becoming due and payable within one year	1375	375		376	
b) becoming due and payable after more than one year	1377	377		378	
6. Amounts owed to affiliated undertakings	1379	379		380	
a) becoming due and payable within one year	1381	381		382	
b) becoming due and payable after more than one year	1383	383		384	
7. Amounts owed to undertakings with which the undertaking is linked by virtue of participating interests	1385	385		386	
a) becoming due and payable within one year	1387	387		388	
b) becoming due and payable after more than one year	1389	389		390	
8. Tax and social security debts	1391	391	620,00	392	535,00
a) Tax debts	1393	393	620,00	394	535,00
b) Social security debts	1395	395		396	

		Reference(s)		Current year		Previous year
9. Other creditors	1397		397	342.333.389,76	398	31.000,00
a) becoming due and payable within one year	1399		399	326.813,52	400	31.000,00
b) becoming due and payable after more than one year	1401		401	342.006.576,24	402	
E. Deferred income	1403		403		404	
TOTAL (LIABILITIES)			405	524.195.999,39	406	49.141,27

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PROFIT AND LOSS ACCOUNT

Financial year from 01 01/01/2014 **to** 02 31/12/2014 *(in* 03 EUR *)*

Cornerstone Commercial Properties Holdings S.A.

15, boulevard Roosevelt
L-2450 Luxembourg

A. CHARGES

		Reference(s)		Current year		Previous year
1. Use of merchandise, raw materials and consumable materials	1601		601		602	
2. Other external charges	1603		603	76.141,95	604	12.858,73
3. Staff costs	1605		605		606	
a) Salaries and wages	1607		607		608	
b) Social security on salaries and wages	1609		609		610	
c) Supplementary pension costs	1611		611		612	
d) Other social costs	1613		613		614	
4. Value adjustments	1615		615	559,63	616	
a) on formation expenses and on tangible and intangible fixed assets	1617		617	559,63	618	
b) on current assets	1619		619		620	
5. Other operating charges	1621		621	350,00	622	
6. Value adjustments and fair value adjustments on financial fixed assets	1623		623		624	
7. Value adjustments and fair value adjustments on financial current assets. Loss on disposal of transferable securities	1625		625		626	
8. Interest and other financial charges	1627		627	55.570.550,34	628	
a) concerning affiliated undertakings	1629		629	14.654.330,38	630	
b) other interest and similar financial charges	1631		631	40.916.219,96	632	

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	Reference(s)		Current year		Previous year
9. Share of losses of undertakings accounted for under the equity method	1649	649		650	
10. Extraordinary charges	1633	633		634	
11. Income tax	1635	635	3.210,00	636	535,00
12. Other taxes not included in the previous caption	1637	637	85,00	638	
13. Profit for the financial year	1639	639	0,00	640	0,00
TOTAL CHARGES		641	55.650.896,92	642	13.393,73

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B. INCOME

		Reference(s)		Current year		Previous year
1. Net turnover	1701		701		702	
2. Change in inventories of finished goods and of work and contracts in progress	1703		703		704	
3. Fixed assets under development	1705		705		706	
4. Reversal of value adjustments	1707		707		708	
a) on formation expenses and on tangible and intangible fixed assets	1709		709		710	
b) on current assets	1711		711		712	
5. Other operating income	1713		713		714	
6. Income from financial fixed assets	1715		715		716	
a) derived from affiliated undertakings	1717		717		718	
b) other income from participating interests	1719		719		720	
7. Income from financial current assets	1721		721		722	
a) derived from affiliated undertakings	1723		723		724	
b) other income from financial current assets	1725		725		726	
8. Other interest and other financial income	1727		727	55.513.528,71	728	
a) derived from affiliated undertakings	1729		729		730	
b) other interest and similar financial income	1731		731	55.513.528,71	732	
9. Share of profits of undertakings accounted for under the equity method	1745		745		746	
10. Extraordinary income	1733		733		734	
13. Loss for the financial year	1735		735	137.368,21	736	13.393,73
TOTAL INCOME			737	55.650.896,92	738	13.393,73

Note 1 - General Information

CORNERSTONE COMMERCIAL PROPERTIES HOLDINGS S.A. (hereafter the "Company") was incorporated under the laws of Luxembourg on 28 November 2013 under the legal form of a “Société Anonyme” for an unlimited period of time (R.C.S. number B 182910). The Company increase its share capital twice, for the first time 17 December 2014 by EUR 105.142.00 and a second time 29 May 2015 by EUR 57.993.200. The subscribed share capital is now of EUR 163.166.200.

