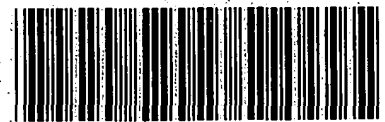


Company Registration No. 3536032

CBRE Limited

**Report and Financial Statements for the year
ended 31 December 2015**

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CBRE Limited

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CBRE Limited

Officers and Professional Advisers

Directors

C E Bird
G Borok
M F Creamer
P G Emburey (Resigned 25 November 2015)
M S Lewis
L H Midler
M J Strong (Resigned 25 November 2015)
M D Samworth
D Green (Appointed 25 November 2015)

Secretary

A C Naftis

Registered Office

St Martin's Court
10 Paternoster Row
London EC4M 7HP

Bankers

HSBC Plc
27-32 Poultry
London EC2P 2BX

Principal legal advisors

Gowling WLG
4 More London Riverside
London
SE1 2AU

Auditor

KPMG LLP
15 Canada Square
Canary Wharf
London
E14 5GL

CBRE Limited

Strategic Report

Principal activities

The principal activity of the company continues to be the provision of property consultancy services.

Business review

The company has performed strongly in 2015. Revenue has increased by 11% to £334m (2014: £301m). Profit before tax has increased by 84% to £44m. (2014: £24m).

Tax is payable for 2015 of which corporation tax is £4.78m (2014: £1.7m credit) and deferred tax of £0.12m credit (2014: £0.23m). Profit after tax therefore stands at £39m (2014: £26m).

Net assets of the company have increased by 15% to £356m (2014: £309m). The increase is largely due to strong trading results for the year.

Financial risk management

The company has adopted risk management policies that seek to mitigate the financial risks as follows:

Financial assets and liabilities that expose the company to financial risk consist principally of cash, trade debtors and trade creditors. The credit risk associated with trade debtors is managed by monitoring credit worthiness of our clients. The financial instruments associated with cash and trade creditors are considered minimal.

The company places its cash in creditworthy institutions. The company performs ongoing credit evaluation of its customers' financial condition. The trade debtors are distributed in such a manner that the concentration of credit risk is not considered extraordinary.

The carrying amounts of cash and bank balances, trade debtors and payables approximate their respective fair values due to the relatively short-term maturing of these financial instruments.

The Directors are of the view that the company is not exposed to any significant interest rate or inflation rate risks.

The company does not have any foreign currency or interest rate derivatives.

Key Performance Indicators

The KPI's presented below reflect the way the performance of the company has been measured in 2015.

Revenue – To track the growth in the business. This is a key area of strategic focus for the Board. Revenue has increased by 11% to £334m (2014: £301m).

Profit Before Tax – To track the underlying performance of the business and to ensure sales growth translates into increased profits. Profit before tax has increased by 84% to £44m (2014: £24m).

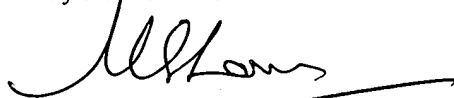
Subsequent Developments

There have been no changes to the business activities or risk profile of the company subsequent to the end of the reporting period.

2016 Focus

The strategy for the coming year is to expand in key areas of the business. To meet expectations with regards to KPI's.

By order of the board



Martin Lewis
Director

St Martin's Court
10 Paternoster Row
London EC4M 7HP

CBRE Limited

Directors' Report

The Directors present their Annual Report and the Audited Financial Statements for the year ended 31 December 2015.

Directors

The Directors who held office throughout the year are as listed on page 1.

The Company Secretary is Alex Naftis who was appointed on 31 March 2000.

After making enquiries, the Directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, the going concern basis in preparing the financial statements continues to be adopted.

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.

This confirmation is given pursuant to section 418 of the Companies Act 2006 and should be interpreted in accordance therewith.

Other Information

An indication of likely future developments in the business and particulars of significant events which have occurred since the end of the financial year have been included in the Strategic Report on page 2.

Independent Auditor

Pursuant to Section 487(2) of the Companies Act 2006, the auditor will be deemed to be reappointed and will therefore continue in office.

By order of the board



Martin Lewis
Director

St Martin's Court
10 Paternoster Row
London
EC4M 7HP

14 September 2016

CBRE Limited

Statement of 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 (FRS 102) 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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 judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards, including FRS 102 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 shareholders of CBRE Limited

We have audited the financial statements of CBRE Limited for the year ended 31 December 2015 set out on pages 7 to 33. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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 4, 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

A description of the scope of an audit of financial statements is provided on the APB's web-site at www.frc.org.uk/auditscopeukprivate.

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 2015 and of its profit for the year then ended;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice; 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 the information given in the Strategic Report and Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements and the Directors' report has been prepared in accordance with applicable legal requirements.

Independent auditor's report to the shareholders of CBRE Limited (*continued*)

Matters on which we are required to report by exception

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.



Richard Kelly (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

15 Canada Square
Canary Wharf
London E14 5GL

14 September 2016

CBRE Limited

Statement of Comprehensive Income For the year ended 31 December 2015

	Note	2015 £'000	2014 £'000
Turnover	3	333,912	301,143
Operating expenses		(292,011)	(279,365)
Operating profit	4	41,901	21,778
Interest receivable and similar income	7	9,706	9,859
Interest payable and similar charges	8	(7,382)	(7,539)
Profit on ordinary activities before taxation		44,225	24,098
Tax (charge)/credit on profit on ordinary activities	9	(4,817)	1,947
Profit on ordinary activities after taxation		39,408	26,045
Remeasurement of the net defined benefit liability - gain/(loss)	19	8,081	(20,641)
Deferred tax associated with defined benefit pension schemes		(3,128)	3,724
Other comprehensive income/(loss) for the year		4,953	(16,917)
Total comprehensive income for the year		44,361	9,128

All results for the current and previous financial year derive from continuing activities.

