

Property that is leased among Group subsidiaries is not included in investment property but in property, plant and equipment in the Group statement of financial position. Investment property is measured at fair value by external, independent, certified valuers, members of the institute of the certified valuers and certified from the European Group of Valuers' Associations (TEGoVA) & RICS (Royal Institution of Chartered Surveyors).

(all amounts in Euro thousands)

| | Group | | Company | |
|---|---------------|--------------|--------------|--------------|
| | 2017 | 2016 | 2017 | 2016 |
| Opening balance | 9,820 | 9,548 | 9,126 | 9,461 |
| Disposals | - | -77 | - | - |
| Net gain/(loss) from measurement at fair value (note 4) | 863 | -243 | -339 | -335 |
| Transfer from own-used property after revaluation | 1,447 | 588 | 150 | - |
| Exchange differences | - | 4 | - | - |
| Ending balance | 12,130 | 9,820 | 8,937 | 9,126 |

| (all amounts in Euro thousands) | Group | | Company | |
|--|------------|------------|------------|------------|
| | 2017 | 2016 | 2017 | 2016 |
| Rental income derived from investment property | 406 | 326 | 155 | 135 |
| Direct operating expenses (including repair and maintenance) that did not generate rental income | -7 | -45 | - | -22 |
| Net profit arising from investment properties carried at fair value | 399 | 281 | 155 | 113 |

The fair value measurement of the investment property of the Company has been mainly conducted in accordance with the comparative method or the current market values of similar properties. The main factors that were taken into consideration, are the property location, the surface area, the local urban planning, the bordering road networks, the regional infrastructure, the property maintenance status and merchantability, the technical construction standards in the case of buildings and the impact of environmental issues if any.