

Limited Liability Partnership Registration No. OC392375 (England and Wales)

**COLLIERS INTERNATIONAL HEALTHCARE UK LLP
MEMBERS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015**



COLLIERS INTERNATIONAL HEALTHCARE UK LLP

LIMITED LIABILITY PARTNERSHIP INFORMATION

Designated members Colliers International Property Advisers UK LLP
Adam Lenton

Limited liability partnership number OC392375

Registered office 50 George Street
London
W1U 7GA

Independent Auditors PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
1 Embankment Place
London
WC2N 6RH

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

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COLLIERS INTERNATIONAL HEALTHCARE UK LLP

MEMBERS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2015

The designated members present their report and audited financial statements for the year ended 31 December 2015. The comparative period is from 1 April 2014 to 31 December 2014.

Principal activities

The principal activity of the partnership is as property consultants providing a comprehensive range of healthcare real estate services to real estate owners, occupiers, investors and developers primarily in the United Kingdom.

During 2014 a reconstruction of Colliers International's operations in the UK took place. The partnership was incorporated 1 April 2014 and Colliers International Property Advisers UK LLP (the "corporate member") as the corporate member contributed capital equal to the book value of the assets transferred.

The year ended 31 December 2015 is the partnership's first full year of trading.

Principal risks and uncertainties

A principal risk is the general health of the UK economy. The corporate member regularly monitors performance by revenue department and geographical location and implements operational changes as necessary. As the property services industry is particularly affected by the status of the economy a sudden or continued downturn in the economy could potentially affect the partnership's performance.

Financial risk management

The partnership's operations expose it to a variety of financial risks that include the effects of changes in debt market prices, credit risk, liquidity risk and interest rate risk.

The corporate member has in place a risk management programme that seeks to limit the adverse effects on the partnership's financial performance by monitoring levels of debt finance and the related finance costs.

Key performance indicators

The performance of the corporate member and its subsidiaries ("the Group") is measured by the Executive Committee and the senior management team through a series of key performance indicators. The principal measurements used to assess performance are EBITDA and revenue; both of which are deemed to be satisfactory for the year.

Results

The partnership's profit and loss account for the year ended 31 December 2015 is set out on page 7. The partnership made a £nil (2014: £nil) profit and the net assets attributable to members were £928,586 for the year ended 31 December 2015 (2014: £332,909).

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

MEMBERS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

Members' profit shares

Members are remunerated solely out of the profits of the partnership and are personally responsible for funding their pensions.

The Executive Committee of the corporate member sets members' profit shares and reviews the allocation on an annual basis.

Members' profit shares comprise fixed monthly profit shares and variable profit amounts as recommended by the Executive Committee of the corporate member. Variable profit amounts are calculated by reference to a pre-determined formula.

All residual profits and losses are for the benefit of the corporate member, Colliers International Property Advisers UK LLP.

Members' capital

Contributions to capital are made by members in such sums as shall be recommended by the corporate member. Members' capital is repayable immediately on retirement from the partnership and is treated accordingly as debt within loans and other debt due to members.

Members' drawings

The members are entitled to make monthly drawings on account of revenue profits at such amounts as shall be determined by Colliers International Property Advisers UK LLP, the corporate member. Other distributions on account of revenue profits will be made to members at such times as the corporate member shall determine. Revenue profits are profits of an income nature which are allocated to each member in respect of an accounting period.

Designated members

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

Colliers International Property Advisers UK LLP
Adam Lenton

Political donations

No political donations were made by the partnership during the year (2014:£nil).

Post balance sheet date events

On 23 June 2016 the UK electorate voted to leave the European Union. This decision commences a process that is likely to take a minimum of two years to complete, and during this time the UK remains a member of the European Union. There will be a resulting period of uncertainty for the UK economy with increased volatility expected in financial markets. This does not impact the fair value of assets and liabilities, reported at the balance sheet date of 31 December 2015.

There are no other post balance sheet events to report.

Significant changes and future developments

There were no changes in the members during 2015.