The notes on pages 10 to 33 form part of these financial statements

CBRE Limited

Statement of Financial Position As at 31 December 2015

	Note	2015 £'000	2014 £'000
Fixed assets			
Goodwill	10	72,451	80,460
Intangible assets	11	938	1,661
Tangible assets	12	35,635	25,789
Investments	13	21,636	21,636
		<u>130,660</u>	<u>129,546</u>
Current assets			
Debtors: amounts falling due within one year	14	525,138	531,012
Cash at bank and in hand		40,067	234
		<u>565,205</u>	<u>531,246</u>
Creditors: amounts falling due within one year	15	<u>(296,957)</u>	<u>(298,446)</u>
Net current assets		<u>268,248</u>	<u>232,800</u>
Total assets less current liabilities		398,908	362,346
Provisions for liabilities	17	<u>(6,271)</u>	<u>(9,268)</u>
Net assets excluding net pension liabilities		392,637	353,078
Net pension liabilities	19	<u>(36,228)</u>	<u>(43,854)</u>
Net assets including net pension liabilities		<u>356,409</u>	<u>309,224</u>
Capital and reserves			
Called up equity share capital	18	6,000	6,000
Capital contribution		45,099	42,275
Share premium		203,769	203,769
Profit and loss account excluding pension reserve		192,145	152,737
Pension reserve	19	<u>(90,604)</u>	<u>(95,557)</u>
Shareholders' funds		<u>356,409</u>	<u>309,224</u>

The notes from pages 10 to 33 form part of the financial statements.

These financial statements were approved by the Board of Directors on 14 September 2016.

Signed on behalf of the Board of Directors



Martin Lewis
Director

Company Registration Number: 3536032

CBRE Limited

Statement of Changes in Equity For the year ended 31 December 2015

	Share capital £'000	Share premium £'000	Capital contribution £'000	Pension reserve £'000	Retained earnings £'000	Total equity £'000
As at 1 January 2015	6,000	203,769	42,275	(95,557)	152,737	309,224
Comprehensive income for the year						
Profit for the year	-	-	-	-	39,408	39,408
Actuarial losses on pension scheme	-	-	-	8,081	-	8,081
Deferred tax associated with defined benefit pension schemes	-	-	-	(3,128)	-	(3,128)
Other comprehensive income for the year	-	-	-	4,953	-	4,953
Total comprehensive income for the year	-	-	-	4,953	39,408	44,361
Share Based Payment - Capital contribution	-	-	2,824	-	-	2,824
Dividends paid	-	-	-	-	-	-
Transactions with owners	-	-	2,824	-	-	2,824
As at 31 December 2015	6,000	203,769	45,099	(90,604)	192,145	356,409

	Share capital £'000	Share premium £'000	Capital contribution £'000	Pension reserve £'000	Retained earnings £'000	Total equity £'000
As at 1 January 2014	6,000	203,769	39,898	(78,640)	151,141	322,168
Comprehensive income for the year						
Profit for the year	-	-	-	-	26,045	26,045
Actuarial losses on pension scheme	-	-	-	(20,641)	-	(20,641)
Deferred tax associated with defined benefit pension schemes	-	-	-	3,724	-	3,724
Other comprehensive income for the year	-	-	-	(16,917)	-	(16,917)
Total comprehensive income for the year	-	-	-	(16,917)	26,045	9,128
Share Based Payment - Capital contribution	-	-	2,377	-	-	2,377
Dividends paid	-	-	-	-	(24,449)	(24,449)
Transactions with owners	-	-	2,377	-	(24,449)	(22,072)
As at 31 December 2014	6,000	203,769	42,275	(95,557)	152,737	309,224

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

1. Principal accounting policies

CBRE Limited is a limited company incorporated in United Kingdom. The address and registered office is St Martin's Court, 10 Paternoster Row, London, EC4M 7HP.

Basis of preparation of financial statement

The financial statements have been prepared under the historical cost convention in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006, except that the following assets and liabilities are stated at their fair value: net defined benefit pension liabilities.

Information on the impact of first time adoption of FRS 102 is given in note 24.

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 company's accounting policies (see note 2).

The following principle accounting policies have been applied:

Turnover

Turnover comprises commissions and fees receivable in respect of services performed exclusive of Value Added Tax. Fee income is recognised when the service is delivered.

Goodwill

Assets that are subject to depreciation or amortisation are assessed at each balance sheet date to determine whether there is any indication that the assets are impaired. Where there is any indication that an asset may be impaired, the carrying value of the asset is tested for impairment. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Non-financial assets that have been previously impaired are reviewed at each balance sheet date to assess whether there is any indication that the impairment losses recognised in prior periods may no longer exist or may have decreased.

Intangibles

Intangibles arose due to the acquisition of EA Shaw and Franc Warwick in 2012 and Alan Selby and Partners in 2013. They relate mainly to customer relationships and client backlog. The amounts are stated at fair value at the date of acquisition. Provision is made for any impairment.

