

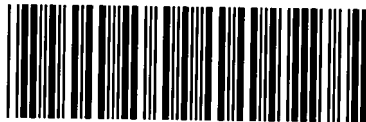
ABI Building Data Limited

Annual report and financial statements

Registered number 02385277

31 December 2016

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ABI Building Data Limited
Annual report and financial statements
31 December 2016

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Company information

Directors C Adrian
UNM Investments Limited
Crosswall Nominees Limited

Company secretary Crosswall Nominees Limited

Registered office 240 Blackfriars Road
London
SE1 8BF

Auditors Ernst & Young LLP
1 More London Place
London
SE1 2AF

Strategic report

The directors present the Strategic report of the Company for the year ended 31 December 2016.

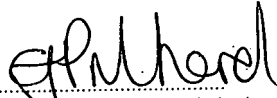
Principal activity

During the year, apart from transactions affecting share capital and share premium and the payment of a dividend, the Company was inactive. The Company received no income and incurred no expenditure in the year, and therefore did not make a profit or loss. No Profit and loss account has been presented within the financial statements.

Principal risks and uncertainties

The Company has considered the impact of price risk, credit risk, liquidity risk and cash flow risk on the Company and they are not deemed to have a material effect.

Approved by the Board on 22 September 2017 and signed on its behalf by:



Crosswall Nominees Limited
Company secretary

Directors' report

The directors present their report and the audited financial statements of the Company for the year ended 31 December 2016. The comparative information included in these financial statements covers the year ended 31 December 2015.

Results and dividends

The result for the year, after taxation, is £nil (2015: result of £nil). The directors do not recommend a final dividend for the year (2015: £nil). Interim dividends (in specie) were paid during the year amounting to £32,558,867, dated 20 April 2016.

Officers

The directors who served the Company during the year were as follows:

C Adrian

UNM Investments Limited

Crosswall Nominees Limited

The company secretary who served the Company during the year was as follows:

Crosswall Nominees Limited

Going concern

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and financial statements.

Events since the balance sheet date

There have been no material events impacting the Company's financial statements since the balance sheet date

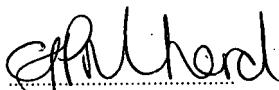
Future developments

No change to the Company's activity is expected in the foreseeable future.

Disclosure of information to the auditors

So far as each director at the date of approving this report is aware, there is no relevant audit information, being information needed by the auditor in connection with preparing its report, of which the auditor is unaware. Having made enquires of fellow directors and the Company's auditor, each director has taken all the steps they are obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Approved by the Board on 22 September 2017 and signed on its behalf by:



Crosswall Nominees Limited
Company secretary

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic report, 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), including FRS 101 "Reduced Disclosure Framework". 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 year. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping proper accounting records that are sufficient to show and explain the Company's transactions which 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.

Independent auditor's report to the members of ABI Building Data Limited

We have audited the financial statements of ABI Building Data Limited for the year ended 31 December 2016, which comprise the Profit and loss account, Statement of comprehensive income, Balance sheet, Statement of changes in equity and related notes 1 to 12. 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), including FRS 101 "Reduced Disclosure Framework".

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 Statement of directors' responsibilities, 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 (APB's) Ethical Standards for Auditors to the financial statements.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on the 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 2016 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic report and Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic report and Directors' report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have identified no material misstatements in the Strategic report and Directors' report.

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.

Independent auditor's report to the members of ABI Building Data Limited (continued)

Ernst & Young LLP

.....
Christine Chua (Senior Statutory Auditor)
For and on behalf of Ernst & Young LLP, Statutory Auditor

1 More London Place
London
SE1 2AF

Date: *25/9/18*

**Profit and loss account
for the year ended 31 December 2016**

During the year, the Company did not trade, incurred no liabilities and consequently made neither a profit nor a loss. Therefore, no Profit and loss account has been presented.

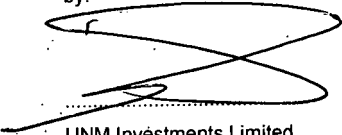
**Statement of comprehensive income
for the year ended 31 December 2016**

During the year, the Company did not trade, incurred no liabilities and consequently made neither a profit nor a loss. Therefore, no Statement of comprehensive income has been presented.

**Balance sheet
at 31 December 2016**

		2016	2015
	Note	£ 000	£ 000
Current assets			
Debtors	6	829,866	453,948
Net assets		<u>829,866</u>	<u>453,948</u>
Capital and reserves			
Called up share capital	7		
Share premium account		309,211	453,948
Profit and loss account		<u>520,655</u>	
Shareholders' funds		<u>829,866</u>	<u>453,948</u>

The financial statements on pages 7 to 13 were approved by the Board on 22 September 2017 and were signed on its behalf by:


UNM Investments Limited
Director
Registered No: 02385277

Statement of changes in equity for the year ended 31 December 2016

	Note	Called up share capital £ 000	Share premium account £ 000	Profit and loss account £ 000	Total equity £ 000
At 1 January 2016		-	453,948	-	453,948
Result for the year		-	-	-	-
Other comprehensive income		-	-	-	-
Total comprehensive income for the year		-	-	-	-
Issue of shares	7	-	408,477	-	408,477
Share premium cancellation	7	-	(553,214)	553,214	-
Dividends	8	-	-	(32,559)	(32,559)
At 31 December 2016		-	309,211	520,655	829,866

	Note	Called up share capital £ 000	Share premium account £ 000	Profit and loss account £ 000	Total equity £ 000
At 1 January 2015		-	256,589	-	256,589
Result for the year		-	-	-	-
Other comprehensive income		-	-	-	-
Total comprehensive income for the year		-	-	-	-
Issue of shares	7	-	197,359	-	197,359
At 31 December 2015		-	453,948	-	453,948

Notes to the financial statements for the year ended 31 December 2016

1 General information

The Company is a private company limited by share capital incorporated in and domiciled in England & Wales.