The registered office of the Company is established at 15, boulevard Roosevelt L-2450 Luxembourg. As of 28 November 2013, CORNERSTONE COMMERCIAL PROPERITES HOLDINGS S.A. belongs to the group of PRIME CAPITAL S.A., a Luxembourg company incorporated on 1 October 2012. The Company will prepare its own consolidated financial statements and will be included in the consolidated financial statements of PRIME CAPITAL S.A., its sole shareholder.

The first financial year covers the period from 28 November 2013 to 31 December 2013. Afterwards the corporation’s financial year shall begin on the first day of January and shall end on the thirty-first day of December of each year.

The Company’s object is the acquisition of participations, in Luxembourg or abroad, in any company or enterprises in any form whatsoever and the management of those participations. It may participate in the creation, development, management and control of any company or enterprise.

The Company may borrow in any form. The Company may lend funds including, without limitations, the proceeds of any borrowings, to its subsidiaries, affiliated companies and other companies. Within the limits of its activity, the Company can grant mortgage, contract loans, with or without guarantee, and stand security for other persons or companies, within the limits of the concerning legal dispositions. The Company may take any measure to safeguard its rights and make any transactions which are directly or indirectly connected with its purposes and which are liable to promote its development or extension.

Note 2 - Basis for preparation

The Company has prepared these financial statements for the first time in 2014 in accordance with International Financial Reporting Standards as endorsed by the EU ("IFRS") and particularly in accordance with IAS27 provisions on financial statements. These financial statements have been prepared on an historical cost basis and on a going concern basis.

These financial statements were approved by the Board of Directors on 29 February 2016 under Luxembourg Law.

Note 3 - Summary of significant accounting policies

3.1. Functional and presentation currency

The Company's functional currency is the Euro ("EUR"), which is the currency of the primary economic environment in which it operates. The Company's performance is evaluated and its liquidity is managed in EUR. Therefore, the EUR is considered as the currency that most faithfully represents the economic effects of the underlying transactions, events and conditions. The Company's presentation currency is also the EUR.

3.2. Current versus non-current classification

The Company presents assets and liabilities in the statement of financial position based on current/non-current classification. An asset is classified as current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle
- Primarily held for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

The Company classifies all other assets as non-current.

A liability is classified as current when:

- It is expected to be settled in the normal operating cycle
- It is primarily held for the purpose of trading

- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

3.3. Investment in subsidiaries

Subsidiaries are entities over which the Company has control. Associates are entities over which the Company has significant influence. Subsidiaries acquired are initially recognized at cost being the fair value of the consideration given plus any directly attributable costs. Subsequently, investments in subsidiaries and associates are accounted for at the lower of cost or net realisable value. At each reporting date, the Company examines the recoverability of investments in subsidiaries and associates when there are indications of impairment. Indications of impairment include such elements as decrease in income, profit or cash flows, significant adverse changes in economy, or in the political stability in a particular country that may indicate that the carrying value of an asset may not be recoverable. If the facts and circumstances indicate that the value of investments in subsidiaries and associates may be impaired, then the calculated discounted future cash flows related to these investments is compared to their carrying value to determine if a write-off in the value of the investments is necessary. The resulting impairment losses are recognized in the income statement.
Any dividend is recognized when the right to receive the dividend is established.

3.4. Financial assets

Financial assets in the scope of IAS 39 are classified based on their nature and their characteristics in one of the following four categories:

- financial assets at fair value through profit and loss,
- loans and receivables,
- held to maturity investments, and
- available for sale financial assets

Financial assets are recognized initially at cost which represents their fair value (plus, in certain cases, directly attributable acquisition/transaction costs).
The Company determines the classification of its financial assets after initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year-end.

The following category of financial asset as defined in IAS 39 is relevant in the Company's financial statements.

3.4.1 Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate ("EIR") method, less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of comprehensive income. The losses arising from impairment are recognised in the statement of comprehensive income in finance expenses for loans and in cost of sales or other operating expenses for receivables.

