

Registered number: 01188567

JONES LANG LASALLE LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2013



JONES LANG LASALLE LIMITED

COMPANY INFORMATION

DIRECTORS

SJ Cresswell
RC Batten
R Howling
M Stupples
A Humphery
C Macfarlane
AR Irvine
GJ Grainger (appointed 25 January 2013)
C Ireland (appointed 25 January 2013)
JF Duckworth (appointed 7 October 2013)
AJ Gould (resigned 22 March 2013)
AJ Mottram (resigned 22 March 2013)
R Knight (resigned 21 October 2013)

COMPANY SECRETARY

RH Webster
NG Taylor
AJ Bruce

REGISTERED NUMBER

01188567

REGISTERED OFFICE

30 Warwick Street
London
W1B 5NH

INDEPENDENT AUDITOR

KPMG LLP
Chartered Accountants and Statutory Auditors
15 Canada Square
London
E14 5GL

JONES LANG LASALLE LIMITED

CONTENTS

	Page
Strategic report	1 - 3
Directors' report	4 - 5
Directors' responsibilities statement	6
Independent auditor's report	7
Profit and loss account	8
Statement of total recognised gains and losses	9
Balance sheet	10
Notes to the financial statements	11 - 33

JONES LANG LASALLE LIMITED

STRATEGIC REPORT FOR THE YEAR ENDED 31 DECEMBER 2013

The directors present their strategic and directors' reports and the audited financial statements for the year ended 31 December 2013.

BUSINESS REVIEW

The results for the year, as shown on page 8, and the financial position of the company, as shown on page 10, are considered to be satisfactory by the directors.

The directors consider the company will continue to develop its business in the UK and will continue to provide services to fellow group companies.

The company continues to hold interests in companies mostly in Europe through its subsidiary Jones Lang LaSalle European Holdings Limited.

Turnover from continuing operations increased from £266m to £319.6m reflecting strong pick up in Capital market volumes over 2013. This was underpinned by solid economic growth in the UK.

The company recorded an operating profit before exceptional items of £19.7m (2012: profit of £18.5m) from continuing operations. This improvement in operating profit in 2013 is due to the healthier market conditions in the UK and continued success in managing the cost base arising from the on going restructuring exercise which began in 2011.

As part of the process of integrating the King Sturge business with Jones Lang LaSalle, management continued with its programme of integration and restructuring. This included lease termination costs, employee retention bonuses, IT related costs and severance costs. The total cost of these one off actions during this period was £7.9m (2012 £24m). This integration exercise was completed by mid-2014.

	2013 £000	2012 £000
Operating profit/ (loss)	11,825	(5,499)
Exceptional items	7,893	23,954
Goodwill amortisation	4,920	4,920
Operating profit excluding amortisation of goodwill and exceptional items	24,638	23,375

PRINCIPAL RISKS AND UNCERTAINTIES

The continued impact of the wider Global and European macro economic and political uncertainties means that the UK business environment remains tough. In light of this, the board maintains a heightened on going focus on both the wider external and business specific risk.

Risks are formally reviewed by the board and appropriate processes are put in place to monitor and mitigate them. If more than one event occurs, it is possible that the overall effect of such events would compound the possible adverse effects on the company.

The key business specific risks affecting the company, as identified by the directors are set out below:

Decline in acquisition and disposition activity

A general decline in acquisition and disposition activity can lead to a reduction in fees and commissions for arranging such transactions, as well as in fees and commissions for arranging financing for acquirers.

JONES LANG LASALLE LIMITED

STRATEGIC REPORT (continued)

Decline in the real estate values and performance, leasing activity and rental levels

A general decline in the value and performance of real estate and rental levels can lead to a reduction in fees and commissions that are based upon the value of, or revenues produced by, the properties with respect to which services are provided, including fees and commissions for property management and valuations, and for arranging acquisitions, dispositions, leasing and financings.

The cyclical nature of the real estate markets

This may lead to an impact on the company's profitability.

The highly competitive nature of the real estate markets

The Company offers a broad range of services and there is significant competition in many of these activities. Depending upon the service, competition comes not only from within the real estate sector but also from outside such as investment banks, accountancy firms, technology firms and consulting firms. This can lead to increasing commoditisation of the services and increasing downward pressure on fees.

Liquidity risk

The Company's risk to liquidity is a result of the funds available to cover future commitments. The company manages liquidity risk through an on going review of future commitments, credit facilities and cash reserves. Cash flow forecasts are prepared and adequate utilised borrowing facilities are monitored.

Foreign exchange risk

The Company is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to the US dollar and the Euro.

FINANCIAL KEY PERFORMANCE INDICATORS

Indicator	2013	2012	Commentary
Sales(%) (Year on year sales increase/(decrease) expressed as a percentage)	20.2	20.7	Reflects continuing growth in capital market volumes, as well underlying improvements in the economy in general
Adjusted operating margin (%) (Ratio of operating profit/(loss) excluding exceptional items & goodwill amortisation to sales, expressed as a percentage)	7.7	8.8	Flow through of improved sales and continued successful cost control arising from previous year's restructuring efforts
Net margin (%) (Ratio of profit/(loss) for the financial year to sales, expressed as a percentage)	4.8	(1.3)	Flow through of improved sales and cost containment measures alongside improved expected returns on pension scheme assets

FUTURE OUTLOOK

Despite continued uncertainties in the Eurozone and the Middle East the first half year of 2014 saw the continuation of the growth in activity levels from the second half of 2013. In spite of improved investor confidence and market momentum, there remain risks to the recovery to date.

