

**M E N T I O N**

**QH RE Europe S.à r.l.**

société à responsabilité limitée

siège social: L-1331 Luxembourg, 65, boulevard Grande-Duchesse Charlotte

R.C.S. Luxembourg B 156642

N° CDO : 29

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Les comptes annuels au 31 décembre 2011 ont été déposés au registre de commerce et des sociétés.

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

pour **QH RE Europe S.à r.l.**  
Intertrust (Luxembourg) S.A.

Registre de Commerce et des Sociétés

**B156642** - L120145238

enregistré et déposé le 17/08/2012

**QH RE Europe S. à r.l.**  
(formerly Credit Suisse One Cabot Square (Luxembourg) S. à r.l.)  
Société à responsabilité limitée

R.C.S. Number B 156 642

**ANNUAL ACCOUNTS**  
**FOR THE PERIOD FROM NOVEMBER 9, 2010 (date of incorporation)**  
**TO DECEMBER 31, 2011**  
(with the report of the Réviseur d'Entreprises agréé thereon)

65, boulevard Grande-Duchesse Charlotte  
L-1331 Luxembourg  
Share capital: GBP 172,887,650

QH RE Europe S. à r.l.  
(formerly Credit Suisse One Cabot Square (Luxembourg) S. à r.l.)  
R.C.S. Number B 156 642

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**QH RE Europe S. à r.l.**  
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**R.C.S. Number B 156 642**

**Managers' Report**

The Managers present their annual report and the financial statements for the period ended December 31, 2011.

**1. ACTIVITIES AND REVIEW OF THE DEVELOPMENT OF THE BUSINESS**

The object of the Company is the taking of participating interests, in whatsoever form, in other Luxembourg or foreign companies, and the management, control and development of such participating interests as well as the investment in, and the holding and development of, real property. The Company may by way of contribution, subscription, option, sale or by any other way, acquire movables of all kinds and may realize them by way of sale, exchange, transfer or otherwise. The Company may also acquire and manage all patents and other rights deriving from these patents or complementary thereto. The Company may grant loans, advances and guarantees to the affiliated companies and to any other corporations in which it takes some direct or indirect interest. The Company may moreover carry out any commercial, industrial or financial operations, in respect of either moveable or immovable property, that it may deem of use in the accomplishment of its object.

On June 20, 2011, June 24, 2011, and June 27, 2011, the Company purchased Credit Suisse One Cabot Square No.1 UK Ltd (CSOCS No.1) (formerly Assetfinance March (P) Limited), Credit Suisse One Cabot Square No.3 UK Ltd (CSOCS No.3) (formerly Lombard Property Investment Ltd) and Credit Suisse One Cabot Square No.2 UK Ltd (CSOCS No.2) (formerly Lloyds TSB Leasing (No.5) Ltd) respectively.

On June 29, 2011 the subsidiaries CSOCS No. 1, CSOCS No. 2 and CSOCS No. 3 resolved to distribute their finance lease interest as dividend in specie to the Company. On July 27, 2011 the subsidiaries CSOCS No. 1, CSOCS No. 2 and CSOCS No. 3 resolved to distribute the remaining cash balance to the Company. Total dividend received by the Company amounting to GBP 77,090,988.00. The Company has a loss on the investment in these subsidiaries of GBP 79,774,766.36.

On November 29, 2011 the Company sold the subsidiaries CSOCS No. 1, CSOCS No. 2 and CSOCS No. 3 to Credit Suisse Holdings (Nederlands) B.V. for the following sale prices: CSOCS No. 1: GBP 800.00, CSOCS No. 2: GBP 705.00 and CSOCS No. 3: GBP 102.50.

The total expenses of GBP 91,170,018.67 are mainly represented by interest payable and other financial charges for an amount of GBP 81,801,599.98.

The total income of GBP 125,104,754.13 is mainly represented by the above mentioned income from financial assets for an amount of GBP 77,090,988.00 and net turnover for an amount of GBP 20,084,714.05.

The Company has not purchased any of its own shares.

The Company has no branches. The Company has not any investment in derivative financial instruments.

The Company considers all debtors to be fully recoverable. The Company is not making investments in research and development.

The Company is facing very limited liquidity and counterparty risk, taking into account its investment policy and quality of its business partners.

