

# **Enodis Property Group Limited**

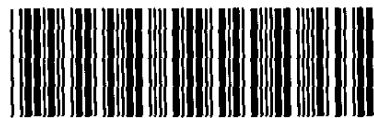
Report and Financial Statements

Year ended

31 December 2018

Company Number 2629464

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**Enodis Property Group Limited**  
**Report and financial statements**  
**for the year ended 31 December 2018**

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**Directors**

A D Gray  
J A J Rourke

**Secretary and registered office**

Prima Secretary Limited, St. Ann's Wharf, 112 Quayside, Newcastle upon Tyne NE1 3DX

**Company number**

2629464

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# Enodis Property Group Limited

## Strategic report for the year ended 31 December 2018

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The directors present their strategic report together with the financial statements for the year ended 31 December 2018. The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland.

### Business review and principal activities

The Company principally acts as an intermediate investment holding company and it is intended that this activity should continue.

The Company has been dormant within the meaning of Section 1169 of the Companies Act 2006 throughout the current and prior year. The Company did not trade during the period.

No statement of comprehensive income is presented with these financial statements because the Company has not received income, incurred expenditure or recognised any gains or losses during either the year under review or the preceding financial year. No Directors received any remuneration from the Company (2017: £nil) and the Company has no employees other than the Directors (2017: none).

The directors do not recommend payment of a dividend (2017: £nil.)

### Principal risks and uncertainties

Throughout the year, the Company identifies and reviews potential risk and uncertainties that could have a material impact on performance and has put in place internal processes and controls designed to mitigate these risks. Detailed planning processes and contingency plans are in place for adverse change to macro-economic conditions. Appropriate review and development processes are followed for all employees including for succession. The principal risks the Company is exposed to are as follows:

#### *Liquidity and interest rate risk*

The Company is a participant in the group treasury function which has the objective of maintaining a balance between continuity of funding and appropriately investing in the money markets. All cash management is performed centrally and the Company's cash position is monitored weekly. The Company's policy is also to maintain access to a mixture of long term and short term debt finance from group companies and to regularly review interest rates

### Approval

This strategic report was approved on behalf of the Board on 27 September 2019



A D Gray

Director

# Enodis Property Group Limited

## Report of the directors for the year ended 31 December 2018

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The directors present their report together with the financial statements for the year ended 31 December 2018.

### Directors

The directors who held office during the year and to date were as follows:

A D Gray  
J A J Rourke

The company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and exist at the date of this report.

### Directors' responsibilities

The directors are responsible for preparing the strategic report, the 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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 or loss 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 judgements and accounting 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;
- 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 are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### On behalf of the Board



A D Gray

**Director**

Date: 27 September 2019

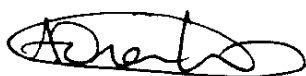
# Enodis Property Group Limited

## Balance sheet at 31 December 2018

<b>Company number: 2629464</b>	<b>Note</b>	<b>2018 £'000</b>	<b>2018 £'000</b>	<b>2017 £'000</b>	<b>2017 £'000</b>
<b>Fixed assets</b>					
Investments	3		24,400		24,400
<b>Creditors: amounts due within one year</b>	4	(15,158)		(15,158)	
		<u>(15,158)</u>		<u>(15,158)</u>	
<b>Net current liabilities</b>			(15,158)		(15,158)
<b>Total assets less current liabilities</b>			<u>9,242</u>		<u>9,242</u>
<b>Net assets</b>			<u>9,242</u>		<u>9,242</u>
<b>Capital and reserves</b>					
Called up share capital	5	-	-	-	-
Profit and loss account			9,242		9,242
			<u>9,242</u>		<u>9,242</u>

For the financial year ended 31 December 2018 the Company was entitled to exemption from audit under section 480 Companies Act 2006 and no notice has been deposited under section 476. The directors acknowledge their responsibilities for ensuring that the Company keeps accounting records which comply with section 386 and for preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial year and which otherwise comply with the requirements of the Companies Act 2006 in so far as they are applicable to the Company.

The financial statements were approved by the Board of Directors and authorised for issue on 27 September 2019



A Gray

Director

The notes on pages 4 to 7 form part of these financial statements.