The budgets that have been agreed for the year ending 31 December 2016 allow for continued growth both through increased revenue and profit levels as the partnership further builds its presence in the market place.

Independent auditors

In accordance with the limited liability partnerships' membership agreement, a notice proposing that PricewaterhouseCoopers LLP be reappointed as auditors of the limited liability partnership will be put at a Members meeting.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

MEMBERS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

Statement of disclosure to auditors

Each of the members in office at the date of approval of this Members report and financial statements report confirms that:

- so far as the members are aware, there is no relevant audit information of which the limited liability partnership's auditors are unaware, and
- the members have taken all the steps that they ought to have taken as members in order to make themselves aware of any relevant audit information and to establish that the limited liability partnership's auditors are aware of that information.

Going concern

The members believe that preparing the accounts on the going concern basis is appropriate due to the continued financial support of the ultimate parent company Colliers International Group Inc. The members have received confirmation that Colliers International Group Inc intend to support the partnership for at least one year after these financial statements are signed.

On behalf of the members



Anthony Horrell

Chief Executive Officer of Colliers International Property Advisers UK LLP

27/09/16

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

MEMBERS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2015

The members are responsible for preparing the Members' report and the financial statements in accordance with applicable law and regulations.

Company law as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 (the "Regulations") requires the members to prepare financial statements for each financial year. Under that law the members have elected to prepare the partnership financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)". Under company law as applied to limited liability partnerships the members 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 LLP and of the profit or loss of the LLP for that period. In preparing these financial statements, the members 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, including FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify its members in writing about the use of disclosure exemptions, if any, of FRS 102 used in preparation of financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the LLP will continue in business.

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the partnership and enable them to ensure that the financial statements comply with the Companies Act 2006 as applied to limited liability partnerships by the Regulations. They are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF COLLIERS INTERNATIONAL HEALTHCARE UK LLP

Report on the financial statements

Our opinion

In our opinion, Colliers International Healthcare UK LLP's financial statements (the "financial statements"):

- give a true and fair view of the state of the limited liability partnership's affairs as at 31 December 2015 and of its result 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 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

What we have audited

The financial statements, included within the Member's report and financial statements (the "Members' Report"), comprise:

- the Balance sheet as at 31 December 2015;
- the Profit and loss account for the year then ended;
- the Reconciliation of Members' interests for the year then 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 members 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.

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 as applicable to limited liability partnerships 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.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF COLLIERS INTERNATIONAL HEALTHCARE UK LLP

Responsibilities for the financial statements and the audit

Our responsibilities and those of the members

As explained more fully in the Members' Responsibilities Statement in respect of the financial statements set out on Page 4, the members 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 opinion, has been prepared for and only for the members of the partnership as a body in accordance with the Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and for no other purpose. We do not, in giving this opinion, 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.

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 limited liability partnership's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the members; and
- the overall presentation of the financial statements.

We primarily focus our work in these areas by assessing the members' 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 Members' report and financial statements 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.



Sonia Copeland (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP

**Chartered Accountants and
Statutory auditors**

27 September 2016

Chartered Accountants and Statutory Auditors
1 Embankment Place
WC2N 6RH
London

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2015

		Year ended 31 December 2015 £	Period ended 31 December 2014 £
Turnover	Note 3	2,167,143	1,468,844
Administrative expenses	5	(1,289,803)	(875,420)
Operating profit		877,340	593,424
Profit for the financial year/period before members' remuneration and profit shares		877,340	593,424
Profit for the financial year/period before members' remuneration and profit shares		877,340	593,424
Members' remuneration charged as an expense		(877,340)	(593,424)
Profit for the financial year/period available for discretionary division among members		-	-
Total comprehensive income for the year/period		-	-

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There is no material difference between the profit for the financial year/period before members' remuneration and profit shares and the profit for the financial year/period above and their historical cost equivalents.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