The directors continue to be cautious in respect of the second half of the year. Economic concerns over sovereign debt and weak Eurozone growth continue to weigh heavily. In addition political uncertainty over the Middle East and Russia may give rise to significant risks to investment performance and the timing of transaction.

With a good start to 2014, the company remains well placed to successfully negotiate the fragile political and economic environment, and to continue to look for growth opportunities.

JONES LANG LASALLE LIMITED

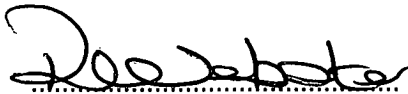
STRATEGIC REPORT (continued)

The directors continue to be committed to the following priorities to guide the business through this difficult period:

- Absolute focus on clients
- Drive productivity to increase quality, reduce cost and improve operating margins across all business lines.
- Take advantage of new areas of opportunity
- Continue to grow annuity revenue
- Protect and grow market share
- Retain and attract key business leaders

Focusing on the above at this point in the market cycle places the company in a strong position to grow revenues and profits.

This report was approved by the board on ~~29th September~~ 2014 and signed on its behalf.



RH Webster
Secretary

JONES LANG LASALLE LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2013

The directors present their report and the financial statements for the year ended 31 December 2013.

PRINCIPAL ACTIVITIES

The principal activity of the company is the provision of services and advice relating to all aspects of commercial real estate for investors and occupiers.

RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £15,438 thousand (2012 - loss £3,401 thousand).

The directors did not pay an interim dividend during the year (2012: £nil). The directors do not recommend the payment of a final dividend (2012: £nil).

DIRECTORS

The directors who served during the year were:

SJ Cresswell	
RC Batten	
R Howling	
M Stupples	
A Humphery	
C Macfarlane	
AR Irvine	
GJ Grainger	(appointed 25 January 2013)
C Ireland	(appointed 25 January 2013)
JF Duckworth	(appointed 7 October 2013)
AJ Gould	(resigned 22 March 2013)
AJ Mottram	(resigned 22 March 2013)
R Knight	(resigned 21 October 2013)

POLITICAL AND CHARITABLE CONTRIBUTIONS

During the year the company made contributions for charitable purposes of £139,312 (2012: £156,542). It is company policy not to make contributions for political purposes.

EMPLOYEE INVOLVEMENT

The company has in place established methods and procedures for providing information to all its staff on matters affecting them as employees and in relation to the business affairs of Jones Lang LaSalle. Information is provided by the company intranet, regular written briefings circulated to all staff and by meetings of staff to provide information to operating units and departments and to receive feedback.

DISABLED EMPLOYEES

The company has a policy of giving full and fair consideration to applications for employment made by disabled persons, having regard to their particular aptitudes and abilities and of providing retraining for alternative work for employees who become disabled

JONES LANG LASALLE LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2013**

PAYMENT POLICY FOR CREDITORS

The company's policy is to use its purchasing power fairly and, wherever possible, to pay in accordance with terms agreed with suppliers.

The company agrees payment terms with suppliers when it orders items or commits expenditure. It is the company's policy to make payments for purchases on agreed terms, provided that the relevant invoice is presented to the company in a timely fashion and is complete. It seeks to adhere to these arrangements providing it is satisfied that the supplier has provided the goods or services in accordance with the agreed terms and conditions. In instances where delays in payments occur, remedial action is sanctioned by an executive of the company.

DISCLOSURE OF INFORMATION TO AUDITOR

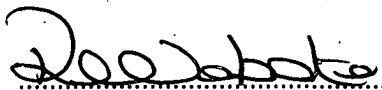
Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

AUDITOR

KPMG Audit Plc resigned as auditor on 13 March 2014 pursuant to section 516 of the Companies Act 2006. On 14 April 2014 the Directors appointed KPMG LLP as auditor of the company to fill the casual vacancy as auditor under section 485(3) of the Companies Act 2006. Pursuant to Section 487 of the Companies Act 2006, the auditors, KPMG LLP will be deemed to be reappointed and will therefore continue in office.

This report was approved by the board on 29th SEPTEMBER 2014 and signed on its behalf.



RH Webster
Secretary

JONES LANG LASALLE LIMITED

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2013**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and 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 accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF JONES LANG LASALLE LIMITED

We have audited the financial statements of Jones Lang LaSalle Limited for the year ended 31 December 2013, set out on pages 8 to 33. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 6, 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 Financial Reporting Council's website 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 2013 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.

OPINION ON OTHER MATTER PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion the information given in the Strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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.



Sean McCallion (Senior statutory auditor)
for and on behalf of
KPMG LLP
Chartered Accountants and Statutory Auditors
15 Canada Square
London
E14 5GL
Date: 30 September 2014

JONES LANG LASALLE LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2013**

	Note	2013 £000	2012 £000
TURNOVER	1	319,616	265,958
Operating expenses		(299,898)	(247,503)
Exceptional items	11	(7,893)	(23,954)
		<hr/>	<hr/>
OPERATING PROFIT/(LOSS)	3	11,825	(5,499)
Interest receivable and similar income	8	3,323	4,084
Interest payable and similar charges	9	(2,924)	(3,505)
Other finance income	10	2,756	1,625
		<hr/>	<hr/>
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		14,980	(3,295)
Tax on profit/(loss) on ordinary activities	12	458	(106)
		<hr/>	<hr/>
PROFIT/(LOSS) FOR THE FINANCIAL YEAR	22	15,438	(3,401)
		<hr/>	<hr/>

All amounts relate to continuing operations.