**2. RESULTS AND ALLOCATION**

The result for the period ended is a profit of GBP 33,934,735.46. Considering that an interim dividend of GBP 31,811,340.00 has been distributed in the period and an allocation to the legal reserve of GBP 1,696,736.77 is required, the management of the Company proposes to carry forward the remaining amount of GBP 426,658.69.

**3. POST BALANCE SHEET EVENTS**

The Company has been sold on February 15, 2012 to a new shareholder.

**4. PROPOSAL**

We propose the approval of the annual accounts as well as the proposed allocation of the results and to give full discharge to the Board of Managers for their mandates during the period ended December 31, 2011.

Luxembourg,

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QH RE Europe S. à r.l.  
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**PROFIT AND LOSS ACCOUNT**  
**FOR THE PERIOD FROM NOVEMBER 9, 2010 (date of incorporation)**  
**TO DECEMBER 31, 2011**  
**(Expressed in GBP)**

	<u>Notes</u>	<u>11/09/2010</u> <u>12/31/2011</u>
<b><u>CHARGES</u></b>		
1. OTHER OPERATING CHARGES	(9)	390,830.75
1. OTHER EXTERNAL CHARGES	(10)	3,104,755.07
2. VALUE ADJUSTMENTS		
a) in respect of tangible fixed assets	(1)	2,793,458.40
3. INTEREST PAYABLE AND OTHER FINANCIAL CHARGES		
a) concerning affiliated undertakings	(11)	79,774,766.36
b) other interest payable and financial charges	(11)	<u>2,026,833.62</u>
		81,801,599.98
4. INCOME TAX		3,061,622.72
5. OTHER TAXES NOT INCLUDED UNDER THE PREVIOUS CAPTION	(12)	17,751.75
6. PROFIT FOR THE FINANCIAL PERIOD		<u>33,934,735.46</u>
TOTAL CHARGES		<u>125,104,754.13</u>
<b><u>INCOME</u></b>		
1. NET TURNOVER	(13)	20,084,714.05
2. OTHER OPERATING INCOME	(14)	27,692,663.66
3. INCOME FROM FINANCIAL FIXED ASSETS	(15)	
a) derived from affiliated undertakings		77,090,988.00
4. OTHER INTEREST RECEIVABLE AND OTHER FINANCIAL INCOME	(16)	
a) derived from affiliated undertakings		223,809.38
b) other interest and financial income		<u>12,579.04</u>
		<u>236,388.42</u>
TOTAL INCOME		<u>125,104,754.13</u>

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 Manager

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 Manager

QH RE Europe S. à r.l.  
(formerly Credit Suisse One Cabot Square (Luxembourg) S. à r.l.)  
R.C.S. Number B 156 642

NOTES TO THE ANNUAL ACCOUNTS  
AS AT DECEMBER 31, 2011

**GENERAL**

QH RE Europe S. à r.l. (the "Company") was incorporated in Luxembourg on November 9, 2010 as a "société à responsabilité limitée" under the name LUXCO 130 S. à r.l., whereby this name has been changed to Credit Suisse One Cabot Square (Luxembourg) S. à r.l. on December 21, 2010. On April 17, 2012 the name has been changed to QH RE Europe S. à r.l..

With effect from February 15, 2012, the registered address of the Company was changed to 65, boulevard Grand-Duchesse Charlotte, L-1331 Luxembourg (previously 1, allée Scheffler, L-2520 Luxembourg) and the Company is registered at the Luxembourg Commercial Register under number RCS B156 642.

The Company's financial year starts in general on January 1 and ends on December 31 of each year, the first financial started exceptionally on November 9, 2010 and has ended on December 31, 2011.

The object of the Company is the taking of participating interests, in whatsoever form, in other Luxembourg or foreign companies, and the management, control and development of such participating interests as well as the investment in, and the holding and development of, real property. The Company may by way of contribution, subscription, option, sale or by any other way, acquire movables of all kinds and may realize them by way of sale, exchange, transfer or otherwise. The Company may also acquire and manage all patents and other rights deriving from these patents or complementary thereto. The Company may grant loans, advances and guarantees to the affiliated companies and to any other corporations in which it takes some direct or indirect interest. The Company may moreover carry out any commercial, industrial or financial operations, in respect of either moveable or immovable property, that it may deem of use in the accomplishment of its object.