# **Enodis Property Group Limited**

## **Notes forming part of the financial statements for the year ended 31 December 2018**

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### **1 Accounting policies**

The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the accounting policies.

The following principal accounting policies have been applied:

#### *Consolidated Financial Statements*

The Company is exempt under section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it and its subsidiary undertakings are included in the publicly available consolidated financial statements of Welbilt Inc. These financial statements present information about the Company as an individual undertaking and not about its group.

#### *Cash Flow*

The Company has taken advantage of the exemption in FRS102 under paragraph 1.12 which allows exemption from the requirements of Section 7 Statement of cash flows and Section 3 Financial Statement Presentation paragraph 3.17(d) in relation to cash flows. The Company is included in the consolidated financial statements of Welbilt Inc. Refer to Note 7 for more information on where to obtain a copy of the consolidated financial statements.

#### *Investments*

Investments are held at cost less permanent diminution in value.

#### *Financial assets*

Financial assets are initially measured at transaction price (including transaction costs) and subsequently held at cost, less any impairment.

#### *Financial liabilities and equity*

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form. Financial liabilities are initially measured at transaction price (including transaction costs) and subsequently held at amortised cost.

#### *Reserves*

The Company's reserves include

Called up share capital reserve represents the nominal value of the shares issued.

Profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments.

# **Enodis Property Group Limited**

## **Notes forming part of the financial statements for the year ended 31 December 2018 (continued)**

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### **1 Accounting policies (continued)**

#### *Current and deferred taxation*

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company's subsidiaries operate and generate taxable income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax.

Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

### **2 Judgements in applying accounting policies and key sources of estimation uncertainty**

In preparing these financial statements, the directors have made the following judgements:

Investments are held at cost less permanent diminution in value. Judgement has been applied by the directors in estimating the recoverability of loans and investments.

# Enodis Property Group Limited

Notes forming part of the financial statements  
for the year ended 31 December 2018 (continued)

3 Investments	2018	2017
<b>Cost:</b>		
At the beginning of the year	32,429	32,429
At the end of the year	32,429	32,429
<b>Impairment:</b>		
At the beginning of the year	8,029	8,029
At the end of the year	8,029	8,029
<b>Net book values:</b>		
At the beginning of the year	24,400	24,400
At the end of the year	24,400	24,400

## Details of Investments:

Name	Country of incorporation	Principal Activity	Holding % 2018/2017
Enodis Property Developments Ltd	UK	Property	100

The registered office address for Enodis Property Developments Ltd is:

St. Ann's Wharf, 112 Quayside, Newcastle upon Tyne NE1 3DX

4 Creditors: due within one year	2018 £'000	2017 £'000
Amounts owed to group undertakings	15,158	15,158
	15,158	15,158

The amount owed to group undertakings consists of a £15.2m (2017: £15.2m) loan which is non-interest bearing and payable on demand.

# Enodis Property Group Limited

## Notes forming part of the financial statements for the year ended 31 December 2018 (*continued*)

### 5 Share capital

	2018 £'000	2017 £'000
<i>Allotted, called up and fully paid</i>		
1 (2017: 1) ordinary share of £1 each	-	-
	<hr/>	<hr/>
	-	-
	<hr/>	<hr/>

### 6 Related party disclosures

The Company is a wholly owned subsidiary of Welbilt Inc. and has taken advantage of the exemption conferred under FRS 102 not to disclose transactions with Welbilt Inc. or other wholly owned subsidiaries within the group.

### 7 Ultimate parent company

The Company's immediate parent is Berisford Holdings Limited, a company incorporated in England and Wales. The Directors regard Welbilt Inc., a company incorporated in the US, as the ultimate parent company and controlling entity. At the reporting date the Company is part of the Enodis Group Limited consolidated group, which would be the smallest group in which the company forms a part. Welbilt Inc. is the largest group which prepares consolidated results and of which the Company forms a part. Copies of the financial statements of Welbilt Inc. for the period up to 31 December 2018 can be obtained from the Secretary at 2227 Welbilt Boulevard, New Port Richey, Florida 34655, USA.