There are no material differences between the profit/(loss) on ordinary activities before taxation and the retained profit/(loss) for the financial year stated above and their historical cost equivalents.

The notes on pages 11 to 33 form part of these financial statements.

JONES LANG LASALLE LIMITED

**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE YEAR ENDED 31 DECEMBER 2013**

	Note	2013 £000	2012 £000
PROFIT/(LOSS) FOR THE FINANCIAL YEAR		15,438	(3,401)
Release of/(charge to) deferred tax		131	(361)
Other movements in profit and loss reserve	24	(728)	919
TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR		14,841	(2,843)

The notes on pages 11 to 33 form part of these financial statements.

JONES LANG LASALLE LIMITED
REGISTERED NUMBER: 01188567

BALANCE SHEET
AS AT 31 DECEMBER 2013

	Note	£000	2013 £000	2012 £000
FIXED ASSETS				
Intangible assets	13		28,157	33,077
Tangible assets	14		23,230	21,797
Investments	15		124,062	121,680
			<u>175,449</u>	<u>176,554</u>
CURRENT ASSETS				
Debtors	16	295,773		263,729
Cash at bank		540		88
		<u>296,313</u>		<u>263,817</u>
CREDITORS: amounts falling due within one year	17	<u>(304,481)</u>		<u>(278,391)</u>
NET CURRENT LIABILITIES			<u>(8,168)</u>	<u>(14,574)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>167,281</u>	<u>161,980</u>
CREDITORS: amounts falling due after more than one year	18		(1,906)	(4,481)
PROVISIONS FOR LIABILITIES				
Other provisions	20		<u>(9,243)</u>	<u>(12,489)</u>
NET ASSETS EXCLUDING PENSION SCHEME ASSETS/(LIABILITIES)			<u>156,132</u>	<u>145,010</u>
Defined benefit pension scheme asset/(liability)	24		<u>5,200</u>	<u>(367)</u>
NET ASSETS INCLUDING PENSION SCHEME ASSETS/(LIABILITIES)			<u><u>161,332</u></u>	<u><u>144,643</u></u>
CAPITAL AND RESERVES				
Called up share capital	21		121,088	121,088
Share premium account	22		2,500	-
Capital redemption reserve	22		268	268
Other reserves	22		90,557	90,557
Profit and loss account	22		<u>(53,081)</u>	<u>(67,270)</u>
SHAREHOLDERS' FUNDS	23		<u><u>161,332</u></u>	<u><u>144,643</u></u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

29th September 2014


R Howling
 Director

The notes on pages 11 to 33 form part of these financial statements.

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

The company is exempt by virtue of S401 of the Companies Act 2006 from the requirement to prepare group accounts. These financial statements present information about the company as an individual undertaking and not about its group.

1.2 Going concern

The financial statements have been prepared on the going concern basis which the directors believe to be appropriate for the following reasons:

The company is dependent for its working capital on funds provided to it by Jones Lang LaSalle Incorporated, the ultimate parent company. Jones Lang LaSalle Incorporated has provided the company with an undertaking that for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as are needed by the company and in particular will not seek repayment of the amounts currently made available.

The directors assessed the company's financial position, and they have a reasonable expectation that the company will be able to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

There are no material uncertainties related to events or conditions that may cast significant doubt about the ability of the company to continue as a going concern.

On the basis of their assessment the directors believe that it remains appropriate to prepare the financial statements on a going concern basis.

1.3 Cash flow

The company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1.

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

1. ACCOUNTING POLICIES (continued)

1.4 Turnover

Turnover is measured at the fair value of the consideration received or receivable. Revenue comprises transaction commissions, advisory and management fees and project and development management fees, exclusive of sales-related taxes and amounts due to third parties.

Transaction commissions related to agency leasing services, capital markets services and tenant representation services are recognised as income when we provide the related service unless future contingencies exist. If future contingencies exist, we defer recognition of revenue until the respective contingencies have been satisfied.

Advisory and management fees related to property management services, valuation services, corporate property services and strategic consulting are recognised as income in the period in which the related service is performed.

Project and development management fees are recognised by applying the "percentage of completion" method of accounting. We use the efforts expended method to determine the extent of progress toward completion for project and development management fees.

1.5 Intangible fixed assets and amortisation

Goodwill is the difference between amounts paid on the acquisition of a business and the fair value of the identifiable assets and liabilities. It is amortised to the Profit and loss account over its estimated economic life.

1.6 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Short-term leasehold property	-	on a straight line basis over the length of the lease
Motor vehicles	-	on written down value at 25%
Office machinery and fixtures	-	on cost at 10% to 20%
Computer equipment	-	on cost at 33%

1.7 Investments

Investments held as fixed assets are shown at cost less provision for impairment.

1.8 Leasing and hire purchase

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

1. ACCOUNTING POLICIES (continued)

1.9 Operating leases

Rentals under operating leases are charged to the Profit and loss account on a straight line basis over the lease term.

1.10 Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

1.11 Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at rates of exchange ruling at the balance sheet date.

Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction.

Exchange gains and losses are recognised in the Profit and loss account.

