

Registered number: 2005753

CBRE FINANCIAL SERVICES LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019



CBRE FINANCIAL SERVICES LIMITED

COMPANY INFORMATION

Directors	D C Martin P R Robinson P J Cropper
Company secretary	A C Naftis
Registered number	2005753
Registered office	St Martin's Court 10 Paternoster Row London EC4M 7HP
Independent Auditor	KPMG LLP Chartered Accountants 15 Canada Square Canary Wharf London E14 5GL
Banker	HSBC Plc 27-32 Poultry London EC2P 2BX

CBRE FINANCIAL SERVICES LIMITED

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CBRE FINANCIAL SERVICES LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2019**

The directors present their report and the financial statements for the year ended 31 December 2019.

Directors' responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (UK Generally Accepted Accounting Practice applicable to Smaller Entities).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless they intend to liquidate the Company or to cease operations or have no realistic alternative but to do so. As explained in note 2.3, the directors do not believe it is appropriate to prepare these financial statements on a going concern basis..

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 to 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.

Principal activity

Until 24 July 2019 the principal activity of the Company is the holding of intercompany balances. However, on 24 July 2019 the directors took the decision to no longer hold intercompany balances following a strategic review. As the directors intended to liquidate the company, they have not prepared the financial statements on a going concern basis. The effect of this is explained in note 2.3

Directors

The directors who served during the year were:

D C Martin
P R Robinson
P J Cropper

CBRE FINANCIAL SERVICES LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2019**

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 the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the 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.

Going Concern

Following a strategic review, the decision was made by the directors to wind down the Company.

Accordingly, the financial statements have not been prepared on a Going Concern basis.

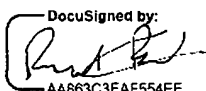
Auditor

The auditor, KPMG LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

DocuSigned by:

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P R Robinson

Director

24/6/2020

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

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CBRE FINANCIAL SERVICES LIMITED

Opinion

We have audited the financial statements of CBRE Financial Services Limited (the 'Company') for the year ended 31 December 2019, which comprise the Income Statement, the Statement of Financial Position and the related notes, including a summary of significant accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2019 and of its result for the year then ended;
- have been properly prepared in accordance with UK accounting standards applicable to smaller entities, including Section 1A of FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter

We draw attention to the disclosure made in note 2 to the financial statements which explains that the financial statements have not been prepared on the going concern basis for the reasons set out in that note. Our opinion is not modified in respect of this matter.

Directors' report

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

We have nothing to report in this regard.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CBRE FINANCIAL SERVICES LIMITED (CONTINUED)

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required 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; or
- the directors were entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in the Directors' Responsibilities Statement on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so, as explained in note 2, the directors do not believe that it is appropriate to prepare these financial statements on a going concern basis.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. A fuller description of our responsibilities is provided on the FRC's website at: www.frc.org.uk/auditorsresponsibilities.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CBRE FINANCIAL SERVICES LIMITED
(CONTINUED)**

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Company's members 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 Auditors' 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 for our audit work, for this report, or for the opinions we have formed.



Richard Kelly (Senior statutory auditor)

for and on behalf of

KPMG LLP

Chartered Accountants

15 Canada Square
Canary Wharf
London
E14 5GL

24 June 2020

CBRE FINANCIAL SERVICES LIMITED

**INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2019**

The Company has not traded during the year or the preceding financial year. During these periods, the Company received no income and incurred no expenditure other than exempted payments under the provisions of section 1169 (3)(b) of the Companies Act 2006.

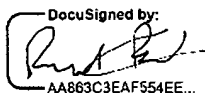
CBRE FINANCIAL SERVICES LIMITED
REGISTERED NUMBER:2005753

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2019

	Note	2019 £	2018 £
Current assets			
Debtors: amounts falling due within one year	6	700,859	539,567
Cash at bank and in hand	7	-	275,923
		<u>700,859</u>	<u>815,490</u>
Creditors: amounts falling due within one year	8	-	(114,631)
Net current assets		<u>700,859</u>	<u>700,859</u>
Total assets less current liabilities		<u>700,859</u>	<u>700,859</u>
Net assets		<u><u>700,859</u></u>	<u><u>700,859</u></u>
Capital and reserves			
Called up share capital	12	10,000	10,000
Profit and loss account	10	690,859	690,859
		<u><u>700,859</u></u>	<u><u>700,859</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

DocuSigned by:

 AA863C3EAF554EE...

P R Robinson

Director

24/6/2020

The notes on pages 8 to 12 form part of these financial statements.

CBRE FINANCIAL SERVICES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

1. General information

CBRE Financial Services Limited is a private company limited by shares and incorporated in England and Wales. The registered office is St Martin's Court, 10 Paternoster Row, London, EC4M 7HP.