In the extraordinary shareholder meeting on December 21, 2010 it has been resolved to change the currency of the share capital from EUR to GBP, consequently, the Company changed its bookkeeping currency from EUR to GBP.

The Company does not need to consolidate as it has no subsidiaries as at December 31, 2011.

**SIGNIFICANT ACCOUNTING POLICIES**

The annual accounts are prepared in accordance and compliance with Luxembourg law and generally accepted accounting principles (Lux GAAP) and are prepared under the historical cost convention.

**Assets and liabilities**

Unless stated otherwise, assets and liabilities have been stated at their historical cost, expressed in GBP.

**Tangible fixed assets**

All property, plant and equipment are stated at historical cost less amortisation. Amortisation is calculated on the straight line method to write off the cost of each asset over their estimated useful life.

The useful life of the property is estimated at 50 years. Land is not amortised as it is deemed to have an indefinite life.

**Financial lease**

Leases of property, plant and equipment where the Company assumes substantially all the benefits and risks of ownership are classified as finance leases. Each lease payment is allocated between the liability and finance charges so as to achieve a constant rate on the finance balance outstanding. The corresponding rental obligations, net of finance charges, are included in other long-term payables. The interest element of the finance charge is charged to the income statement over the lease period. The property, plant and equipment acquired under finance leasing contracts is amortised over the useful life of the asset.

**Debtors**

Debtors are carried at their nominal value. Value adjustments are recorded if the receivable has become doubtful.

**Creditors**

Creditors are valued at their residual nominal value.

**Foreign currencies**

The Company holds its bookkeeping in GBP and its annual accounts are expressed in GBP.

All assets expressed in currencies other than GBP are valued individually at the lower of their value translated into GBP at historical exchange rates or at exchange rates prevailing at the balance sheet date.

All liabilities expressed in a currency other than GBP are valued individually at the higher of their value translated at historical exchange rates or at the exchange rates prevailing at the balance sheet date.

Income and expenses in currencies other than GBP are translated into GBP at the exchange rates prevailing at transaction date.

Only realised exchange gains and losses and unrealised exchange losses are reflected in the profit and loss account.

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NOTES TO THE ANNUAL ACCOUNTS  
AS AT DECEMBER 31, 2011  
Expressed in GBP

NOTES RELATING TO THE BALANCE SHEET

**1. Tangible fixed assets**

The carrying value of the tangible fixed assets is comprised as follows:

	<u>Land</u>	<u>Buildings</u>	<u>Total</u>
Cost as at November 9, 2010 (date of incorporation)	-	-	-
Acquisition cost as at December 21, 2010 (1)	88,605,204.64	140,773,280.01	229,378,484.65
Acquisition cost as at December 31, 2011	88,605,204.64	140,773,280.01	229,378,484.65
Accumulated amortisation as at December 21, 2010 (acquisition date) (1)	-	53,785,416.30	53,785,416.30
Amortisation for the period	-	2,793,458.40	2,793,458.40
Accumulated amortisation as at December 31, 2011	-	56,578,874.70	56,578,874.70
<b>Net book value as at December 31, 2011</b>	<b>88,605,204.64</b>	<b>84,194,405.31</b>	<b>172,799,609.95</b>

(1) On December 21, 2010, the Company purchased the beneficial interest in the property One Cabot Square, Canary Wharf, London E14 from Glenstreet Corporation N.V., Curacao, Netherlands Antilles ("Glenstreet"). The Company took over the carrying values from Glenstreet in its books.

**2. Financial fixed assets**

The carrying value of shares in affiliated undertakings is comprised as follows:

	<u>Shares in affiliated undertakings</u>
Balance as at November 9, 2010 (date of incorporation)	-
Acquisitions for the period	79,776,373.86
Disposals for the period (1)	(79,776,373.86)
Balance as at December 31, 2011	-
Accumulated value adjustment as at November 9, 2010	-
Value adjustment for the period	-
Reversals for the period	-
Accumulated value adjustment as at December 31, 2011	-
<b>Net book value as at December 31, 2011</b>	<b>-</b>

(1) On November 29, 2011 the Company sold the subsidiaries CSOCS No. 1, CSOCS No. 2 and CSOCS No. 3 to Credit Suisse Holdings (Netherlands) B.V.. The following sale prices have been agreed: CSOCS No. 1: GBP 800.00, CSOCS No. 2: GBP 705.00 and CSOCS No. 3: GBP 102.50. The Company has a realized loss on the investment in these subsidiaries of GBP 79,774,766.36. Please refer to note 10.