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

1. ACCOUNTING POLICIES (continued)

1.12 Share based payments

The Company operates the following share-based payment schemes:

- Save As You Earn schemes (SAYE)
- Share Ownership Programme (SOP)
- Restricted Stock Grant Plan (RSG)

The shares are in the ultimate parent company - Jones Lang LaSalle Incorporated for which the Company receives a recharge from its ultimate parent company for the full value of shares issued when they vest. Because the intercompany charge is clearly linked to the share based payments it is recognised directly in the profit and loss reserve. An accrual is made at each year end for the expected value of the charge based on the share price at year end.

Save As You Earn (SAYE) schemes - a "noncompensatory" Jones Lang LaSalle Savings Related Share Option Plan.

The fair value of options is recognised as an employee expense with a corresponding increase in equity. The fair value is measured at grant date and spread over the period during which the employees become unconditionally entitled to the options. The fair value of the SAYE Scheme granted is measured using a valuation pricing model, taking into account the terms and conditions upon which the shares were granted. The amount recognised as an expense is adjusted to reflect the actual number of share options that vest.

Share Ownership Programme (SOP) and Restricted Stock Grant Plan (RSG) – compensatory share-based payments schemes in the form of restricted stock units/ share units.

The fair value of restricted stock units is determined based on the Jones Lang LaSalle Incorporated share's market price on the grant date and amortised on a straight-line basis over the associated vesting period for each separately vesting portion of an award.

Share-based payments expense is reduced for estimated forfeitures each period and the expense is adjusted accordingly upon vesting or actual forfeitures.

1.13 Pensions

The company operates a defined contribution pension scheme and the pension charge represents the amounts payable by the company to the fund in respect of the year.

JONES LANG LASALLE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013**

1. ACCOUNTING POLICIES (continued)

The assets of the scheme are held separately from those of the Company in an independently administered fund.

The Company also operates two pension schemes providing benefits based on final pensionable pay. The assets of the schemes are held separately from those of the Company.

Pension scheme assets are measured using market values. 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 total recognised gains and losses, actuarial gains and losses.

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

2. TURNOVER

Turnover represents the amounts invoiced, excluding VAT, for services rendered to external third parties in respect of the company's business.

All turnover arose within the United Kingdom.

3. OPERATING PROFIT/(LOSS)

The operating profit/(loss) is stated after charging:

	2013 £000	2012 £000
Amortisation - intangible fixed assets	4,920	4,920
Depreciation of tangible fixed assets:		
- owned by the company	6,263	6,276
Operating lease rentals:		
- plant and machinery	165	630
- other operating leases	11,413	12,631
	<u>11,413</u>	<u>12,631</u>

4. AUDITOR'S REMUNERATION

	2013 £000	2012 £000
Fees payable to the company's auditor and its associates for the audit of the company's annual accounts	77	77
Fees payable to the company's auditor and its associates in respect of:		
The auditing of accounts of associates of the company	181	78
Audit-related assurance services	123	271
	<u>123</u>	<u>271</u>

The company bore the cost of audit of all of its UK subsidiary undertakings.

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

5. STAFF COSTS

Staff costs, including directors' remuneration, were as follows:

	2013 £000	2012 £000
Wages and salaries	194,451	174,619
Social security costs	24,635	19,258
Other pension costs (Note 24)	10,567	10,820
	<u>229,653</u>	<u>204,697</u>

The average monthly number of employees, including the directors, during the year was as follows:

	2013 No.	2012 No.
Managerial and professional	<u>2,364</u>	<u>2,319</u>

6. DIRECTORS' REMUNERATION

	2013 £000	2012 £000
Remuneration	<u>4,106</u>	<u>5,080</u>
Amounts receivable under long-term incentive schemes	<u>384</u>	<u>243</u>
Company pension contributions to defined contribution pension schemes	<u>316</u>	<u>248</u>

During the year retirement benefits were accruing to 10 directors (2012 - 13) in respect of defined contribution pension schemes.

The highest paid director received remuneration of £891 thousand (2012 - £1,058 thousand).

The value of the company's contributions paid to a defined contribution pension scheme in respect of the highest paid director amounted to £103 thousand (2012 - £16 thousand).

The number of directors who exercised share options - 2 (2012 - 4).

The number of directors in respect of whose services shares were received under long term incentive scheme - 1 (2012 - 7).

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

7. SHARE BASED PAYMENTS

The Group operates a number of share-based payment schemes, details of those which apply to employees of the Company follow. The shares are in the ultimate parent company.

All of the schemes provide for shares with no performance conditions, and with the exception of the SAYE scheme, entitle participants to dividend equivalents. Therefore, the fair value of the share awards, other than SAYE, is equal to the share price at date of grant. The fair value of SAYE schemes is determined by using the Black-Scholes valuation model.

All employee Save As You Earn (SAYE) schemes

The Group operates a SAYE share option scheme for all employees to encourage participation in the group's results. Options are exercisable at a price equal to the quoted market price of the Group's shares on the date of grant less a discount of 15 per cent. The options mature after either three years or five years and there is an exercise period of six months from when the share options become exercisable after which period the options lapse.

