GVA Facilities Management Services Limited

Annual report and financial statements

Registered number 03865987

For the year ended 31 December 2016

Contents

Strategic report

Business Review and future developments

The profit and loss account of GVA Facilities Management Services Limited ("the Company") is set out on page 8. The directors are satisfied with the financial position of the Company. The Company will continue to pursue its principal activity for the foreseeable future.

The Company is a wholly owned subsidiary of GVA Grimley Limited.

The Directors consider the key Performance Indicators of the business to be turnover and operating profit. These are shown in the Profit and Loss account on page 8.

Certain information from Director report is also included in the Strategic report.

Principal risks and uncertainties

Competitive pressure throughout the UK is a continuing risk for the company, which could result in it losing market share to its competitors. To manage this risk, the Company strives to provide high quality service to its clients and ensures that strong relationships are maintained with its clients.

As the Company's principal activity is to manage commercial property, there is a continuing risk that as the ownership of the underlying property may change, the incumbent owner may wish to manage the property in house or seek an alternative service provider.

Liquidity risk

The Company uses financial instruments, other than derivatives, comprising intra-group loans. The main purpose of these financial instruments is to raise finance for the company's operations. The main risk arising from the company's financial instruments is liquidity risk. The directors review and agree policies for managing each of these risks and they are summarised below. The policies have remained unchanged from previous years.

The Company seeks to manage financial risk by ensuring sufficient liquidity is available to meet foreseeable needs and to invest cash assets safely and profitably. Primarily this is achieved through intra-group loans.

Political, judicial, administrative, taxation or other regulatory matters

The company may be adversely affected by changes in political, judicial, administrative, taxation or other regulatory factors, as well as other unforeseen matters.

General

The risks noted above do not necessarily comprise all those potentially faced by the Company and are not intended to be presented in any order of priority.

Environment

GVA Facilities Management Services Limited recognises the importance of its environmental responsibilities, monitors its impact on the environment, and designs and implements policies to mitigate any adverse impact that might be caused by its activities. The Company operates in accordance with GVA Grimley Holdings Limited's policies, as noted in the Directors' Report and financial statements of GVA Grimley Holdings Limited, which does not form part of this report. Initiatives aimed at minimising the Company's impact on the environment include recycling and reducing energy consumption.

Strategic report *(continued)*

Employees

Details of the number of employees and related costs can be found in note 3 to the financial statements.

Applications for employment by disabled persons are considered fully, bearing in mind the aptitudes of the applicant concerned. In the event of members of staff becoming disabled, every effort is made to ensure that their employment with the Company continues and that appropriate training is arranged. It is the policy of the Company that the training, career development and promotion of disabled persons should, as far as possible, be identical with that of other employees.

The Company participates in GVA Grimley Limited's policies and practices to keep employees informed on matters relevant to them as employees through appropriate means, such as employee meetings and newsletters.

By order of the board

IS Padbury
Secretary

24 August 2017

Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 December 2016.

As permitted, certain information regarding the Company, including a review and analysis of the development and performance of the Company's business during the year and a description of the principle risks and uncertainties facing the Company are contained within the Strategic report.

Principal activity

The Company's principal activity is the provision of resources to managed premises to undertake facilities management duties. There have not been any significant changes in the Company's principal activities in the year however as noted below the company ceased trading on 31 March 2016.

On 2 May 2014, GVA entered into a three year agreement with Bilfinger Europa for the provision of FM services for its investor managed portfolio. This appointment follows a detailed market research and testing in which a number of parties were invited to respond to the tender. The outsource of the service resulted in 127 GVA FM staff transferring under TUPE (Transfer of Undertakings (Protection of Employment) Regulations 2006) to Bilfinger Europa. This approach was to improve efficiency, provide scale and capacity and to enhance client and customer service.

The Company ceased trading on 31 March 2016.

Dividend

The directors do not recommend the payment of a dividend *(2015:£Nil).*

Directors and directors' interests

The directors who held office during the year are set out below:

RJ Bould (resigned 18 February 2016)
L Riva
S Happel

Political contributions

The Company made no political donations or incurred any political expenditure during the year *(2015: £Nil).*

Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Directors' indemnities

During the year an indemnity from the Company was available to the directors against liabilities incurred by them in defending proceedings against them in relation to the affairs of the Company. The indemnity is subject to the provisions of the Companies Act 2006 and is set out in the Articles of Association.