**3. Debtors**

The debtors are comprised as follows:

<b>1. Amounts owed by affiliated undertakings</b>	<b><u>12/31/2011</u></b>
<i>a) becoming due and payable within one year</i>	
Intercompany account with Glenstreet Corporation N.V.	6,867.99
Intercompany account with Credit Suisse Securities (Europe) Ltd.	28,425.22
<b>Balance</b>	<b><u>35,293.21</u></b>
<b>2. Other debtors</b>	
<i>a) becoming due and payable within one year</i>	
Tax advance to tax authorities Luxembourg	1,322.69
<b>Balance</b>	<b><u>1,322.69</u></b>



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NOTES TO THE ANNUAL ACCOUNTS  
AS AT DECEMBER 31, 2011  
Expressed in GBP

**NOTES RELATING TO THE BALANCE SHEET - continued**

**4. Cash at bank, cash in postal cheque accounts, cheques and cash in hand**

The cash at bank, cash in postal cheque accounts, cheques and cash in hand are comprised as follows:

	<u>12/31/2011</u>
Credit Suisse AG, Zürich Current account (GBP)	9,925,255.69
BGL BNP Paribas, Luxembourg Current account (GBP)	8,160.50
<b>Balance</b>	<b><u>9,933,416.19</u></b>

**5. Capital and reserves**

The movements of the period are as follows:

	<u>Subscribed capital</u>	<u>Interim dividend distribution</u>	<u>Profit for the period</u>	<u>Total</u>
As at November 9, 2010 (date of incorporation) (1)	10,650.00	-	-	10,650.00
Capital increase (1)	85,700,000.00	-	-	85,700,000.00
Capital increase (2)	100,000,000.00	-	-	100,000,000.00
Capital reduction (3)	(12,823,000.00)	-	-	(12,823,000.00)
Interim dividend (4)	-	(31,811,340.00)	-	(31,811,340.00)
Result for the financial period	-	-	33,934,735.46	33,934,735.46
<b>Balance as at December 31, 2011</b>	<b><u>172,887,650.00</u></b>	<b><u>(31,811,340.00)</u></b>	<b><u>33,934,735.46</u></b>	<b><u>175,011,045.46</u></b>

The share capital of the Company consists of 172,887,650 shares with a par value of GBP 1 each totalling to GBP 172,887,650.00. As at December 31, 2011, 172,887,650 shares were issued and fully paid.

(1) In the extraordinary general meeting held on December 21, 2010, the sole shareholder Credit Suisse Holdings (Nederland) B.V. resolved to increase the share capital of the Company by an amount of GBP 85,700,000.00. In the same meeting, the sole shareholder resolved to convert the share capital from EUR to GBP.

(2) In the extraordinary general meeting on June 3, 2011, the sole shareholder Credit Suisse Holdings (Nederland) B.V. resolved to increase the share capital of the Company by an amount of GBP 100,000,000.00.

(3) In the extraordinary general meeting held on December 20, 2011, the sole shareholder of the Company resolved to reduce the share capital by GBP 12,823,000.00.

(4) In the board meeting held on December 20, 2011, the management of the Company resolved to distribute interim dividend for an amount of GBP 31,811,340.00.

Legal reserve

Luxembourg companies are required to the legal reserve a minimum of 5% of the net profit for the year after deduction of any losses brought forward, until this reserve equals 10% of the subscribed capital. This reserve may not be distributed in the form of cash dividends, or otherwise, during the life of the Company. The appropriation to legal reserve is effected after approval at the general meeting of shareholders.

An appropriation of GBP 1,696,736.77 is required in respect of the period ended December 31, 2011 and will be proposed to the shareholder for approval.