Intangibles are capitalised and amortised on a straight line basis over the Directors' best estimate of their useful life, which range from 2 to 60 months.

Tangible fixed assets

Tangible fixed assets are stated at cost, net of depreciation and any provision for impairment.

Depreciation is provided so as to write off the cost of tangible fixed assets less their residual value over their estimated useful lives, using the following rates:

Leasehold improvements	length of lease
Furniture and equipment - Fixtures & fittings	10% per annum on a straight-line basis
Furniture and equipment - Computer equipment	33% per annum on a straight-line basis

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

1. Principal accounting policies (*continued*)

Fixed asset investments

Fixed asset investments are shown at cost less provision for impairment.

Leases

Rentals under operating leases are charged on a straight-line basis over the lease term, even if the payments are not made on such a basis. Benefits received and receivable as an incentive to sign an operating lease are similarly spread on a straight-line basis over the lease term, except where the period to the review date on which the rent is first expected to be adjusted to the prevailing market rate is shorter than the full lease term, in which case the shorter period is used.

Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except that a change attributable to an item of income and 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 balance sheet date in the countries where the company operates and generates income.

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

- 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; and
- 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 tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Pensions

Defined contribution pension plan

The company operates three defined contribution pension schemes. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the income statement when they fall due. Amounts not paid are shown in accruals as a liability in the statement of financial position. The assets of the schemes are held separately from those of the company in an independently administered fund.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

1. Principal accounting policies (*continued*)

Pensions (*continued*)

Defined benefit pension plan

The company operates two pension schemes providing benefits based on final pensionable pay. A defined benefit plan defines the pension benefit that the employee will receive on retirement, usually dependent upon several factors including but not limited to age, length of service and remuneration. The assets of the scheme are held separately from those of the company.

The liability recognised in the statement of financial position in respect of the defined benefit plan is the present value of the defined benefit obligation at the end of the period less the fair value of plan assets at the end of the period out of which the obligations are to be settled. Annually the company engages independent actuaries to calculate the obligation.

Pension scheme assets are measured using market values. For quoted securities the current bid price is taken as market value. Pension scheme liabilities are measured using a projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability. The pension scheme surplus (to the extent that it is recoverable) or deficit is recognised in full. The movement in the scheme surplus/deficit is split between operating charges, finance items and, in the statement of changes in equity, actuarial gains and losses.

The fair value of plan assets is measured in accordance with the FRS 102 fair value hierarchy and in accordance with the company's policy for similar held assets. This includes the use of appropriate valuation techniques.

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to other comprehensive income. These amounts together with the return on plan assets, less amounts included in net interest, are disclosed as 'remeasurement of net defined benefit liability'.

The cost of the defined benefit plan, recognised in the income statement as employee costs, except where included in the cost of an asset, comprises:

- the increase in net pension benefit liability arising from employee service during the period; and
- the cost of plan introductions, benefit changes, curtailments and settlements.

The net interest cost is calculated by applying the discount rate to the new balance of the defined benefit obligation and the fair value of the assets. Cost is recognised in the income statement as a 'finance expense'.

Share-based payments

The company has applied the requirements of FRS 20 Share-based Payment. In accordance with the transitional provisions, FRS 20 has been applied to all grants of equity instruments after 7 November 2002 that were unvested as of 1 January 2005.

The company's US parent, CBRE Group, Inc., issued equity-settled share-based payments (share options and restricted stock) to certain employees under its 2001 and 2004 Stock Incentive Plan. Equity-settled share-based payments are measured at fair value (excluding the effect of non market-based vesting conditions) at the date of grant. The fair value determined at the grant date is expensed on a straight-line basis over the vesting period, based on the group's estimate of shares that will eventually vest and adjusted for the effect of non market-based vesting conditions. Fair value is measured by use of the Black-Scholes pricing model. The expected life used in the model has been adjusted, based on management's best estimate, for the effects of non-transferability, exercise restrictions, and behavioural considerations.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

1. Principal accounting policies (*continued*)

Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Income Statement.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

Finance costs

Finance costs are charged to the Profit and loss account over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

1. Principal accounting policies (*continued*)

Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

Interest income

Interest income is recognised in the Profit and loss account using the effective interest method.

Borrowing costs

All borrowing costs are recognised in the Income Statement in the year in which they are incurred.

Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Income Statement in the year that the company becomes aware of the obligation, and are measured at the best estimate at the year end date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance sheet.

Functional and presentation currency

The company's functional and presentational currency is GBP.

Foreign currency translation

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Income Statement.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Profit and loss account within 'finance income or costs'. All other foreign exchange gains and losses are presented in the Profit and loss account within 'other operating income'.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

1. Principal accounting policies (*continued*)

Exemptions

The company has taken advantage of certain exemptions allowed under FRS 102 (section 1.12) for qualifying entities:

Statement of Cashflow:

The company is exempt from the requirement to present a statement of cash flow on the grounds that its ultimate parent, CBRE Group, Inc., includes the company's cash flows in its own published consolidated financial statements. These are publically available and can be obtained from the address in note 23.

Related parties:

The company is exempt from the requirement to disclose related party transactions with entities which are wholly owned within the CBRE Inc group. The consolidated financial statements of CBRE Group, Inc. are publicly available and can be obtained from the address given in note 23.