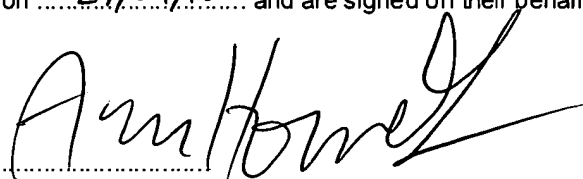
BALANCE SHEET

AS AT 31 DECEMBER 2015

	Note	2015 £	2014 £
Current assets			
Debtors	8	936,765	614,516
Creditors: amounts falling due within one year	9	(8,179)	(281,607)
Net current assets		928,586	332,909
Total assets less current liabilities		928,586	332,909
Represented by:			
Loans and other debts due to members within one year			
Members' capital classified as a liability		80,830	80,830
Other amounts		847,756	252,079
		928,586	332,909
Total members' interests			
Loans and other debts due to members		928,586	332,909

The notes on pages 11 to 18 are an integral part of these financial statements.

The financial statements on pages 7 to 18 were approved by the members and authorised for issue on 27/09/16 and are signed on their behalf by:



Anthony Horrell

Chief Executive Officer of Colliers International Property Advisers UK LLP

Limited Liability Partnership Registration No. OC392375

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

RECONCILIATION OF MEMBERS' INTERESTS FOR THE YEAR ENDED 31 DECEMBER 2015

Current financial year

	EQUITY		DEBT		Total
	Members' other interests	Loans and other debts due to members	Members' capital (classified as debt)	Other amounts	members' interests
	Other reserves	Total	Members' capital (classified as debt)	Other amounts	Total 2015
	£	£		£	£
Members' interests at 1 January 2015	-	-	80,830	252,079	332,909
Members' remuneration charged as an expense	-	-	-	877,340	877,340
Members' interest after profit	-	-	80,830	1,129,419	1,210,249
Drawings	-	-	-	(615,907)	(615,907)
Other movements	-	-	-	334,244	334,244
Members' interests at 31 December 2015	-	-	80,830	847,756	928,586

Reconciliation of Members' Interests

Total members interests are stated net of amounts due from members. Other movements represent the transactions with the corporate member. All members including designated members were owed amounts from the partnership at year end. Members' other amounts rank after unsecured creditors and loans and other debts due to members rank pari passu with unsecured creditors in the event of winding up.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

RECONCILIATION OF MEMBERS' INTERESTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

Prior financial period

	EQUITY		DEBT		Total
	Members' other interests	Loans and other debts due to members	Members' capital (classified as debt)	Other amounts	members' interests
	Other reserves	Total			Total 2014
	£	£		£	£
Members' interests at 1 April 2014	-	-	-	-	-
Members' remuneration charged as an expense	-	-	-	593,424	593,424
Members' interests after profit	-	-	-	593,424	593,424
Members' capital introduced	-	-	80,830	-	80,830
Drawings	-	-	-	(246,870)	(246,870)
Other movements	-	-	-	(94,475)	(94,475)
Members' interests at 31 December 2014	-	-	80,830	252,079	332,909

Reconciliation of Members' Interests

Total members interests are stated net of amounts due from members. Other movements represent the transactions with the corporate member. All members including designated members were owed amounts from the partnership at year end. Members' other amounts rank after unsecured creditors and loans and other debts due to members rank pari passu with unsecured creditors in the event of winding up.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

Limited liability partnership information

Colliers International Healthcare UK LLP is a limited liability partnership domiciled and incorporated in England and Wales. The registered office is 50 George Street, London, W1U 7GA.

1.1 Accounting convention

These financial statements have been prepared on the going concern basis, under the historical cost convention in accordance with the Companies Act 2006 as applied to Limited Liability Partnerships and applicable accounting standards in the United Kingdom and in accordance with the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships' (SORP) issued in July 2014 (United Kingdom Generally Accepted Accounting Practice). The partnership chose to early adopt FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland. The financial statements have been prepared in compliance with FRS 102 and the accounting policies are consistently applied.

An exemption has been taken from preparing a cash flow statement as the partnership 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 2015.