**6. Tax and social security debts**

The tax and social security debts are comprised as follows:

<u>a) Tax debts</u>	<u>12/31/2011</u>
Net wealth tax 2011 (Luxembourg) (1)	1,194.79
Accrual corporate income tax 2011/2010 (United Kingdom) (2)	3,061,555.79
VAT payable (Reverse charge Luxembourg)	55,727.12
<b>Balance</b>	<b><u>3,118,477.70</u></b>

(1) The Company is subject to all taxes applicable in Luxembourg.

(2) The Company holds a property in the United Kingdom and is subject to United Kingdom income tax for the property related taxable income.

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NOTES TO THE ANNUAL ACCOUNTS  
 AS AT DECEMBER 31, 2011  
 Expressed in GBP

NOTES RELATING TO THE BALANCE SHEET - continued

7. Other creditors

The other creditors are comprised as follows:

*a) becoming due and payable within one year*

Accrued administrative fees

12/31/2011

15,118.87

15,118.87

8. Deferred income

12/31/2011

The deferred income is comprised as follows:

Rent received in advance

4,625,000.01

Balance

4,625,000.01

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NOTES TO THE ANNUAL ACCOUNTS  
AS AT DECEMBER 31, 2011  
Expressed in GBP

**NOTES RELATING TO PROFIT AND LOSS ACCOUNT**

<b>9. Other operating charges</b>	<u>11/09/2010</u> <u>12/31/2011</u>
The other operating charges are comprised as follows:	
Irrecoverable VAT (Luxembourg and UK)	390,830.75
<b>Balance</b>	<u><b>390,830.75</b></u>
<b>10. Other external charges</b>	<u>11/09/2010</u> <u>12/31/2011</u>
The other external charges are comprised as follows:	
Car park rent	134,931.00
Car park estate service charges	411,163.00
Estate service charges	1,431,244.00
Other real estate expenses	91,068.00
Notary fees	6,862.90
Lawyers fees	843,925.57
Chartered independent auditors fees	5,751.15
Domiciliation fees	2,329.16
Corporate/Secretarial fees	30,435.31
Management fees	6,667.56
Accounting fees	48,324.15
Disbursement fees	2,124.04
Chamber of Commerce subscription	312.62
Other external services	89,616.61
<b>Balance</b>	<u><b>3,104,755.07</b></u>
<b>11. Interest payable and other financial charges</b>	<u>11/09/2010</u> <u>12/31/2011</u>
The interest payable and other financial charges are comprised as follows:	
<i>a) concerning affiliated undertakings</i>	
Realised loss on the investment in CSOCS No. 1	28,780,831.00
Realised loss on the investment in CSOCS No. 2	28,409,703.50
Realised loss on the investment in CSOCS No. 3	22,584,231.86
<b>Balance</b>	<u><b>79,774,766.36</b></u>
On June 29, 2011, the Company has received dividends in specie and in cash of GBP 77,090,988 (refer Note No 15) from CSOCS No. 1, CSOCS No. 2 and CSOCS No. 3. The Company has realised a total loss of GBP 79,774,766.36 on the investments in these subsidiaries. On November 29, 2011 the Company sold the subsidiaries CSOCS No. 1, CSOCS No. 2 and CSOCS No. 3 to Credit Suisse Holdings (Netherlands) B.V. The following sale prices have been agreed: CSOCS No. 1: GBP 800.00, CSOCS No. 2: GBP 705.00 and CSOCS No. 3: GBP 102.50.	
<i>b) other interest payable and financial charges</i>	
Bank charges	4,995.51
Exchange loss	1,313.74
Guarantee fees	268,192.69
Finance Lease charges	1,752,331.68
<b>Balance</b>	<u><b>2,026,833.62</b></u>
<b>12. Other taxes not included under the previous caption</b>	<u>11/09/2010</u> <u>12/31/2011</u>
The other taxes not included under the previous caption are comprised as follows:	
Net wealth tax 2011 (Luxembourg)	1,194.79
Withholding tax on interest on bank accounts	164.96
Stamp duty UK	16,392.00
<b>Balance</b>	<u><b>17,751.75</b></u>
<b>13. Net turnover</b>	<u>11/09/2010</u> <u>12/31/2011</u>
The net turnover is comprised as follows:	
Rental income property One Cabot Square	20,084,714.05
<b>Balance</b>	<u><b>20,084,714.05</b></u>

