

Company Registration No. 07435210 (England and Wales)

CHANTRY LODGE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016



CHANTRY LODGE LIMITED

COMPANY INFORMATION

Directors	D Amel-Azizpour A M Horrell
Company number	07435210
Registered office	50 George Street London United Kingdom W1U 7GA
Independent Auditors	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors 1 Embankment Place London WC2N 6RH

CHANTRY LODGE LIMITED

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CHANTRY LODGE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2016

The Directors present their Annual Report and the audited financial statements for Chantry Lodge Limited (the "Company") for the year ended 31 December 2016. The comparative period is from 16 June 2015 to 31 December 2015.

In preparing this report the Directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006. The Directors have also taken advantage of the small companies exemptions provided by section 414A of the Companies Act 2006 in not preparing a Strategic Report.

Principal activities

The Company holds a 25% interest in H2SO LLP, a property consultants firm providing a comprehensive range of agency, strategic, advisory and implementation services to property owners, investors, developers and occupiers primarily in the United Kingdom. The Directors anticipate the Company will continue to do so in future years.

On 15 June 2014, the Company was acquired by Colliers International Central London UK LLP. The Company's profit for the financial year was £550,948 (2015: £457,470). The Company declared dividends of £550,948 (2015: £457,470) during the year. During 2015 the accounting reference date was changed to 31 December.

Directors

The Directors who held office during the year and up to the date of signature of the financial statements were as follows:

D Amel-Azizpour

A M Horrell

Results and dividends

The results for the year are set out on page 7.

Dividends amounting to £550,948 were declared during the year.

Directors and officers liability insurance

The Company maintained throughout the year, and continues to maintain, qualifying third party indemnity insurance covering the Directors and officers of the Company.

Political donations

The Company did not make political donations nor has it incurred political expenditure during the current year and previous period.

Post balance sheet events

There are no post balance sheet events to report.

Principal risks and uncertainties

The management of the business is subject to a number of risks. The key business risks and uncertainties affecting the Company are considered to relate to performance of the underlying properties, competition, loss of key clients and dependence on key personnel.

Key performance indicators

Given the straightforward nature of the business, the Company's Directors are of the opinion that analysis using key performance indicators is not necessary for an understanding of the development, performance or position of the business.

Independent auditors

In accordance with the Company's articles, a resolution proposing that PricewaterhouseCoopers LLP be reappointed as auditors of the Company will be put at a General Meeting.

CHANTRY LODGE LIMITED

DIRECTORS' REPORT (CONTINUED)

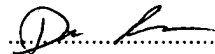
FOR THE YEAR ENDED 31 DECEMBER 2016

Statement of disclosure to independent auditors

So far as each person who was a Director at the date of approving this report is aware, there is no relevant audit information of which the Company's auditors are unaware. Additionally, the Directors individually have taken all the necessary steps that they ought to have taken as Directors in order to make themselves aware of all relevant audit information and to establish that the Company's auditors are aware of that information.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption, within part 15 of the Companies Act 2006.

On behalf of the board



D Amel-Azizpour

Director

...25/10/2017

CHANTRY LODGE LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2016

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", 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 the financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; 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.

The Directors 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.

CHANTRY LODGE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHANTRY LODGE LIMITED

Report on the financial statements

Our opinion

In our opinion, Chantry Lodge Limited's financial statements (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; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

What we have audited

The financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), comprise:

- the Balance sheet as at 31 December 2016;
- the Statement of income and retained earnings for the year ended; and
- the Notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the Directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

Opinion on other matters 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 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.

In addition, in light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we are required to report if we have identified any material misstatements in the Directors' Report. We have nothing to report in this respect.

CHANTRY LODGE LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF CHANTRY LODGE LIMITED

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanation received

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- 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.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of Directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

Entitlement to exemptions

Under the Companies Act 2006 we are required to report to you if, in our opinion, the Directors were not entitled to take advantage of the small companies exemption from preparing a Strategic Report. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Directors' responsibilities statement, 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) ("ISAs (UK & Ireland)"). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the Company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

CHANTRY LODGE LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE MEMBERS OF CHANTRY LODGE LIMITED

What an audit of financial statements involves

We conducted our audit in accordance with ISAs (UK & Ireland). 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.