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

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgements in the process of applying the partnership's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 2.

The financial statements have been prepared on the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover, which excludes value added tax, represents the value of services rendered. Fees in respect of clients' property transactions are recognised as earned on unconditional exchange of contract. In the case of long-term developments and other professional services fees are recognised when the partnership is entitled to receive them in accordance with its terms of business.

Accrued and deferred revenue

Accrued revenue is recognised where services have been performed but remain unbilled at the end of the period. Deferred revenue representing advanced billing is carried forward in the balance sheet and released in the period to which it relates.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

(Continued)

1.3 Members' participating interests

Members' participation rights are the rights of a member against the partnership that arise under the members' agreement (for example, in respect of amounts subscribed or otherwise contributed remuneration and profits).

Members' participation rights in the earnings or assets of the partnership are analysed between those that are, from the partnership's perspective, either a financial liability or equity, in accordance with section 22 of FRS 102. A member's participation rights including amounts subscribed or otherwise contributed by members, for example members' capital, are classed as liabilities unless the partnership has an unconditional right to refuse payment to members, in which case they are classified as equity.

All amounts due to members that are classified as liabilities are presented within 'Loans and other debts due to members' and, where such an amount relates to current year profits, they are recognised within 'Members' remuneration charged as an expense' in arriving at the relevant year's result. Undivided amounts that are classified as equity are shown within 'Members' other amounts'.

Other amounts applied to members, for example remuneration paid under an employment contract and interest on capital balances, are treated in the same way as all other divisions of profits, as described above, according to whether the LLP has, in each case, an unconditional right to refuse payment. Amounts payable to members under employment contracts and unavoidable interest on members capital are charged to "members remuneration charged as an expense" in the relevant year.

1.4 Financial instruments

The limited liability partnership has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the limited liability partnership's statement of financial position when the limited liability partnership becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

(Continued)

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the limited liability partnership transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the limited liability partnership after deducting all of its liabilities.

Basic financial liabilities, including trade and other payables, bank loans, loans from fellow limited liability partnership companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Derecognition of financial liabilities

Financial liabilities are derecognised when the limited liability partnership's obligations expire or are discharged or cancelled.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

1 Accounting policies

(Continued)

1.5 Equity instruments

Equity instruments issued by the limited liability partnership are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the limited liability partnership.

1.6 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the limited liability partnership is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.7 Retirement benefits and post retirement payments to members

The partnership operates a defined contribution pension scheme. The amounts charged in the year represents contributions payable in the period and are recognised in the profit and loss account.

1.8 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the profit and loss account for the period.

1.9 Professional indemnity insurance

Provision is made on a case-by-case basis in respect of the cost of defending claims and, where appropriate, the estimated cost of settling claims where such costs are not covered by insurance. The partnership is indemnified under the group insurance policy and this is charged as an expense in the partnership financial statements.

1.10 Contingent liabilities

Contingent liabilities are possible obligations whose existence depends on the outcome of uncertain future events or present obligations where the outflow of resources is uncertain or cannot be measured reliably. Contingent liabilities are not recognised in the financial statements, but are disclosed unless they are remote.

1.11 Members' remuneration

Non-corporate members' remuneration is charged as an expense through the statement of comprehensive income. This is in keeping with the treatment of any long term contributions as liabilities rather than equity in the group's balance sheet. Any remaining profit is immediately allocated to the corporate member and is therefore also charged as an expense through the statement of comprehensive income. This is then included in loans and other debts to members.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2015

2 Judgements and key sources of estimation uncertainty

In the application of the limited liability partnership's accounting policies, the members are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

(a) Critical accounting estimates and assumptions

The partnership makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(b) Impairment of debtors

The partnership makes an estimate of the recoverable value of trade and other 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 8 for the net carrying amount of the debtors and associated impairment provision.