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NOTES TO THE ANNUAL ACCOUNTS  
AS AT DECEMBER 31, 2011  
Expressed in GBP

NOTES RELATING TO PROFIT AND LOSS ACCOUNT - continued

<b>14. Other operating income</b>	<u>11/09/2010</u> <u>12/31/2011</u>
The other operating income is comprised as follows:	
Gain on extinguishment of finance lease liability (1)	23,118,607.22
Release of the deferred tax liability (2)	4,535,263.87
Recharge of received invoices	<u>38,792.57</u>
<b>Balance</b>	<b><u>27,692,663.66</u></b>

(1) After the distribution in specie of the finance lease interest from the subsidiaries CSOCS No. 1, CSOCS No. 2 and CSOCS No. 3 to the Company (see note 2), the Company was in the position to offset the received finance lease interest receivable with the related finance lease liability and to release the exceeding part of the finance lease liability to the Profit and Loss account.

(2) Due to the extinguishment of the finance lease liability, the temporary difference, which was the basis for the deferred tax liability, disappeared and due to this, the deferred tax liability has been released to the Profit and Loss account.

<b>15. Income from financial fixed assets</b>	<u>11/09/2010</u> <u>12/31/2011</u>
The income from financial fixed assets is comprised as follows:	
<i>a) derived from affiliated undertakings</i>	
Dividend from CSOCS No. 1 (1)	27,829,680.00
Dividend from CSOCS No. 2 (1)	28,275,654.00
Dividend from CSOCS No. 3 (1)	<u>20,985,654.00</u>
<b>Balance</b>	<b><u>77,090,988.00</u></b>

(1) On June 29, 2011 the subsidiaries CSOCS No. 1, CSOCS No. 2 and CSOCS No. 3 resolved to distribute their finance lease interest as dividend in specie to the Company. On July 27, 2011 the subsidiaries CSOCS No. 1, CSOCS No. 2 and CSOCS No. 3 resolved to distribute the remaining cash balance as dividend to the Company.

<b>16. Other interest receivable and other financial income</b>	<u>11/09/2010</u> <u>12/31/2011</u>
The other interest receivable and other financial income is comprised as follows:	
<i>a) derived from affiliated undertakings</i>	
Interest income Money Market Loan with Credit Suisse AG (London Branch)	<u>223,809.38</u>
	<u>223,809.38</u>
<i>b) other interest and financial income</i>	
Interest income bank accounts	11,132.64
Foreign currency exchange gains	<u>1,446.40</u>
<b>Balance</b>	<b><u>12,579.04</u></b>

OTHER NOTES

17. During the period under review, the Company did not employ any personnel and, consequently, no payment for wages, salaries or social security was made.

SUBSEQUENT EVENT

18. The Company has been sold on February 15, 2012 to a new shareholder.

**REPARTITION DES RESULTATS**

bénéfice au 31 décembre 2011	GBP	33.934.735,46
<u>résultat disponible</u>	<u>GBP</u>	<u>33.934.735,46</u>
dividende du 20 décembre 2011	GBP	31.811.340,00
à la réserve légale	GBP	1,696.736,77
report à nouveau	GBP	426.658,69

Cette décision est conforme à la proposition du conseil de gérance.

**CONSEIL DE GERANCE**

1. M. Faisal A-WAHID AT AL-HAMADI, né au Qatar (Qatar), le 9 janvier 1976, demeurant à House N° 30, Tamin Al Dari Street, Al Hilal District, Doha, (Qatar), gérant A.
2. M. Khalifa Jassim MA AL-KUWARI, né à Doha (Qatar), le 10 janvier 1977, demeurant au Al Gharafa Street, Doha, (Qatar), gérant A.
3. M. Georges SCHEUER, né à Luxembourg (Grand-Duché de Luxembourg), le 5 juin 1967, demeurant professionnellement au 65, boulevard Grande-Duchesse Charlotte, L-1331 Luxembourg, (Grand-Duché de Luxembourg), gérant B.
4. M. Jean-Christophe DAUPHIN, né à Nancy (France), le 20 novembre 1976, demeurant professionnellement au 65, boulevard Grande-Duchesse Charlotte, L-1331 Luxembourg, (Grand-Duché de Luxembourg), gérant B.