Group accounts:

The company has taken advantage of the exemption under section 400 of the Companies Act 2006 not to prepare group accounts. This exemption is available because the results of CBRE Limited and all of its subsidiaries are included in the group accounts of CBRE Group, Inc., a company incorporated in the United States.

Business combinations that took place prior to the transition date have not been restated.

2. Judgments in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements:

Bad debt provision:

A bad debt provision is set up when a debt has been outstanding for a period of more than 180 days or when the company becomes aware that the likelihood of recovering the debt is diminished.

Onerous lease provisions:

The company has provided for operating lease rentals where these were above the market rate or where the company has subsequently vacated the property and rental income is less than the rental expense, or where it is probable a previously sublet unit will revert back to the company.

The element of the rental which is above market or above any rental cost paid relating to vacated properties is charged against the provision.

Provisions are also made for the rates that the company is liable to on empty sites. The key estimation judgement in determining the onerous amount is the period over the remaining lease term that the property will remain either rented or vacant. The Directors have estimated these periods after considering both the quality and the location of each of the units provided for.

3. Analysis of turnover

All turnover and profit on ordinary activities before taxation relates to one class of business, the company's principle activities carried out in the United Kingdom.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

4. Operating profit

	2015 £'000	2014 £'000
Company operating profit on ordinary activities is stated after charging:		
Share based payments	2,824	2,377
Depreciation: Owned assets	9,639	7,133
Movement in provisions	3,591	5,572
Amortisation of goodwill	8,009	8,010
Amortisation of intangibles	723	967
Fees payable to the company's auditor's for the audit of the company's annual accounts	50	44
Fees payable to the company's auditors for the audit of the company's subsidiaries	87	82
Operating leases:		
Plant and machinery	520	467
Land and Buildings	7,010	6,985
Other	442	463
	<u> </u>	<u> </u>

5. Directors' remuneration

	2015 £'000	2014 £'000
Remuneration		
Emoluments	7,697	7,013
Contributions to defined benefit and defined contribution pension schemes	44	42
	<u> </u>	<u> </u>
	7,741	7,055
	<u> </u>	<u> </u>

Pensions

The number of Directors who were members of pension schemes was as follows:

	2015 No.	2014 No.
Money purchase schemes	3	3
Final salary schemes	1	1
	<u> </u>	<u> </u>
	4	4
	<u> </u>	<u> </u>

	2015 £'000	2014 £'000
Highest paid Director		
Emoluments	2,294	1,832
Company contributions to defined benefit pension schemes	-	-
	<u> </u>	<u> </u>
	2,294	1,832
	<u> </u>	<u> </u>

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

6. Employment costs (including Directors)

	2015 £'000	2014 £'000
Wages and salaries	216,915	193,090
Social security costs	25,464	24,629
Pension costs (see note 19)	6,861	5,875
	<u>249,240</u>	<u>223,594</u>

The average monthly number of employees (including Directors) was:

	Average 2015 No.	Average 2014 No.
Professional staff	1,290	1,219
Administrative staff	851	779
	<u>2,141</u>	<u>1,998</u>

7. Interest receivable and similar income

	2015 £'000	2014 £'000
Bank interest receivable	69	-
Intercompany interest receivable	9,637	9,859
	<u>9,706</u>	<u>9,859</u>

8. Interest payable and similar charges

	2015 £'000	2014 £'000
Bank interest	727	1,483
Intercompany interest payable	4,575	4,319
Net cost of financing of retirement benefits	2,080	1,737
	<u>7,382</u>	<u>7,539</u>

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

9. Tax charge/(credit) on profit on ordinary activities

	2015 £'000	2014 £'000
Current tax		
UK corporation tax payable at 20.25% (2014: 21.50%)	4,604	4,476
Adjustments in respect of prior periods	172	(6,216)
Adjustment in respect of prior periods (Foreign Taxation)	-	18
Total current tax	<u>4,776</u>	<u>(1,722)</u>
Deferred tax		
Origination and reversal of timing differences	(557)	(235)
Adjustments in respect of prior periods	471	10
Effect of tax rate change on opening balance	(36)	-
Total deferred tax	<u>(122)</u>	<u>(225)</u>
Tax charge/(credit) on profit on ordinary activities	<u>4,654</u>	<u>(1,947)</u>
Deferred tax reconciliation		
Opening deferred tax asset/(creditor) (<i>see note 14</i>)	113	(112)
Credit to the profit and loss account	122	225
Closing deferred tax debtor (<i>see note 14</i>)	<u>235</u>	<u>113</u>

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

9. Tax (credit)/charge on profit on ordinary activities (*continued*)

The difference between the total current tax shown and the amount calculated by applying the standard rate of UK corporation tax to the profit before tax is as follows:

	2015 £'000	2014 £'000
Profit on ordinary activities before tax and after dividend received	44,225	29,310
Tax on profit at standard rate of 20.25% (2014: 21.50%)	8,954	6,300
Effects of:		
Fixed Asset differences	133	16
Expenses not deductible for tax purposes	1,936	3,553
Adjustments to brought forward values	(203)	(5,653)
Transfer pricing adjustments	-	3
Group relief claimed	(4,650)	(3,233)
Adjustments to tax charge in respect of prior periods	1,431	(6,212)
Depreciation in excess of capital allowances	-	315
Deferred tax not recognised	(2,330)	3,658
Income not taxable for tax purposes	(617)	(693)
Other short term timing differences	-	-
Current tax charge/(credit) for the year	4,654	(1,946)
Withholding tax write off for the year	163	(1)
Total tax charge/(credit) for the year	4,817	(1,947)

A reduction in the UK corporation tax rate from 23% to 21% (effective 1 April 2014) was substantively enacted on 2 July 2013. Further reductions to 20% (effective from 1 April 2015) were substantively enacted on 2 July 2013. In the Budget on 8 July 2015, the Chancellor announced additional planned reductions to 18% by 2020. This will reduce the company's future current tax charge accordingly.