Details of the share options outstanding during the year are as follows:

	2013	2012
Outstanding at the beginning of the year	200,703	224,305
Granted during the year	25,431	111,942
Forfeited during the year	(21,516)	(6,495)
Exercised during the year	(12,860)	(129,049)
	<u>191,758</u>	<u>200,703</u>
Outstanding at the end of the year		

The options outstanding at 31 December 2013 had a weighted average exercise price of £40.57 (2012: £20.03), and a weighted average remaining contractual life of 1 year (2012: 0.5 years). During the year options were granted on 3 July 2013. The aggregate of the estimated fair values of the options granted on that date is £554,964

The inputs into the the Black-Scholes valuation model that the company uses to value share options were:

	2013	2013	2012	2012
	3 year	5 year	3 year	5 year
Share price at date of grant (\$)	91.35	91.35	69.72	69.72
Share price at date of grant (£)	59.88	59.88	44.94	44.94
Exercise price (£)	50.90	50.90	59.26	59.26
Expected volatility (%)	40.70	57.10	40.80	47.20
Expected life (years)	3	5	3	5
Risk free rate (%)	0.50	1.03	0.37	0.73
Expected dividend yield (%)	0.35	0.35	1.00	1.00

Expected volatility was determined by calculating the historical volatility for the 3 years up to the date of grant.

The weighted average share price at date of exercise of share options exercised during the year was £62.79

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

7. SHARE BASED PAYMENTS (continued)

Share Ownership Programme

The Group also operates a Share Ownership Programme (SOP), the participants in this were the directors and senior managers of the Company. Under the SOP the participants received part of their discretionary bonus in the form of shares. These shares vest eighteen and thirty months after the financial year to which they relate. Vesting is conditional upon the participant remaining in the employ of a Group company, unless they retire in the intervening period at normal retirement age. The programme is no longer available, the last shares received under this programme will vest in 2014.

Details of the share units outstanding under the SOP during the year are as follows:

	2013 £000	2012 £000
Outstanding at the beginning of the year	69,946	33,694
Granted during the year	-	57,464
Forfeited during the year	(3,471)	(665)
Exercised during the year	(39,146)	(20,547)
Total	<u>27,329</u>	<u>69,946</u>

The share units outstanding at 31 December 2013 had a weighted average remaining contractual life of 0.5 years (2012: 0.9 years). During the year no awards were granted.

The weighted average share price at date of exercise of share units exercised during the year was £60.67

Restricted Stock Grant Plan

The Group operates a restricted stock grant plan (RSG), under which some directors and senior managers may receive awards of shares. Shares under this plan vest in equal instalments forty months and sixty four months from the grant date. Vesting is conditional upon the participant remaining in the employ of a Group company.

Details of the share units outstanding under the RSG during the year are as follows:

	2013 £000	2012 £000
Outstanding at the beginning of the year	136,769	137,190
Granted during the year	20,041	23,644
Forfeited during the year	(6,611)	(1,797)
Exercised during the year	(36,803)	(22,268)
Outstanding at the end of the year	<u>113,396</u>	<u>136,769</u>

The share units outstanding at 31 December 2013 had a weighted average remaining contractual life of 1.86 years (2012: 1.83 years). During the year awards were made as shown below. The aggregate of the estimated fair values of the shares awarded on that date is £773,562.

JONES LANG LASALLE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013**

7. SHARE BASED PAYMENTS (continued)

The share price at the date of grant was:

Grant Date	Share price at date of grant \$	Share price at date of grant £
1 Jan 2013	86.10	53.25
3 Jan 2013	86.48	53.48
7 Mar 2013	97.97	64.59
8 Apr 2013	97.56	64.19
8 Jul 2013	91.73	60.13
8 Oct 2013	82.68	51.23
3 Jan 2012	63.44	41.09
7 Mar 2012	79.94	50.21
16 Apr 2012	78.65	50.83
6 Jul 2012	69.18	44.59
8 Oct 2012	77.71	47.87
26 Nov 2012	78.29	48.81
5 Dec 2012	81.25	50.66

The weighted average share price at date of exercise of share options exercised during the year was £59.02.

8. INTEREST RECEIVABLE

	2013 £000	2012 £000
Interest receivable from group companies	3,322	4,079
Other interest receivable	1	5
	<u>3,323</u>	<u>4,084</u>

9. INTEREST PAYABLE

	2013 £000	2012 £000
Bank interest	-	45
Interest payable to group companies	2,924	3,460
	<u>2,924</u>	<u>3,505</u>

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

10. OTHER FINANCE INCOME

	2013 £000	2012 £000
Expected return on pension scheme assets	10,294	9,098
Interest on pension scheme liabilities	(7,538)	(7,473)
	<u>2,756</u>	<u>1,625</u>

11. EXCEPTIONAL ITEMS

Integration and restructuring cost incurred in the process of integrating the King Sturge business with Jones Lang LaSalle.

These costs have been separately identified as they are not considered to be "business as usual" expenses. These are separately identified and presented to give a clearer understanding of the performance of the business. It also shows the information in the same way as it is presented and reviewed by management.