We primarily focus our work in these areas by assessing the Directors' judgements against available evidence, forming our own judgements, and evaluating the disclosures in the financial statements.

We test and examine information, using sampling and other auditing techniques, to the extent we consider necessary to provide a reasonable basis for us to draw conclusions. We obtain audit evidence through testing the effectiveness of controls, substantive procedures or a combination of both.

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. With respect to the Directors' Report, we consider whether this report includes the disclosures required by applicable legal requirements.



Sonia Copeland (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London

Date 25 October 2017

CHANTRY LODGE LIMITED

STATEMENT OF INCOME AND RETAINED EARNINGS

FOR THE YEAR ENDED 31 DECEMBER 2016

		Year ended 31 December 2016 £	Period ended 31 December 2015 £
	Note		
Investment income		689,731	571,838
Profit before taxation	4	689,731	571,838
Tax on profit	5	(138,783)	(114,368)
Profit for the financial year/period		550,948	457,470
Total comprehensive income for the year/period		550,948	457,470
Retained earnings at 1 January		2,025,498	2,025,498
Dividends	9	(550,948)	(457,470)
Retained earnings at 31 December		2,025,498	2,025,498

The Statement of income and retained earnings has been prepared on the basis that all operations are continuing operations.

There is no material difference between the profit before taxation and the profit for the financial year/period stated above and their historical costs equivalents.

No separate Statement of comprehensive income has been presented as all such gains and losses have been dealt with in the Statement of income and retained earnings above.

CHANTRY LODGE LIMITED


BALANCE SHEET

AS AT 31 DECEMBER 2016

	Note	As at 31 December 2016 £	£	As at 31 December 2015 £	£
Fixed assets					
Investments			1,000		1,000
Current assets					
Debtors	6	2,942,078		2,585,222	
Creditors: amounts falling due within one year	7	(917,480)		(560,624)	
Net current assets			2,024,598		2,024,598
Total assets less current liabilities			2,025,598		2,025,598
Capital and reserves					
Called up share capital	8		100		100
Retained earnings			2,025,498		2,025,498
Total equity			2,025,598		2,025,598

The notes on pages 9 to 13 are an integral part of these financial statements.

The financial statements on pages 7 to 13 were approved by the board of directors and authorised for issue on 25/10/2017 and are signed on its behalf by:


D Amel-Azizpour
Director

Company Registration No. 07435210

CHANTRY LODGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

1.1 Accounting convention

These financial statements are prepared on the going concern basis, under the historical cost convention, and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The financial reporting framework that has been applied in the preparation of the financial statements is United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law (United Kingdom Generally Accepted Accounting Practice). The principal accounting policies, which have been applied consistently throughout the year, are set out below.

This is the second year in which the financial statements have been prepared under FRS 102.

An exemption has been taken from preparing a cash flow statement as the company is a qualifying entity under FRS 102 and its cash flows are included in the publicly available consolidated financial statements of Colliers International Group Inc. as at 31 December 2016.

The financial statements are prepared in sterling, which is the functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest £.

1.2 Going concern

At the time of approving the financial statements, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus the Directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Investments

Investments are shown at cost, less provision for impairment.

1.4 Dividends

Dividends to Company's shareholders are recognised as a liability in the financial statements in the period in which the dividends are approved by the Company's shareholders.

1.5 Current taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

1.6 Investment income

This comprises the Company's share of profits from its 25% investment in H2SO LLP.

CHANTRY LODGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

2 Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the application of the accounting policies and the reported amounts of assets and liabilities, revenue and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are reasonable under the circumstances. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

The areas of the financial statements which require the most judgement are doubtful debt provision.

(a) Impairment of debtors

The Company makes an estimate of the recoverable value of debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience. See note 6 for the net carrying amount of the debtors.