The deferred tax asset at 31 December 2015 has been calculated based on the rate of 18% substantively enacted at the balance sheet date.

A restatement of tax has not been carried out for 2014 in response to FRS 102. All required adjustments have been put through in 2015.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

10. Goodwill	2015 £'000
Cost	
At 1 January 2015	160,457
Additions	-
Impairment	-
At 31 December 2015	<u>160,457</u>
Amortisation	
At 1 January 2015	79,997
Charge for the year	8,009
At 31 December 2015	<u>88,006</u>
Net book value	
At 31 December 2014	<u>80,460</u>
At 31 December 2015	<u><u>72,451</u></u>
11. Intangible Assets	2015 £'000
Cost	
At 1 January 2015	5,804
Additions	-
At 31 December 2015	<u>5,804</u>
Amortisation	
At 1 January 2015	4,143
Charge for the year	723
At 31 December 2015	<u>4,866</u>
Net book value	
At 31 December 2014	<u>1,661</u>
At 31 December 2015	<u><u>938</u></u>

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

12. Tangible fixed assets

	Leasehold improvements £'000	Furniture and equipment £'000	Total £'000
Cost			
At 1 January 2015	19,332	31,815	51,147
Additions	7,614	12,050	19,664
Disposals	-	(312)	(312)
At 31 December 2015	<u>26,946</u>	<u>43,553</u>	<u>70,499</u>
Accumulated depreciation			
At 1 January 2015	8,399	16,959	25,358
Charge for the year	2,195	7,444	9,639
Disposals	-	(133)	(133)
At 31 December 2015	<u>10,594</u>	<u>24,270</u>	<u>34,864</u>
Net book value			
At 31 December 2014	<u>10,933</u>	<u>14,856</u>	<u>25,789</u>
At 31 December 2015	<u>16,352</u>	<u>19,283</u>	<u>35,635</u>

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

13. Investments

Subsidiary undertakings:

	£'000
Cost and net book value:	
At 1 January 2015	21,636
Additions	-
Disposals	-
	<hr/>
At 31 December 2015	<u>21,636</u>

The company has investments in the following subsidiary undertakings and other investments.

Subsidiaries	Principal activity	Holding No. of shares	Proportion of ordinary share capital %
CB Richard Ellis Limited	Property services	8,769,749	100
CBRE Capital Advisors Limited	Financial services	133,000	100
CBRE Jersey Limited	Property services	9	100
CBRE Loan Servicing Limited	Property services	1	100
CBRE Indirect Investment Services Limited	Financial services	50,000	100
CBRE Management Services Limited	Management services	2	100
CB Richard Ellis Financial Services Limited	Financial services	10,000	100
CBRE European Treasury Limited	Treasury management services	2	100
CBRE Global Investors Europe Holdings Limited	Investment holding	10,050	100
Fintan Limited	Investment holding	10	100
Mareagle (Ireland)	Investment holding	150,000	100
CBRE Services (Jersey) Limited	Estate agent and property management Services	2	100
CBRE Hotels Limited	Real Estate Brokerage	3	100
Franc Warwick Unlimited	Property Services	1,000	100
CBRE 30 St Mary Axe Limited	Property management	2	2

All of the principal subsidiary undertakings are incorporated in Great Britain except for the following:

- Mareagle (Ireland): Incorporated in Ireland
- CBRE Services (Jersey) Limited: Incorporated in Jersey
- CBRE Jersey Limited: Incorporated in Jersey

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

13. Investments (*continued*)

The company is exempt from the obligation to prepare and deliver group accounts because it is included in the group accounts of CBRE Group, Inc.

14. Debtors

	2015 £'000	2014 £'000
Amounts falling due within one year:		
Trade debtors	92,364	103,553
Amounts owed by subsidiary undertakings	311,180	317,476
Amounts owed by fellow group undertakings	69,590	54,037
Amount owed by ultimate parent undertaking	6,969	7,568
Other debtors	7,015	13,846
Prepayments and accrued income	37,785	29,501
Corporation tax	-	4,918
Deferred tax (<i>see note 16</i>)	235	113
	<u>525,138</u>	<u>531,012</u>

15. Creditors: amounts falling due within one year

	2015 £'000	2014 £'000
Bank accounts	-	19,290
Trade creditors	1,320	3,369
Amounts owed to subsidiary undertakings	35,967	33,083
Amounts owed to fellow group undertakings	101,755	93,240
Other taxation and social security:		
Social security	5,817	5,551
Other taxes	1,875	7,503
Other creditors	30,964	31,486
Corporation tax	1,361	-
Accruals and deferred income	117,898	104,924
	<u>296,957</u>	<u>298,446</u>

A loan for £86,796,975 is owed to CBRE Luxembourg Finance SARL, payable on demand. Interest is payable at an annual rate equal to LIBOR plus 5.079%.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

16. Deferred tax

Deferred taxation provided in the financial statements is as follows:

	2015 £'000	2014 £'000
Capital allowances in excess of depreciation	73	(67)
Other short term timing differences	162	180
Deferred tax asset	<u>235</u>	<u>113</u>

A reduction in the UK corporation tax rate from 23% to 21% (effective 1 April 2014) was substantively enacted on 3 July 2013. Further reductions to 20% (effective from 1 April 2015) were substantively enacted on 2 July 2013. In the Budget on 8 July 2015, the Chancellor announced additional planned reductions to 18% by 2020. This will reduce the company's future current tax charge accordingly.