The address of its registered office is:
240 Blackfriars Road
London
SE1 8BF

These financial statements were approved by the Board on 22 September 2017.

The Company's functional and presentation currency is Sterling Pounds and amounts presented in the financial statements are rounded to the nearest thousand.

2 Accounting policies

Basis of preparation

The Company meets the definition of a qualifying entity under FRS 100 (Financial Reporting Standard 100) issued by the Financial Reporting Council. Accordingly, financial statements for the year ended 31 December 2016 were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101"). The amendments to FRS 101 (2015/16 Cycle) issued in July 2015 have been adopted.

In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("EU - IFRSs"), but makes amendments where necessary in order to comply with the Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The financial statements are prepared under the historical cost basis except for derivative financial instruments and hedged items which are measured at their fair value.

In these financial statements, the Company has taken advantage of the following disclosure exceptions available under FRS 101:

- Cash Flow Statement and related notes;
- Comparative period reconciliation for share capital;
- Disclosures in respect of transactions with wholly owned subsidiaries of the UBM plc group;
- Disclosures in respect of capital management;
- The effects of new but not yet effective IFRSs; and
- Disclosures in respect of the compensation of key management personnel.

As the consolidated financial statements of UBM plc include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- The disclosures required by IFRS 7 and IFRS 13 regarding financial instruments and fair value have not been provided apart from those which are relevant for financial instruments which are held at fair value and are not held either as part of trading portfolios or derivatives.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

The Company's ultimate parent undertaking, UBM plc, includes the Company in its consolidated financial statements. The consolidated financial statements of UBM plc are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from www.ubm.com and 240 Blackfriars Road, London, SE1 8BF.

Significant estimates and accounting judgements

Recoverability of intercompany debtors

From a Group perspective, all intercompany debtors are deemed fully recoverable, regardless of the state of the parties involved. Whilst this is a judgement, the Group has the intention and ability to capitalise these balances should there be any doubt on the recoverability.

Notes to the financial statements for the year ended 31 December 2016 (continued)

2 Accounting policies (continued)

Profit and loss account

No profit and loss account has been presented within the financial statements due to the fact that the Company received no income and incurred no expenditure in the year.

3 Expenses and auditor's remuneration

Auditor's remuneration for 2016 of £2,546 (2015: £2,472) was borne by other United Kingdom group undertakings. No amounts were paid to the auditor in respect of non-audit services.

Indirect operating costs were borne by other group companies in the year. No management fee was charged by other group companies for services in the year.

4 Staff numbers and costs

The Company had no employees in the year (2015: nil).

5 Directors' remuneration

Remuneration for directors of the Company are paid for by the parent undertaking of the Company. The parent company has not recharged any amount to the Company (2015: £nil) on the basis that the amount attributable to the Company is negligible.

6 Debtors

	2016 £ 000	2015 £ 000
Amounts owed by group undertakings	<u>829,866</u>	<u>453,948</u>

Amounts owed by group undertakings are unsecured, interest free and repayable on demand. The carrying amounts are not different to the fair value.

7 Capital and reserves

Allotted, called up and fully paid shares

	No. 000	2016 £ 000	No. 000	2015 £ 000
Ordinary of £0.01 each	<u>15</u>	<u>0.15</u>	<u>11</u>	<u>0.11</u>

There are 14,668 (2015: 10,576) ordinary shares in issue with a nominal value of 1p per share.

On 7 January 2016 the Company issued 2 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £98,523,063, generating a share premium of £98,523,063.

On 4 February 2016 the Company issued 2 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £743,279, generating a share premium of £743,279.

On 18 April 2016 the Company cancelled £553,214,000 of its share premium account. Following the cancellation, the balance formed part of its distributable reserves.

Notes to the financial statements for the year ended 31 December 2016 (continued)

7 Capital and reserves (continued)

On 16 May 2016 the Company issued 2 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £4,099,670, generating a share premium of £4,099,670.

On 31 May 2016 the Company issued 2 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £21,023,814, generating a share premium of £21,023,814.

On 16 June 2016 the Company issued 4,048 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £208,245,558, generating a share premium of £208,245,518.

On 22 June 2016 the Company issued 2 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £819,864, generating a share premium of £819,864.

On 28 July 2016 the Company issued 2 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £29,662,001, generating a share premium of £29,662,001.

On 3 August 2016 the Company issued 2 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £3,172,911, generating a share premium of £3,172,911.

On 19 October 2016 the Company issued 2 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £15,727,472, generating a share premium of £15,727,472.

On 8 November 2016 the Company issued 2 ordinary shares of £0.01 each to UBM Finance Sarl for a consideration of £26,459,524, generating a share premium of £26,459,524.

8 Dividends

	2016 £ 000	2015 £ 000
Interim dividend of £32,558,867.00 per ordinary share	<u>32,559</u>	<u>—</u>

9 Events since the balance sheet date

There have been no material events impacting the Company's financial statements since the balance sheet date.

10 Capital commitments

The total amount contracted for but not provided in the financial statements was £nil (2015: £nil).

11 Contingent arrangements

The Company does not have any contingent arrangements (2015: £nil).

12 Parent and ultimate parent undertaking

The immediate parent undertaking is UBM Finance Sarl, which is registered in Luxembourg.

The ultimate parent undertaking and controlling party is UBM plc (registered in Jersey and tax resident in the United Kingdom). UBM plc is the parent undertaking of the smallest and largest group to consolidate these financial statements. Copies of the financial statements for UBM plc can be obtained from www.ubm.com and 240 Blackfriars Road, London, SE1 8BF.