3.5. Impairment of financial assets

The Company assesses, at each reporting date, whether there is objective evidence that a financial asset or a group of financial assets is impaired. An impairment exists if one or more events that has occurred since the initial recognition of the asset (an incurred 'loss event'), has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, the probability that they will enter bankruptcy or other financial reorganisation and observable data indicating that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

3.6. Financial liabilities

<u>Financial liabilities</u>
Financial liabilities in the scope of IAS 39 are classified based on their nature and their characteristics in one of the following three categories:
(i) financial liabilities at fair value through profit and loss,
(ii) loans and borrowings, and
(iii) payables

Financial liabilities are recognized initially at cost which represents their fair value, and in case of loans and borrowings net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings

Subsequent measurement of loans and borrowings
After initial recognition, loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance expenses in the statement of comprehensive income.

3.7. Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle such asset and liability on a net basis, or to realize the assets and settle the liabilities simultaneously.

3.8. IFRS 13 Fair Value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.
The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.
All assets and liabilities for which fair value is disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
Level 2 Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
Level 3 Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

3.9. Cash and cash equivalents

Cash and cash equivalents in the statement of financial position comprise cash on hand and short-term deposits in banks that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, with original maturities of three months or less.

Short-term investments that are not held for the purpose of meeting short-term cash commitments and restricted margin accounts are not considered as ‘cash and cash equivalents’.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts when applicable.

3.10. Taxes

Current income tax

Current income tax assets and liabilities for the current period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the Company operates and generates taxable income.

Current income tax relating to items recognised directly in equity is recognised in equity and not in the statement of comprehensive income. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Current income tax expense consists of income taxes for the current year based on the Company's profit as adjusted in its tax returns and additional income taxes to cover potential tax assessments which are likely to occur from tax audits by the tax authorities, using the enacted or substantively enacted tax rates at the reporting date.

Deferred income tax relating to items recognized directly in equity is recognized in equity and not in the income statement.

3.11. Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of comprehensive income net of any reimbursement.

3.12. Interest and similar income and expense

Interest income and expense are recognised in the statement of comprehensive income for all interest-bearing financial instruments using the effective interest method.

3.13. Dividend

Dividend is recognised when the Company's right to receive the payment is established. Dividend is presented gross of any non-recoverable withholding taxes, which are disclosed separately in the statement of comprehensive income.

Note 4 - Significant accounting judgments, estimates and assumptions

The preparation of the Company's financial statements requires Management to make judgements, estimates and assumptions that affect the reported amounts recognised in the financial statements and disclosure of contingent liabilities. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in future periods.

In the process of applying the Company's accounting policies, Management has exercised judgement and estimates in determining the amounts recognised in the financial statements. The most significant uses of judgment and estimates are as follows:

Taxes

Current income tax

Current income tax assets and liabilities for the current period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the Company operates and generates taxable income.

Current income tax relating to items recognised directly in equity is recognised in equity and not in the statement of comprehensive income. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Current income tax expense consists of income taxes for the current year based on the Company’s profit as adjusted in its tax returns and additional income taxes to cover potential tax assessments which are likely to occur from tax audits by the tax authorities, using the enacted or substantively enacted tax rates at the reporting date.

Deferred income tax relating to items recognized directly in equity is recognized in equity and not in the income statement.

Investments in subsidiaries and associates and loans and receivables at amortized cost impairment tests

At each reporting date the Company assesses any potential indicative factor regarding whether investments in subsidiaries and whether loans and receivables at amortized cost have been impaired. This requires an estimation of their value in use. Estimating the value in use requires the Company to make an estimate of the expected future cash flows and also to choose a suitable discount rate in order to calculate the present value of those cash flows.

Note 5 - Standards, Interpretations and amendments issued but not yet effective

The standards and interpretations that are issued by the IASB, but not yet effective, up to the date of issuance of the Group's financial statements are disclosed below. The Group intends to adopt these standards, if applicable, when they become effective.