3 Turnover

An analysis of the limited liability partnership's turnover is as follows:

Turnover analysed by geographical market

	Year ended 31 December 2015 £	Period ended 31 December 2014 £
UK	1,958,543	1,151,279
USA	148,000	138,437
Switzerland	-	119,579
Other EU countries	30,850	29,349
Other countries	29,750	30,200
	<u>2,167,143</u>	<u>1,468,844</u>

The partnership's activities consist solely of real estate advisory services.

4 Audit Fee

The audit fee for the year was £5,200 (2014: £5,000) and was borne on behalf of the partnership by Colliers International Property Consultants Limited, a fellow subsidiary undertaking.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

5 Profit for the financial year/ period before members' remuneration and profit shares

Profit for the financial year/ period before members' remuneration and profit shares is arrived at after charging:

	Year ended 31 December 2015 £	Period ended 31 December 2014 £
Management recharges	1,289,803	875,420

Management recharges are made on a monthly basis for the running of the business and are subject to a 5% markup.

Staff costs included in note 6 are included within this management recharge.

6 Employees

The partnership has no direct employees (2014: nil). Staffing is provided by a fellow subsidiary. The staff costs (excluding members' costs) in the year/period were as follows:

	Year ended 31 December 2015 £	Period ended 31 December 2014 £
Wages and salaries	462,059	288,589
Social security costs	43,166	43,400
Pension costs	23,968	29,264
	<u>529,193</u>	<u>360,253</u>

7 Members

The average number of full time equivalent members including the designated members during the year, all of whom were engaged in the partnership's principal activity, numbered 5 (2014: 5).

The profit attributable to the member with the largest entitlement was £264,994 (2014: £155,542) and was allocated to the corporate member.

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

8 Debtors

	2015	2014
	£	£
Amounts falling due within one year:		
Trade debtors	626,445	607,766
Amounts due from fellow group undertakings	310,320	-
Prepayments and accrued income	-	6,750
	<u>936,765</u>	<u>614,516</u>

The partnership does not maintain a bank account. Cash flow is managed by a fellow undertaking within the group.

Amounts owed by group undertakings are unsecured, bear no interest and are repayable on demand.

Trade debtors are stated after provision for impairment of £12,310 (2014: £nil).

9 Creditors: amounts falling due within one year

	2015	2014
	£	£
Amounts due to fellow group undertakings	-	274,889
Other creditors	2,704	954
Accruals and deferred income	5,475	5,764
	<u>8,179</u>	<u>281,607</u>

Amounts due to group undertakings are unsecured, bear no interest and are repayable on demand. The partnership does not maintain a bank account. Cash flow is managed by a fellow undertaking within the group.

The purchase ledger function is undertaken by Colliers International Property Consultants Limited, a fellow subsidiary undertaking, on behalf of the partnership. Liabilities are settled by Colliers International Property Consultants Limited and therefore the liabilities are included within amounts owed to group undertakings.

10 Retirement benefit schemes

Defined contribution schemes

The limited liability partnership operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the limited liability partnership in an independently administered fund.

The charge to the profit and loss in respect of defined contribution schemes was £23,968 (2014: £29,264).

COLLIERS INTERNATIONAL HEALTHCARE UK LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2015

11 Loans and other debts due to members

	2015	2014
	£	£
Analysis of loans		
Amounts falling due within one year	928,586	332,909
	<u> </u>	<u> </u>

In the event of a winding up of the partnership the amounts included in 'Loans and other debts due to members' will rank equally with unsecured creditors.

12 Events after the reporting date

On 23 June 2016 the UK electorate voted to leave the European Union. This decision commences a process that is likely to take a minimum of two years to complete, and during this time the UK remains a member of the European Union. There will be a resulting period of uncertainty for the UK economy with increased volatility expected in financial markets. This does not impact the fair value of assets and liabilities, reported at the balance sheet date of 31 December 2015.

13 Related party transactions

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

14 Controlling party

The immediate parent entity is Colliers International Property Advisers UK LLP which is also the smallest group which prepares consolidated financial statements. 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 Healthcare UK LLP. Copies of the consolidated financial statements are available from the Group's website www.colliers.com.