The Company is no longer trading and as such the principal activity of the Company is the holding of intercompany balances.

The Company's functional and presentational currency is GBP.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (UK Generally Accepted Accounting Practice applicable to Smaller Entities) and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

In previous years, the financial statements have been prepared on a going concern basis. However, on 24 July 2019, the directors took the decision to cease holding intercompany balances. Accordingly, the directors have not prepared the financial statements on a going concern basis. No adjustments were necessary to the amounts at which the remaining net assets were included in these financial statements, which have been prepared on a break up basis.

2.2 Financial Reporting Standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of CBRE Group, Inc. as at 31 December 2018 and these financial statements may be obtained from CBRE Limited, St Martin's Court, 10 Paternoster Row, London, EC4M 7HP.

2.3 Going concern

The financial statements have not been prepared on a Going Concern basis as the directors intend to wind down the company. No adjustments were necessary to the amounts at which the remaining net assets were included in these financial statements, which have been prepared on a break up basis.

There are no costs arising from the wind down of the Company's business and the directors are satisfied that no provision for additional costs is required as at 31 December 2019.

CBRE FINANCIAL SERVICES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

2. Accounting policies (continued)**2.4 Debtors**

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

2.5 Cash and cash equivalents

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

2.6 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

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

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is an 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.

2.7 Creditors

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

3. Judgements in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. There were no judgements which had a significant impact on the statutory accounts.

CBRE FINANCIAL SERVICES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

4. Auditors' remuneration

	2019 £	2018 £
Fees payable to the Company's auditor and its associates for the audit of the Company's annual financial statements	<u>3,150</u>	<u>3,000</u>

The audit fees incurred on behalf of the Company in the current and preceding year have been borne by the parent company, CBRE Limited.

5. Staff costs and Directors' remuneration

The company employs nil staff (2017: nil) and nil Directors received remuneration for services to the Company (2017: nil).

6. Debtors

	2019 £	2018 £
Amounts owed by group undertakings	<u>700,859</u>	<u>539,567</u>
	<u><u>700,859</u></u>	<u><u>539,567</u></u>

Amounts due from group companies are unsecured, interest free and repayable on demand.

7. Cash and cash equivalents

	2019 £	2018 £
Cash at bank and in hand	<u>-</u>	<u>275,923</u>
	<u><u>-</u></u>	<u><u>275,923</u></u>

8. Creditors: Amounts falling due within one year

	2019 £	2018 £
Amounts owed to group undertakings	<u>-</u>	<u>114,631</u>
	<u><u>-</u></u>	<u><u>114,631</u></u>

Amounts due to group companies are unsecured, interest free and repayable on demand.

CBRE FINANCIAL SERVICES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

9. Financial instruments

	2019 £	2018 £
Financial assets		
Financial assets measured at fair value through profit or loss	-	275,923
Financial assets that are debt instruments measured at amortised cost	700,860	539,567
	<u>700,860</u>	<u>815,490</u>
Financial liabilities		
Financial liabilities measured at amortised cost	-	(114,631)
	<u>-</u>	<u>(114,631)</u>

Financial assets measured at fair value through profit or loss comprise cash and cash equivalents.

Financial assets measured at amortised cost comprise amounts due from intercompany counterparties.

Financial liabilities measured at amortised cost comprise amounts due to intercompany counterparties.

10. Reserves**Profit and loss account**

Includes all current and prior period retained profits and losses

11. Post balance sheet events

The COVID-19 outbreak has developed rapidly in 2020, with a significant number of infections now occurring worldwide. Measures taken by various governments to contain the virus have affected economic activity. We have taken several measures to monitor and prevent the effects of the COVID-19 virus. We will continue to follow the UK Government's policies and advice and in parallel will do our utmost to continue our operations in the best and safest way possible without jeopardizing the health of our people. We also refer to note 2.3 on the potential Going Concern impact.

The Coronavirus pandemic is classified as a non-adjusting post-balance sheet event for the 2019 financial statements. The overall impact of the Coronavirus pandemic, including the associated global economic crisis on the Company's financial performance and position cannot be reliably measured at this time although a significant reduction in the revenue and profitability of the company over the next 12-18 months is within the realistic range of possible future scenarios.

12. Share capital

	2019 £	2018 £
Allotted, called up and fully paid		
10,000 (2018 - 10,000) ordinary shares of £1.00 each	<u>10,000</u>	<u>10,000</u>

CBRE FINANCIAL SERVICES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

13. Controlling party

CBRE Limited, a company incorporated in England and Wales, is the immediate parent of the Company.

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

CBRE Group, Inc. is the parent company of the largest group of which the Company is a member and for which consolidated financial statements are drawn up. No other consolidated financial statements are drawn up.

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