Directors' report *(continued)*

Going concern

The Company's business activities, together with the factors likely to affect future development, performance and position, are set out above.

The Company is dependent for its working capital on funds provided to it by GVA Grimley Holdings Limited, the Company's intermediate parent undertaking. GVA Grimley Holdings Limited has provided the Company with an undertaking that, for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as are needed by the Company, and in particular, will not seek repayments of amounts currently made available. This would enable the Company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment.

As with any company placing reliance on the other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue, although, at the date of approval of these financial statements they have no reason to believe that it will not do so.

Based on this undertaking, the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments which would result in the basis of preparation being inappropriate.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be re-appointed and Ernst & Young LLP will therefore continue in office.

By order of the board

IS Padbury
Secretary

3 Brindleyplace
Birmingham
B1 2JB

24 August 2017

Statement of directors' responsibilities in respect of the Strategic report, Directors' report and the financial statements

The directors are responsible for preparing the Strategic report, Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice) including *FRS 101 Reduced Disclosure Framework.*

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Independent auditor's report to the members of GVA Facilities Management Services Limited

We have audited the financial statements of GVA Facilities Management Services Limited for the year ended 31 December 2016 which comprise Profit and loss account, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 13. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 "Reduced Disclosure Framework".

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 5 , the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2016 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.
- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

Independent auditor's report to the members of GVA Facilities Management Services Limited (continued)

Matters on which we are required to report by exception

In light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have identified no material misstatements in the Strategic Report or Directors' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Ernst & Young LLP

Helen Hemming (Senior Statutory Auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
Birmingham

24 August 2017

Profit and loss account

for the year ended 31 December 2016

	Note	2016 £000	2015 £000
Turnover	2	**835**	5,399
Staff costs		**-**	1
Administrative expenses		**(829)**	(5,414)
Profit/(loss) on ordinary activities before taxation		**6**	(14)
Taxation	5	**(1)**	-
Profit/(loss) on ordinary activities after taxation, being total comprehensive income for the year		**5**	(14)

The notes on pages 11 to 17 form part of these financial statements.

The results of the business are derived entirely from continuing operations.

Balance sheet
at 31 December 2016

	Note	**2016 £000**	**£000**	2015 £000	£000
Fixed assets					
Investments	*6*		**545**		545
			545		545
Current assets					
Work in progress	*7*	-		65	
Debtors	*8*	-		1,196	
Cash at bank and in hand		-		139	
		-		1,400	
Creditors: amounts falling due within one year	*9*	**(516)**		(1,921)	
Net current liabilities			**(516)**		(521)
Net assets			**29**		24
Capital and reserves					
Called up share capital	*10*		**-**		-
Share premium account			**14**		14
Profit and loss reserve			**15**		10
Equity shareholder's funds			**29**		24

The notes on pages 11 to 17 form part of these financial statements.

These financial statements were approved by the board of directors on 24 August 2017 and were signed on its behalf by:

L Riva
Director

Company number: 03865987

Statement of Changes in Equity

	Called up share capital (Note 10) £000	Share premium account £000	Profit and loss account £000	Total equity £000
Balance at 1 January 2015	-	14	24	38
Total comprehensive income for the year				
Profit or loss	-	-	(14)	(14)
Total comprehensive income for the year	-	-	(14)	(14)
Balance at 31 December 2015	-	14	10	24
Balance at 1 January 2016	-	14	10	24
Total comprehensive income for the year				
Profit or loss	-	-	5	5
Total comprehensive income for the year	-	-	5	5
Balance at 31 December 2016	**-**	**14**	**15**	**29**

Notes
(forming part of the financial statements)

1 Authorisation of financial statements and statement of compliance with FRS101

The financial statements of GVA Facilities Management Services Limited (the "Company") for the year ended 31st December 2016 were authorised for issue by the board of directors on 24 August 2017 and the balance sheet was signed on the board's behalf by L Riva. GVA Facilities Management Services Limited, is limited by shares, incorporated in England and Wales and domiciled in England.