	2013 £000	2012 £000
Exceptional items	<u>7,893</u>	<u>23,954</u>

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

12. TAXATION

	2013 £000	2012 £000
Analysis of tax (credit)/charge in the year		
Current tax (see note below)		
UK corporation tax charge on profit/loss for the year	-	-
Adjustments in respect of prior periods	(2,900)	16
Total current tax	(2,900)	16
Deferred tax		
Pension provision	1,541	1,397
Other movements	901	(1,307)
Total deferred tax (see note 19)	2,442	90
Tax on profit/loss on ordinary activities	(458)	106

Factors affecting tax charge for the year

The tax assessed for the year is different than (2012 - different than) the standard rate of corporation tax in the UK of 23.25% (2012 - 24.5%). The differences are explained below:

	2013 £000	2012 £000
Profit/loss on ordinary activities before tax	14,980	(3,295)
Profit/loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 23.25% (2012 - 24.5%)	3,483	(807)
Effects of:		
Expenses not deductible for tax purposes	562	1,382
Capital allowances for year in excess of depreciation	62	89
Utilisation of tax losses	(2,831)	-
Payment received from fellow group companies for group relief in respect of prior periods	(2,900)	16
Other timing differences leading to an increase (decrease) in taxation	(1,146)	(1,545)
Intercompany debt forgiveness	-	(223)
Tax deduction arising from exercise of employee options	(130)	17
Group relief	-	1,087
Current tax (credit)/charge for the year (see note above)	(2,900)	16

Factors that may affect future tax charges

The main rate of UK corporation tax was reduced from 24% to 23% effective from 1 April 2013 and results in a weighted average tax rate of 23.25% for 2013 (2012: 24.5%). During 2013, Finance Act 2013 enacted further reductions in the rate of UK corporation tax to 21% from 1 April 2014 and 20% from 1 April 2015.

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013

13. INTANGIBLE FIXED ASSETS

	Goodwill £000
Cost	
At 1 January 2013 and 31 December 2013	94,481
Amortisation	
At 1 January 2013	61,404
Charge for the year	4,920
At 31 December 2013	66,324
Net book value	
At 31 December 2013	28,157
At 31 December 2012	33,077

14. TANGIBLE FIXED ASSETS

	Short-term leasehold property £000	Motor vehicles £000	Fixtures and fittings £000	Total £000
Cost				
At 1 January 2013	17,660	279	23,361	41,300
Additions	1,391	-	6,423	7,814
Disposals	(1,183)	(154)	(4,468)	(5,805)
At 31 December 2013	17,868	125	25,316	43,309
Depreciation				
At 1 January 2013	7,313	162	12,028	19,503
Charge for the year	2,187	21	4,055	6,263
On disposals	(1,185)	(107)	(4,395)	(5,687)
At 31 December 2013	8,315	76	11,688	20,079
Net book value				
At 31 December 2013	9,553	49	13,628	23,230
At 31 December 2012	10,347	117	11,333	21,797

JONES LANG LASALLE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013**

15. FIXED ASSET INVESTMENTS

	Investments in subsidiary companies £000	Other fixed asset investments £000	Total £000
Cost or valuation			
At 1 January 2013	120,562	1,118	121,680
Additions	2,500	-	2,500
At 31 December 2013	<u>123,062</u>	<u>1,118</u>	<u>124,180</u>
Impairment			
At 1 January 2013	-	-	-
Charge for the year	-	118	118
At 31 December 2013	<u>-</u>	<u>118</u>	<u>118</u>
Net book value			
At 31 December 2013	<u>123,062</u>	<u>1,000</u>	<u>124,062</u>
At 31 December 2012	<u>120,562</u>	<u>1,118</u>	<u>121,680</u>

During the year ended 31 December 2013 investments of £118,494 were fully impaired.

Subsidiary undertakings

The following were subsidiary undertakings of the company (direct holdings only - a full list is included in the company's annual return):

Name	Class of shares	Holding
Jones Lang LaSalle Corporate Finance Limited	Ordinary	100 %
Jones Lang LaSalle Resources Limited	Ordinary	100 %
Jones Lang LaSalle European Services Limited	Ordinary	100 %
Jones Lang LaSalle European Holdings Limited	Ordinary	97 %
Rogers Chapman Limited	Ordinary	100 %
HG2 Limited	Ordinary	100 %
AMAS Limited	Ordinary	100 %
JLW Nominees Limited	Ordinary	100 %
JLW Second Nominees Limited	Ordinary	100 %
Tetris Projects Limited	Ordinary	100 %

16. DEBTORS

	2013 £000	2012 £000
Trade debtors	71,565	56,337
Amounts owed by group undertakings	191,118	178,330
Other debtors	6,724	2,723
Prepayments and accrued income	24,606	23,678
Deferred tax asset (see note 19)	1,760	2,661
	<u>295,773</u>	<u>263,729</u>

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

17. CREDITORS:

Amounts falling due within one year

	2013 £000	2012 £000
Trade creditors	6,740	6,197
Amounts owed to group undertakings	171,051	190,677
Other taxation and social security	20,666	14,843
Other creditors	3,706	4,615
Accruals and deferred income	102,318	62,059
	<u>304,481</u>	<u>278,391</u>

18. CREDITORS:

Amounts falling due after more than one year

	2013 £000	2012 £000
Other creditors	282	137
Accruals and deferred income	1,624	4,344
	<u>1,906</u>	<u>4,481</u>

19. DEFERRED TAX ASSET

	2013 £000	2012 £000
At beginning of year	2,661	1,429
(Charge for)/released during year (P&L)	(901)	1,307
Other movement in balance sheet	-	(75)
	<u>1,760</u>	<u>2,661</u>

The deferred tax asset is made up as follows:

	2013 £000	2012 £000
Accelerated capital allowances	995	1,222
Company share scheme	765	1,439
	<u>1,760</u>	<u>2,661</u>

Deferred tax assets of £8,205 thousands (2012: £11,266 thousands) in respect of unutilised trading taxable losses and of £277 thousands (2012: £410 thousands) in respect of unutilised non-trade taxable losses carried forward at 31 December 2013 have not been provided for due to uncertainty surrounding the timing for future taxable profits available for offset.