17. Provisions for liabilities

	At 1 January 2015	Additions/ deletions £'000	Utilised £'000	Imputed interest £'000	At 31 December 2015
Provision for annuities	1,657	-	(289)	78	1,446
Provisions for onerous leases	2,409	147	(780)	-	1,776
Other provisions	5,202	3,444	(5,597)	-	3,049
	<u>9,268</u>	<u>3,591</u>	<u>(6,666)</u>	<u>78</u>	<u>6,271</u>

Annuities are amounts payable to certain former equity partners of Richard Ellis and St Quintin.

Provisions for annuities become payable between 1 and 10 years.

Provisions for onerous leases become payable between 1 and 10 years.

Other provisions include a provision for claims that arise in the ordinary course of business.

18. Share capital

	2015 £'000	2014 £'000
Allotted, called up and fully paid:		
6,000,104 ordinary shares of £1 each	<u>6,000</u>	<u>6,000</u>

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

19. Pensions

Defined benefit schemes

The company operates two defined benefit pension schemes, the CB Hillier Parker Pension Scheme and the Richard Ellis St Quintin Retirement Fund. Both pension schemes are closed to new members and with effect from 30 June 2007 the CB Hillier Parker Pension Scheme and the Richard Ellis St Quintin Retirement Fund transferred all active members to deferred and ceased accrual for future benefits.

The assets of each Scheme are held in trustee administered funds, separated from the group's own resources. Contributions to the schemes are determined by independent qualified actuaries on the basis of periodic valuations using the projected unit method.

A summary of the actuarial gain, pension liability and pension reserve for both schemes can be found below:

	Actuarial gain/(loss)		Pension liability		Pension reserve	
	2015 £'000	2014 £'000	2015 £'000	2014 £'000	2015 £'000	2014 £'000
CB Hillier Parker Pension Scheme	6,380	(15,511)	31,827	40,213	(69,467)	(75,847)
Richard Ellis St Quintin Retirement Fund	1,701	(5,130)	17,071	19,439	(26,160)	(27,861)
Less: deferred tax	3,128	(3,724)	(12,670)	(15,798)	5,023	8,151
	<u>11,209</u>	<u>(24,365)</u>	<u>36,228</u>	<u>43,854</u>	<u>(90,604)</u>	<u>(95,557)</u>

CB Hillier Parker Pension Scheme

The scheme was closed to new entrants in April 2002. Existing active members continued to accrue future service benefits under the rules of the scheme until 30 June 2007 when the active members were transferred to deferred and the scheme ceased to accrue for future benefits.

The employer contribution for the year was £3,640,000 (2014: £2,931,000).

The pension charge to the company for the year from the Scheme was a cost of £1,665,000 (2014: £1,296,000).

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

19. Pensions (continued)

Assumptions

	2015 % pa	2014 % pa	2013 % pa
Rate of inflation	3.3	3.2	3.5
Rate of increase in salaries	N/A	N/A	N/A
Rate of increase to pensions in payment	3.3	3.2	3.5
Discount rate	3.9	3.7	4.5

Post retirement mortality assumptions in 2015 are using S1PA_L tables (2014:SINA_L Tables), medium cohort year of birth with a long term annual improvement rate of 1.0% for males and females (2014: 1.0%/1.0% pa for males/females).

Scheme assets

The fair value of assets in the scheme and the present value of the liabilities in the scheme at the balance sheet date were:

	2015 £'000	2014 £'000	2013 £'000
Total fair value of assets	150,753	152,899	145,283
Present value of scheme liabilities	(182,580)	(193,112)	(171,618)
Deficit in the scheme	(31,827)	(40,213)	(26,335)
Deferred tax asset	8,273	10,587	7,811
Net pension liability	(23,554)	(29,626)	(18,524)

The movement in scheme liabilities is as follows:

	2015 £'000	2014 £'000
Pension scheme liability at 1 January 2015	(193,112)	(171,618)
Benefits paid	8,985	2,792
Other net finance income	(6,980)	(7,656)
Actuarial gain/(loss)	8,527	(16,630)
Pension scheme liability 31 December 2015	(182,580)	(193,112)

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

19. Pensions (*continued*)

The movement in scheme assets is as follows:

	2015 £'000	2014 £'000
Pension scheme asset at 1 January 2015	152,899	145,283
Expected return on plan assets	(2,147)	1,119
Interest income on scheme assets	5,555	6,541
Contributions (employee and employer)	3,671	2,929
Benefits paid	(8,985)	(2,792)
Expenses paid	(240)	(181)
Pension scheme asset 31 December 2015	<u>150,753</u>	<u>152,899</u>

Analysis of amounts included in other finance costs:

	2015 £'000	2014 £'000
Interest income on pension scheme assets	5,555	6,541
Interest on post-retirement liabilities	(6,980)	(7,656)
Pension service cost	(240)	(181)
Net charge to finance income	<u>(1,665)</u>	<u>(1,296)</u>

The amount recognised outside the income statement in the statement of comprehensive income for 2015 is a gain of £6.4m (2014: loss of £19.7m).