IFRS 9 Financial Instruments

In July 2014, the IASB issued the final version of IFRS 9 Financial Instruments which reflects all phases of the financial instruments project and replaces IAS 39 Financial Instruments: Recognition and Measurement and all previous versions of IFRS 9. The standard introduces new requirements for classification and measurement, impairment, and hedge accounting. IFRS 9 is effective for annual periods beginning on or after 1 January 2018, with early application permitted. Retrospective application is required, but comparative information is not compulsory. Early application of previous versions of IFRS 9 (2009, 2010 and 2013) is permitted if the date of initial application is before 1 February 2015. IFRS 9 has not been endorsed yet by the EU and the Group will assess the impact over its financial position and performance once it will be endorsed by the EU.

IFRS 15 Revenue from Contracts with Customers

IFRS 15 was issued in May 2014 and establishes a new five-step model that will apply to revenue arising from contracts with customers. Under IFRS 15 revenue is recognized at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The principles in IFRS 15 provide a more structured approach to measuring and recognizing revenue. The new revenue standard is applicable to all entities and will supersede all current revenue recognition requirements under IFRS. Either a full or modified retrospective application is required for annual periods beginning on or after 1 January 2017 with early adoption permitted. IFRS 15 has not been endorsed yet by the EU and the Group will assess the impact over its financial position and performance once it will be endorsed by the EU.

Note 6 – Investments in subsidiaries

Ownership (%)	Company name	Country of incorporation	Activity	31 December 2014	31 December 2013
				EUR	EUR
				carrying amounts	carrying amounts
100%	Dynamics Management	Luxembourg	Private Equity	31 000	---
100%	Opera Real Estate	Luxembourg	Holding - Investment Property	153 792 682	---
100%	432 Park Holding	Luxembourg	Holding - Investment Property	31 000	---
100%	Marble Arch Holdings	Luxembourg	None	12 500	---
			Total	**153 867 182**	**---**

Management is of the opinion that no impairment is required on the investments in subsidiaries as of 31 December 2014.

Note 7 – Long term and short term loans to subsidiaries

Long term loans to subsidiaries

	Currency	Maturity	Interest	31 December 2014 EUR	31 December 2013 EUR
432 Park Holding	USD	30/04/2024	8.42%	62 932 335	---
432 Park Holding	USD	30/04/2019	6.94%	250 071 693	---
432 Park Holding	USD	30/04/2024	8.42%	28 749 672	---
432 Park Holding	USD	27/09/2024	8.42%	392 039	---
Dynamics Management	USD	28/10/2020	Profit	61 688 379	---
Dynamics Management - value adjustment	USD			(33 726 495)	---
Total				**370 107 623**	**---**

Short term receivables from subsidiaries

	Currency	Maturity	Interest	31 December 2014 EUR	31 December 2013 EUR
432 Park Holding	EUR			26 632	---
Opera Real Estate	EUR			159 185	---
Total				**185 817**	**0**

Note 8 – Other current assets

Other currents assets in 2014 (2013) are composed of EUR 4.853 (EUR 38.713) of advances paid to suppliers and of EUR 8.606 (EUR 0) of VAT claims.

Note 9 - Shareholders loan

The fair value of the borrowings approximates the carrying amount.

Long term loans				**31 December 2014**	**31 December 2013**
	Currency	**Maturity**	**Interest rate**	**EUR**	**EUR**
Prime Capital S.A.	USD	30/04/2024	8.42%	62 901 683	---
Prime Capital S.A.	USD	30/04/2019	6.94%	249 972 579	---
Prime Capital S.A.	USD	30/04/2024	8.42%	28 740 354	---
Prime Capital S.A.	USD	27/09/2024	8.42%	391 960	---
Total				**342 006 576**	**---**

Short term payables (on demand)		**31 December 2014**	**31 December 2013**
	Currency	**EUR**	**EUR**
Prime Capital S.A.	EUR	326 813	31 000
Total		**326 813**	**31 000**

The Company has received an advance from Prime Capital S.A. without interest, which will be repayable on demand.

Note 10 - Issued share capital and reserves

As of 31 December 2014, the Company had not acquired any treasury shares.

On 28 November 2013 (incorporation date) the Company issued capital for an amount of EUR 31,000 represented by 310 shares with a par value of 100 EUR each. The initial share capital was fully subscribed and paid in.

Additional paid in capital
During the year 2014, the shareholders of the Company decided to increase the share capital by EUR 105.142.000. The capital increase was paid in kind and consisted of all the shares of Dynamics Management and Opera Real Estate. As of December 31, 2014 the capital contributions made without the issuance of new shares amount to EUR 76.839.750.