3 Audit Fee

The audit fee for the year/period was £6,240 (2015: £6,000) and was borne on behalf of the Company by Colliers International Property Consultants Limited, a fellow company within the CIPA group.

4 Profit before taxation

The emoluments of the Directors are paid by Colliers International Property Consultants Limited, (a company related by common control) which makes no recharge to the Company. The Directors of this Company are also the Directors of a number of fellow Group companies and it is not possible to make an accurate apportionment of emoluments in respect of each of these companies.

No Director received any compensation for loss of office (2015: nil) and the Company has no (2015: nil) employees in the year.

5 Tax on profit

	Year ended 31 December 2016 £	Period ended 31 December 2015 £
Current tax		
UK corporation tax on profits for the current year/ period	137,946	114,368
Adjustments in respect of prior periods	837	-
Total current tax	138,783	114,368

CHANTRY LODGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2016

5 Tax on profit

(Continued)

The tax charge for the year/ period can be reconciled to the profit per the Statement of income and retained earnings as follows:

	Year ended 31 December 2016 £	Period ended 31 December 2015 £
Profit before taxation	689,731	571,838
Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 20.00%)	137,946	114,368
Adjustments in respect of prior periods	837	-
Tax expense for the year/period	138,783	114,368

The main rate of corporation tax in the UK reduced from 21% to 20% with effect from 1 April 2015. Accordingly, the company's profits for the accounting year to 31 December 2016 were taxed at an effective rate of 20%.

Further rate reductions to 19% effective from 1 April 2017 and to 17% effective from 1 April 2020 have been substantively enacted and therefore any relevant deferred tax balances at the balance sheet date have been measured at the enacted rate.

6 Debtors

	As at 31 December 2016 £	As at 31 December 2015 £
Amounts falling due within one year:		
Amounts owed by Group undertakings	2,939,187	2,582,331
Other debtors	2,891	2,891
	2,942,078	2,585,222

Included within other debtors is a loan to Mr P Smith, a former director, amounting to £2,891 (2015: £2,891).

Amounts owed by Group undertakings are unsecured, bear no interest and are repayable on demand. Cash flow is managed by a fellow undertaking within the Group.

Debtors are stated after provision of £nil (2015: £nil).

CHANTRY LODGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

7 Creditors: amounts falling due within one year

	As at 31 December 2016 £	As at 31 December 2015 £
Amounts owed to group undertakings	809,230	285,596
Corporation tax	108,250	275,028
	<u>917,480</u>	<u>560,624</u>

Included within amounts owed to group undertakings is £809,230 (2015: £285,596) due to Colliers International Central London UK LLP, the parent entity. Within this balance, there is an amount of £1,588,155 (2015: £1,064,520) due to the parent with respect to dividends payable. This has been offset against the balance due from the same entity.

Amounts owed to Group undertakings are unsecured, bear no interest and are repayable on demand.

8 Called up share capital

	As at 31 December 2016 £	As at 31 December 2015 £
Ordinary share capital		
Issued and fully paid		
100 Ordinary shares of £1 each (2015: 100)	<u>100</u>	<u>100</u>

9 Dividends

	2016 £	2015 £
Dividends of £5,510 per share (2015: £4,575 per share)	<u>550,948</u>	<u>457,470</u>

CHANTRY LODGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

10 Related party transactions

The Company is a qualifying entity and has taken advantage of the exemptions available under FRS 102 - Related Party Disclosures, not to disclose transactions with other wholly owned Group companies. There have been no other related party transactions.

11 Parent company

The immediate parent entity is Colliers International Central London UK LLP. The ultimate parent company is Colliers International Group Inc., a company incorporated in Canada. This is the largest group which prepares consolidated financial statements containing results of Colliers International Capital Markets UK LLP. Copies of the consolidated financial statements are available from the Group's website www.colliers.com.

The smallest group which prepares consolidated financial statements including the results of the company is Colliers International Property Advisers UK LLP. Copies of the consolidated financial statements are available from 50 George Street, London, W1U 7GA.