Analysis of asset and scheme liabilities and deficits are as follows:

	2015 £'000	2014 £'000	2013 £'000	2012 £'000	2011 £'000
Present value of defined obligation	(182,580)	(193,112)	(171,618)	(147,738)	(140,583)
Fair value of plan assets	<u>150,753</u>	<u>152,899</u>	<u>145,283</u>	<u>125,298</u>	<u>113,835</u>
Deficit	<u>(31,827)</u>	<u>(40,213)</u>	<u>(26,335)</u>	<u>(22,440)</u>	<u>(26,748)</u>

The expected employer contributions for calendar year 2016 are £2,960,000

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

19. Pensions (*continued*)

Richard Ellis St Quintin Retirement Fund

The scheme was closed to new entrants in April 1997 for the Richard Ellis scheme and March 1998 for the St Quintin scheme. Existing active members continued to accrue future service benefits under the rules of the scheme until 30 June 2007 when the active members were transferred to deferred and the scheme ceased to accrue for future benefits. In addition a small number of former Richard Ellis Directors who are currently in service were granted salary linkage on their accrued deferred pensions up to the 30 June 2007.

The total company contributions to the scheme amounted to £1,357,000 paid in the year (2014: £1,076,000).

The pension charge for the year was a cost of £700,000 (2014: £690,000). The valuation shows that the market value of the schemes assets was £56,627,000 and represented 75% of the benefits that had accrued to members.

The following tables set out the key assumptions used for the Scheme. The tables also set out as at 31 December 2015 the fair value of assets, the present value of the liabilities and the deficit of assets below the liabilities.

The major assumptions used in this valuation were:

	2015 % pa	2014 % pa	2013 % pa
Rate of inflation	3.0	3.0	3.4
Rate of general increase in salaries	N/A	N/A	N/A
Rate of increase to pensions in line with increase in Retail Price			
Index capped at 5% pa (LPI)	2.9	2.9	3.2
Discount rate for scheme liabilities	3.8	3.5	4.4

The post retirement mortality tables in 2015 are using S1PA_L tables (2014: S1NA_L tables), medium cohort year of birth with a long term annual improvement rate of 1.0 % for males and females (2014: 1.0%/ 1.0% for males/ females).

Scheme assets

The fair value of assets in the scheme and the present value of the liabilities in the scheme at the balance sheet date were:

	2015 £'000	2014 £'000	2013 £'000
Fair value of scheme assets	56,627	57,887	55,168
Present value of scheme liabilities	(73,698)	(77,326)	(69,863)
Deficit in the scheme	(17,071)	(19,439)	(14,695)
Deferred tax asset	4,396	5,211	4,263
Net pension liability	(12,675)	(14,228)	(10,432)

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

19. Pensions (*continued*)

The movement in scheme liabilities and assets is as follows:

	2015 £'000	2014 £'000
Pension scheme liability at 1 January 2015	(77,326)	(69,863)
Benefits paid	2,822	2,318
Other net finance income	(2,657)	(3,021)
Actuarial gain/(loss)	3,463	(6,760)
Pension scheme liability 31 December 2015	<u>(73,698)</u>	<u>(77,326)</u>

	2015 £'000	2014 £'000
Pension scheme asset at 1 January 2015	57,887	55,168
Interest income on scheme assets	2,000	2,400
Expected return on plan assets	(1,762)	1,630
Contributions by employer	1,366	1,076
Benefits paid	(2,822)	(2,318)
Expenses paid	(42)	(69)
Pension scheme asset 31 December 2015	<u>56,627</u>	<u>57,887</u>

Analysis of amounts included in other finance costs:

	2015 £'000	2014 £'000
Interest income on pension scheme assets	2,000	2,400
Interest on post-retirement liabilities	(2,657)	(3,021)
Pension service cost	(42)	(69)
Net cost to finance income	<u>(699)</u>	<u>(690)</u>

The amount recognised outside the income statement in the statement of comprehensive income for 2015 is a gain of £1.7m (2014: loss of £6.1m). The cumulative amount to be recognised outside the profit and loss account as at 31 December 2015 is a loss of £19.9m (2014: loss of £21.6m)

Analysis of asset and scheme liabilities and deficits are as follows:

	2015 £'000	2014 £'000	2013 £'000	2012 £'000	2011 £'000
Present value of defined obligation	(73,698)	(77,326)	(69,863)	(69,134)	(62,932)
Fair value of plan assets	56,627	57,887	55,168	52,464	50,505
Deficit	<u>(17,071)</u>	<u>(19,439)</u>	<u>(14,695)</u>	<u>(16,670)</u>	<u>(12,427)</u>

The expected employer contributions for calendar year 2016 are £1,334,000.

Both final salary schemes are closed to new entrants and, under the method used to calculate pension costs, the cost as a percentage of covered pensionable payroll will tend to increase as the average age of the membership increases.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

19. Pensions (*continued*)

Defined Contribution Schemes

The group operates three defined contribution schemes. It also makes contributions to group personal pension plans and holds an insurance policy to provide death-in-service benefits to pension scheme members. The assets of all schemes are held separately from those of the company and are administered by trustees.