Legal reserve
In accordance with Luxembourg legal requirements, a minimum of 5% of the yearly net profit must be transferred to a legal reserve from which distribution is restricted. This requirement is satisfied when the reserve reaches 10% of the issued share capital.

Capital management
For the purpose of the Company's capital management, capital includes issued capital, share premium and all other equity reserves attributable to the equity holders. The primary objective of the Company's capital management is to ensure the continuous smooth operation of its business activities and to maximize the shareholder value. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company is not subject to externally imposed capital requirements.

Note 11 – Administrative expenses

	31 December 2014 EUR	31 December 2013 EUR
Legal fees	(1 775)	---
Accounting fees	(13 850)	---
Other consulting fees	(35 383)	(12 858)
Other expenses	(134)	---
Total	**(51 142)**	**(12 858)**

Note 12 – Finance income

	31 December 2014 EUR	31 December 2013 EUR
Interest income on loans	14 785 481	---
Foreign exchange gains	40 728 048	---
Other operating income	---	---
Total	**55 513 529**	**---**

Note 13 –Finance expense

	31 December 2014 EUR	31 December 2013 EUR
Interest expenses on shareholders loans	(14 654 330)	---
Foreign exchange losses	(40 916 220)	---
Other	---	---
Total	**(55 570 550)**	**---**

Note 14 – Income Tax

	31 December 2014 EUR	31 December 2013 EUR
Loss before tax	**(134 158)**	**(12 858)**
Tax expense at Luxembourg rate (2014: 29.22%)	39 201	3 757
Minimum tax expense	(3 210)	(535)
Net unrecognized deferred tax assets due to tax loss carry forward	(39 201)	(3 757)
Change in tax rate		
Total	**(3 210)**	**(535)**
Effective tax rate	-2.39%	-4.16%

Note 15 – Related party transactions

All loans received are related party transactions.

Note 16 - Financial risk management objectives and policies

The Company's principal financial liabilities comprise of loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its operations. The Company's principal financial assets include investment in subsidiaries and joint venture, loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's management oversees the management of these risks. Due to the limited number of transactions and risks, the finance team of the Company support the Board of Directors in monitoring these risks and address them in due time. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken.

The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprise three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include loans and borrowings and deposits.

Foreign exchange risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company has an exposure to the risk of changes in foreign exchange rates as an important portion of the operations are financed in USD. The Company financed those operations in USD and has not put in place any specific strategy to mitigate the foreign exchange risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates. As at 31 December 2014, the Company has no borrowing and therefore there is no exposure to the interest rate risk. The Company has not put in place any specific strategy in order to mitigate the exposures subject to interest rate risk

Credit risk

The Company is mainly exposed to credit risk from its subsidiaries not be been able to redeem their loans and related interest towards to Company.

Liquidity risk

The Company monitors its risk to a shortage of funds by reviewing on a regular basis the cash needs of the Company.

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bank loans, and intercompany loans. The Company assessed the concentration risk with respect to refinancing its debt and concluded it to be low. Access to sources of funding is sufficiently available and debt maturing within 12 months can be rolled over with existing lenders.

The table below summarizes the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

Liquidity analysis

		Less than 1 year	Between 1 to 5 years	More than 5 years
Shareholders loan	**342 006 576**	---	249 972 579	434 040 573
Interest payable in the future	**308 764 557**	25 193 298	102 396 978	39 388 651
Short term shareholders loan	**326 813**	326 813	---	---
Trade payables	**---**	---	---	---

All financial assets, liabilities are level 3 instruments and the carrying amount approximates the fair value

Note 17 – Commitments and contingencies

As of 31 December 2014 the company has no commitments and contingencies.

Note 18 – Subsequent events

In May 2015, CORNERSTONE COMMERCIAL PROPERTIES HOLDINGS S.A. increased its share capital by EUR 57.993.200 and issued 579.932 new shares subscribed by its sole shareholder. The capital was paid up by a contribution in kind of 100% of the shares of the public limited company STELLAR HOTELS S.A.

In December 2015, the Company purchased 100 % of the shares of the company MARK INVEST HOLDINGS S.A.