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

20. PROVISIONS

	Dilapidations £000	Onerous lease £000	Total £000
At 1 January 2013	4,227	8,262	12,489
Additions	275	400	675
Amounts used	(256)	(3,954)	(4,210)
Discounted adjustments	-	289	289
At 31 December 2013	<u>4,246</u>	<u>4,997</u>	<u>9,243</u>

21. SHARE CAPITAL

	2013 £000	2012 £000
Allotted, called up and fully paid		
121,087,707 (2012 - 121,087,706) Ordinary shares of £1 each	<u>121,088</u>	<u>121,088</u>

22. RESERVES

	Share premium account £000	Capital redempt'n reserve £000	Other reserves £000	Profit and loss account £000
At 1 January 2013	-	268	90,557	(67,270)
Profit for the year	-	-	-	15,438
Premium on shares issued during the year	2,500	-	-	-
Other movements	-	-	-	(1,249)
At 31 December 2013	<u>2,500</u>	<u>268</u>	<u>90,557</u>	<u>(53,081)</u>

23. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	2013 £000	2012 £000
Opening shareholders' funds	144,643	146,091
Profit/(loss) for the financial year	15,438	(3,401)
Share premium on shares issued (net of expenses)	2,500	-
Other recognised gains and losses during the year	(597)	558
Other movements in profit and loss reserve	(652)	673
Capital contribution	-	722
Closing shareholders' funds	<u>161,332</u>	<u>144,643</u>

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

24. PENSION COMMITMENTS

The Company operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the Company to the scheme and amounted to £9,559 thousand (2012: £9,351 thousand). There were no outstanding or prepaid contributions at either the beginning or end of the financial year.

The Company also operates two pension schemes providing benefits based on final pensionable pay. The latest full actuarial valuation was carried out at 24 February 2012 and was updated on 19 March 2014 for FRS 17 purposes to 31 December 2013 by a qualified independent actuary. The Jones Lang LaSalle Limited Group contributions for the year were £5,641 thousand (2012: £5,920 thousand). The Company expects to contribute around £5,546 thousand to its pension schemes in 2014.

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total £000	2012 £000
Fair Value of plan Assets	64,858	128,117	192,975	173,268
Present Value of unfunded defined benefit obligations	(62,436)	(114,691)	(177,127)	(173,745)
	<u>2,422</u>	<u>13,426</u>	<u>15,848</u>	<u>(477)</u>
Effect of asset limit	(2,422)	(6,926)	(9,348)	-
(Deficit)/surplus	<u>-</u>	<u>6,500</u>	<u>6,500</u>	<u>(477)</u>
Related deferred tax	-	(1,300)	(1,300)	110
Total	<u>-</u>	<u>5,200</u>	<u>5,200</u>	<u>(367)</u>

Movements in present value of defined benefit obligation:

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total £000	2012 £000
Benefit obligation at beginning of year	61,612	112,133	173,745	160,969
Current service cost	108	584	692	1,469
Interest cost	2,674	4,864	7,538	7,473
Actuarial cost	(299)	620	321	8,351
Benefits paid	(1,659)	(3,510)	(5,169)	(4,517)
Benefit obligation at end of year	<u>62,436</u>	<u>114,691</u>	<u>177,127</u>	<u>173,745</u>

JONES LANG LASALLE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013**

24. PENSION COMMITMENTS (continued)

Analysis of defined benefit obligation:

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total £000	2012 £000
Plans that are wholly or partly funded	62,436	114,691	177,127	173,745

Movements in fair value of plan assets:

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total £000	2012 £000
Fair Value of plan assets at beginning of year	57,158	116,110	173,268	153,497
Expected return on plan assets	3,421	6,873	10,294	9,098
Actuarial gain/(loss)	4,571	4,370	8,941	9,270
Employer Contributions	1,367	4,274	5,641	5,920
Benefits paid	(1,659)	(3,510)	(5,169)	(4,517)
Fair value of plan assets at end of year	64,858	128,117	192,975	173,268

Amounts in the balance sheet:

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total £000	2012 £000
Funded status	-	(6,500)	(6,500)	(477)

JONES LANG LASALLE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013**

24. PENSION COMMITMENTS (continued)

Components of pension cost

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total £000	2012 £000
Interest cost	2,674	4,864	7,538	7,473
Expected return on plan assets	(3,421)	(6,873)	(10,294)	(9,098)
Net benefit	(747)	(2,009)	(2,756)	(1,625)
Current service cost	108	584	692	1,469
Total pension cost recognised in the profit and loss account	(639)	(1,425)	(2,064)	(156)

The current service cost is recognised in operating expenses and the interest benefit is recognised in interest receivable and similar income in the profit and loss account

Actuarial loss/(gain)

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total £000	2012 £000
Actuarial gain/(loss) immediately recognised in statement of total recognised gains and losses	(4,870)	(3,750)	(8,620)	(919)
Effect of asset limit	2,422	6,926	9,348	-
Total	(2,448)	3,176	728	(919)
Cumulative amount of actuarial loss/(gain) immediately recognised	2,633	(9,687)	(7,054)	1,565