2 Accounting policies

GVA Facilities Management Services Limited (the "Company") is a private company.

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework ("FRS 101").* The amendments to FRS 101 (2014/15 Cycle) issued in July 2015 and effective immediately have been applied.

In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The Company's financial statements are presented in Sterling, being the companies presentational and functional currency, and all values are shown in £'000 except where otherwise indicated.

The Company's intermediate parent undertaking, Apleona Group GmbH includes the Company in its consolidated financial statements. The consolidated financial statements of Apleona Group GmbH are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from An der Gehespitz 50, 63263 Neu- Isenburg, Germany.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- a Cash Flow Statement and related notes;
- Comparative period reconciliations for share capital, tangible fixed assets and intangible assets;
- Disclosures in respect of transactions with wholly owned subsidiaries ;
- Disclosures in respect of capital management;
- The effects of new but not yet effective IFRSs;
- Disclosures in respect of the compensation of Key Management Personnel; and
- Disclosures of transactions with a management entity that provides key management personnel services to the company.

As the consolidated financial statements of Apleona Group GmbH include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- Certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures.

The Company proposes to continue to adopt the reduced disclosure framework of FRS 101 in its next financial statements.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Notes *(continued)*

2 Accounting policies *(continued)*

2.1 Measurement convention

The financial statements are prepared in accordance with applicable accounting standards and on the historical cost basis.

2.2 Going concern

The Company's business activities, together with the factors likely to affect future development, performance and position, are set out in the Strategic report on page 1.

The Company is dependent for its working capital on funds provided to it by GVA Grimley Holdings Limited, the Company's intermediate parent undertaking. GVA Grimley Holdings Limited has provided the Company with an undertaking that, for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as are needed by the Company, and in particular, will not seek repayments of amounts currently made available. This would enable the Company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment.

As with any company placing reliance on the other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue, although, at the date of approval of these financial statements they have no reason to believe that it will not do so.

Based on this undertaking, the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments which would result in the basis of preparation being inappropriate.

2.3 Foreign currency

Transactions in foreign currencies are translated to the Company's functional currency at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are retranslated to the functional currency at the foreign exchange rate ruling at that date. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are retranslated to the functional currency at foreign exchange rates ruling at the dates the fair value was determined. Foreign exchange differences arising on translation are recognised in the profit and loss account.

2.4 Classification of financial instruments issued by the Company

Following the adoption of IAS 32, financial instruments issued by the Company are treated as equity only to the extent that they meet the following two conditions:

(a) they include no contractual obligations upon the company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the company; and

(b) where the instrument will or may be settled in the company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the company's own equity instruments or is a derivative that will be settled by the company exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the company's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

Where a financial instrument that contains both equity and financial liability components exists these components are separated and accounted for individually under the above policy.

Notes *(continued)*

2 Accounting policies *(continued)*

2.5 Non-derivative financial instruments

Non-derivative financial instruments comprise investments in equity and debt securities, trade and other debtors, cash and cash equivalents, loans and borrowings, and trade and other creditors.

Trade and other debtors

Trade and other debtors are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses.

Trade and other creditors

Trade and other creditors are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits.

Interest-bearing borrowings

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

2.6 Work in progress

Expenses incurred by the firm on behalf of clients but not yet recovered are shown at the lower of cost and net realisable value.

2.7 Employee benefits

Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which the company pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognised as an expense in the profit and loss account in the periods during which services are rendered by employees.

Short-term benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Termination benefits

Termination benefits are recognised as an expense when the company is demonstrably committed, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognised as an expense if the company has made an offer of voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably. If benefits are payable more than 12 months after the reporting date, then they are discounted to their present value.

2.8 Provisions

A provision is recognised in the balance sheet when the Company has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects risks specific to the liability.

Notes *(continued)*

2 Accounting policies *(continued)*

2.9 Turnover

Turnover represents fees rendered for the recharge of costs and is stated net of value added tax.

2.10 Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The following temporary differences are not provided for: the initial recognition of goodwill; the initial recognition of assets or liabilities that affect neither accounting nor taxable profit other than in a business combination, and differences relating to investments in subsidiaries to the extent that they will probably not reverse in the foreseeable future. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised.