The group operates a defined contribution scheme for employees of CBRE Limited. The scheme was closed in June 2001 and the liability for these members has been substantially extinguished from the scheme by payment of transfer values either to an arrangement of the member's choice or to a Section 32 policy with Friends Provident established by the Trustees.

The group operates two defined contribution schemes for employees of CBRE Management Services Limited. The total pension charge for the year was £535,000 (2014: £396,000).

The total pension charge for the year for group personal plans was £6,861,000 (2014: £5,875,000).

20. Share-based payments

The costs of issuing the share options and restricted stock are as follows:

	Share Options		Restricted Stock	
	2015 £'000	2014 £'000	2015 £'000	2014 £'000
Fair Value charge	-	-	2,824	2,377
Fair Value				

The fair value of share options and restricted stock is estimated using the Black-Scholes option-pricing model, which takes into account assumptions such as dividend yield, risk-free interest rate, expected stock price volatility and the expected life of the options.

Share Options

The weighted average fair value of share options granted were \$13.49 for the year ended 31 December 2011. The fair value of each option grant is estimated on the date of grant using the Black-Scholes option pricing model, utilising the following weighted average assumptions:

Dividend yield	0%
Expected volatility	61.99%
Risk-free interest rate	1.65%
Expected life	5 years

The dividend yield assumption is excluded from the calculation, as it is the present intention to retain all earnings. The expected volatility is based on a combination of the historical stock price and implied volatility. The selection of implied volatility data to estimate expected volatility is based upon the availability of actively traded options on the stock. The risk-free interest rate is based upon the US Treasury yield curve in effect at the time of grant for periods corresponding with the expected life of the options.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

20. Share-based payments (*continued*)

The share options outstanding during the year were granted as follows:

On 2 September 2008 options CBRE Group, Inc. were granted with an exercisable price of \$13.29. The options become exercisable with respect to 25% of the shares on the first, second, third and fourth anniversaries of the date of grant. The share options expire ten years from the date of grant.

Details of the share options are summarised below:

	2015		2014	
	Number	Weighted average exercise price	Number	Weighted average exercise price
Options outstanding at 1 January	22,852	\$13.29	114,262	\$13.29
Granted during the year	-	-	-	-
Exercised during the year	(22,852)	\$13.29	(91,410)	\$13.29
Exchanged/lapsed during the year	-	-	-	-
Outstanding at the end of the period	-	\$13.29	22,852	\$13.29
Exercisable at the end of the period	-	-	22,852	-

Details of the restricted stock are summarised below:

	2015		2014	
	Number	Weighted average exercise price	Number	Weighted average exercise price
Shares outstanding at 1 January	485,695	-	472,862	-
Granted during the year	94,284	-	146,181	-
Leavers	(29,654)	-	-	-
Vested during the period	(135,712)	-	(133,348)	-
Outstanding at the end of the period	414,613	-	485,695	-

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

21. Financial commitments

At 31 December the group had future minimum lease payment under non-cancellable operating leases as follows:

	2015		2014	
	Land and buildings £'000	Other £'000	Land and buildings £'000	Other £'000
Operating leases which expire:				
Within one year	11,871	848	12,351	861
Between two and five years	46,987	1,556	48,416	1,656
After five years	42,053	394	56,626	553
	<u>100,911</u>	<u>2,798</u>	<u>117,393</u>	<u>3,070</u>

22. Financial instruments

	2015 £'000	2014 £'000
Financial assets		
Financial assets measured at amortised cost	564,970	526,213
	<u>564,970</u>	<u>526,213</u>
Financial liabilities		
Financial liabilities measured at amortised cost	(331,764)	(338,512)
	<u>(331,764)</u>	<u>(338,512)</u>

Financial assets measured at amortised cost comprise cash at bank, trade debtors, other debtors, prepayments and intercompany receivables.

Financial liabilities measured at amortised cost comprise bank overdraft, trade creditors, other creditors, accruals and interco payables, provisions and pension liabilities.

23. Immediate and ultimate parent company

The Directors regard CBRE Holdings Limited a company incorporated in Great Britain, as the immediate parent company.

The Directors regard CBRE Group, Inc., a company incorporated in the United States, as the ultimate parent company and ultimate controlling party.

CBRE Group, Inc., is the parent company of the largest group of which the company is a member and for which group financial statements are drawn up.

Copies of the consolidated group financial statements for CBRE Group, Inc. are available from CBRE Limited, St Martin's Court, 10 Paternoster Row, London EC4M 7HP.

CBRE Limited

Notes to the Financial Statements For the year ended 31 December 2015

24. First time adoption of FRS 102

The company has transitioned to FRS 102 from the previously extant UK GAAP as at 1 January 2015. The impact of the transition to FRS 102 is as follows:

	2014 £'000
Reconciliation of equity:	
Equity as at 31 December 2014 as reported under previous UK GAAP	309,224
Equity as at 31 December 2014 as reported under FRS 102	309,224
	2014 £'000
Reconciliation of profit and loss account for the year ended 31 December 2014:	
Profit for the year under previous UK GAAP	31,257
CBHP Defined benefit scheme	(4,225)
RESTQ Defined benefit scheme	(987)
	<hr/>
Profit for the year under FRS 102 as at 31 December 2014	<u>26,045</u>

The adjustment is derived from the fact that under FRS102 you are not permitted to recognise the actuarial gains or losses through the Profit and Loss for the year, as opposed to previous UK GAAP where this was included.