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

24. PENSION COMMITMENTS (continued)

Plan assets

The weighted-average asset allocation at the year end was as follows:

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total - average £000	2012 £000
Equities	76	41	59	55
Bonds	24	39	31	35
Diversified growth fund	-	17	8	9
Other	-	3	2	1
Total	100	100	100	100

To develop the expected long-term rate of return on assets assumption, the company considered the current level of expected returns on risk free investments (primarily government bonds), the historical level of the risk premium associated with the other asset classes in which the portfolio is invested and the expectations for future returns of each asset class. The expected return for each asset class was then weighted based on the asset allocation to develop the expected long-term rate of return on assets assumption for the portfolio

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total £000	2012 £000
Actual return/(loss) on plan assets	7,992	11,243	19,235	18,368

Weighted average assumption used to determine benefit obligation at year end

	2013 %	2012 %
Discount rate	4.65	4.40
Rate of compensation/salary increase	3.85	3.40
Rate of price inflation (RPI)	3.35	2.90
Rate of price inflation (CPI)	2.65	2.20
Rate of pension increases (LPI 5%)	3.20	2.80

Weighted average assumption used to determine net pension cost for year ended

	2013 %	2012 %
Discount rate	4.40	4.70
Expected long-term return on plan assets	6.00	5.90
Rate of compensation/salary increase	3.40	3.40
Rate of price inflation (RPI)	2.90	2.90
Rate of price inflation (CPI)	2.20	2.20
Rate of pension increases (LPI 5%)	2.80	2.80

JONES LANG LASALLE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2013**

24. PENSION COMMITMENTS (continued)

Weighted average life expectancy for mortality tables used to determine benefit obligation (assumed life expectations of retirement at age 65):

	Male £000	Female £000
Retiring today (member aged 65)	24.00	25.30
Retiring in 20 years (member aged 45 today)	26.10	27.60

Five year history:

	2013 King Sturge Scheme £000	2013 JLL Scheme £000	2013 Total £000
Benefit obligation at end of year	(62,436)	(114,691)	(177,127)
Fair value of plan assets at end of year	64,858	128,117	192,975
(Deficit)/ surplus	2,422	13,426	15,848
Difference between actual and expected return on scheme assets			
Amount (£'000)	4,571	4,370	8,941
Percentage of scheme assets %	7.00	3.00	5.00
Experience gains/(losses) on scheme liabilities:			
Amount (£'000)	-	-	-
Percentage of scheme assets %	-	-	-

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

24. PENSION COMMITMENTS (continued)

Five year history (continued):

	2013 £000	2012 £000	2011 £000	2010 £000	2009 £000
Benefit obligation at end of year	(177,127)	(173,745)	(160,969)	(101,883)	(93,764)
Fair value of plan assets at end of year	192,975	173,268	153,497	102,279	91,131
(Deficit)/surplus	15,848	(477)	(7,472)	396	(2,633)
Difference between actual and expected return on scheme assets:					
Amount (£'000)	8,941	9,270	(10,226)	4,933	(6,413)
Percentage of scheme assets %	5.00	5.00	(7.00)	5.00	(7.00)
Experience gains/(losses) on scheme liabilities:					
Amount (£'000)	-	(3,674)	257	6	1,120
Percentage of scheme assets %	-	(2.00)	-	-	1.00

25. OPERATING LEASE COMMITMENTS

At 31 December 2013 the company had annual commitments under non-cancellable operating leases as follows:

	Land and buildings		Other	
	2013 £000	2012 £000	2013 £000	2012 £000
Expiry date:				
Within 1 year	74	190	135	4
Between 2 and 5 years	9,674	8,333	2,146	312
After more than 5 years	6,865	7,251	4,174	3,367

26. CONTINGENT LIABILITIES

The company, along with other Jones Lang LaSalle group entities, is guarantor of the obligations of Jones Lang LaSalle Finance BV to lending banks under the Multicurrency Credit Facility. In October 2013, the existing US\$1.1 billion unsecured Multicurrency Credit Facility was amended to, among other things, increased our borrowing capacity to \$1.2 billion and extended the maturity date to October 4, 2018. The Facility remains unsecured.

As at 31 December 2013, the Facility had a drawn balance of US\$155 million (2012: US\$169 million).

The remaining guaranteed deferred acquisition and earn out payments as of 31 December 2013 totaled approximately US\$20.0 million. The remaining amounts will be paid at various time over the next four years.

JONES LANG LASALLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

27. RELATED PARTY TRANSACTIONS

As the company is a wholly owned subsidiary of Jones Lang LaSalle Incorporated, the company has taken advantage of the exemption contained in FRS 8 and has therefore not disclosed transactions or balances with entities which form part of the group (or investors in the group qualifying as related parties).

The consolidated financial statements of Jones Lang LaSalle Incorporated within which this company is included can be obtained from the address given in the Ultimate parent undertaking and controlling party note.

28. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The company's immediate parent company during the year was Jones Lang LaSalle Europe Limited, a company incorporated in England and Wales, and the ultimate parent company is Jones Lang LaSalle Incorporated, a company incorporated in Maryland, USA.

The only group in which the financial statements of the company are consolidated is that headed by Jones Lang LaSalle Incorporated. Copies of the group financial statements of Jones Lang LaSalle Incorporated can be obtained from Jones Lang LaSalle Incorporated, 200 East Randolph Drive, Chicago, Illinois 60601, USA.