3 Notes to the profit and loss account

The auditor's remuneration for the Company is borne by the parent company, GVA Grimley Limited. There are no audit services paid to the Company's auditor in respect of services to the Company.

4 Staff costs and numbers

	Number of employees	
	2016	2015
The average number of persons employed by the company during the year	-	-

The aggregate payroll costs of these persons were as follows:

	£000	£000
Basic salaries and wages	-	-
Social security costs	-	(1)
Other pension costs	-	-
	-	(1)

Notes *(continued)*

5 Taxation

Analysis of charge in year

	2016	2015
	£000	£000
UK corporation tax		
Current tax on income for the year	**1**	-
Adjustment in respect of prior periods	**-**	-
Taxation on profit on ordinary activities	**1**	-

Reconciliation of effective tax rate

	2016	2015
	£000	£000
Total tax reconciliation		
Profit/(loss) on ordinary activities before taxation	**6**	(14)
Current tax at 20.00% *(2015: 20.25%)*	**1**	(3)
Effects of:		
Expenses not deductible for tax purposes	**-**	-
Group relief surrendered	**-**	3
Adjustments to tax charge in respect of previous periods	**-**	-
Total tax expense	**1**	-

Notes *(continued)*

6 Investments

	Shares in Group Undertaking £000
Cost	
At beginning and end of year	545
Provisions	
At beginning and end of year	-
Net book value	
At 31 December 2016 and 31 December 2015	**545**

On 25 August 2011, the Company acquired the entire issued share capital of GVA Acuity Holdings Limited, a holding company with a wholly owned subsidiary, GVA Acuity Limited, a business providing property management services. Total consideration totalled £545,000.

The subsidiary undertakings of the Company are:

Subsidiary undertaking	Country of inspection	Principal activity	Percentages of shares
GVA Acuity Holdings Limited	United Kingdom	Holding company	100%*
GVA Acuity Limited	United Kingdom	Property management	100%

* indicates direct ownership

7 Work in progress

	2016 £000	2015 £000
Expenses not yet received	-	65

8 Debtors

	2016 £000	2015 £000
Trade debtors	-	259
Other debtors	-	13
Prepayments and accrued income	-	924
	-	1,196

9 Creditors: amounts falling due within one year

	2016 £000	2015 £000
Trade creditors	-	3
Amounts owed to group undertakings	**515**	1,071
Accruals and deferred income	**1**	847
	516	1,921

Notes *(continued)*

10 Share capital

	2016 £000	2015 £000
Authorised:		
9,800 "B" ordinary shares of £0.01 each	-	-
1,202 "C" ordinary shares of £0.01 each	-	-
	-	-
Allotted, called up and fully paid:		
9,800 "B" ordinary shares of £0.01 each	-	-
1,202 "C" ordinary shares of £0.01 each	-	-
	-	-

11 Pension scheme

The Company operates a defined contribution pension scheme. The pension charge for the year represents contributions payable by the Company to the scheme and amounted to £Nil *(2015: £Nil)*. Contributions amounting to £Nil *(2015: £Nil)* were payable to the scheme at 31 December 2016 and are included in creditors.

12 Related party disclosures

The Company has taken advantage of the exemption available under FRS 101 not to provide information on related party transactions with other undertakings within the GVA Grimley Holdings and Apleona Group GmbH group. Note 13 gives details of how to obtain a copy of the published financial statements of Apleona Group GmbH.

13 Ultimate parent company

The immediate parent company is GVA Grimley Limited, incorporated in England and Wales.

On 2 June 2016, EQT VII signed an agreement with Bilfinger SE to acquire its business segment Building and Facility, within which GVA Facilities Management Services Limited sits. The deal completed on 1 September 2016 and in the Directors' opinion the Company's ultimate parent company is now EQT VII (No1) Limited Partnership and EQT VII (No2) Limited Partnership.

The smallest and largest group in which the results of the company are consolidated is that headed by Apleona Group GmbH. The consolidated financial statements of Apleona Group GmbH are available from An der Gehespitz 50, 63263 Neu- Isenburg, Germany.