

Company Registration Number 3563870

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FOR THE YEAR ENDED 31 DECEMBER 2015

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COMPANY INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2015

Directors

D J Prentice C H Edwards J Hulme N Downes

Secretary

A Swan

Auditors

Ernst & Young LLP The Paragon Counterslip Bristol BS1 6BX

Bankers

HSBC 3 Rivergate Temple Quay Bristol BS1 6ER

Registered office

Willow House Brotherswood Court Great Park Road Bristol BS32 4QW

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2015

The directors present their report and the financial statements of the Company for the year ended 31 December 2015.

Principal activities, results and dividends

The principal activity of the Company is that of land, engineering and building surveyors.

The results for the year are set out in the Strategic Report. No dividends were paid during the year. The directors do not propose any final dividend for the year.

Future developments

The directors aim to maintain the management policies in 2016 which have allowed the Company to continue in profitability.

Going concern

The company is expected to continue in profitability in 2016 given the measures enacted to drive revenue growth and reduce costs. The company benefits from the group's treasury arrangements and so shares banking arrangements with its parent entity and fellow subsidiaries.

The directors, having assessed the responses of the directors of the company's parent Opus International Consultants Limited to their enquiries, have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the Opus International Consultants group to continue as a going concern or its ability to continue with the current banking arrangements.

Employment of disabled persons

The company's policy is to give disabled people full and fair consideration for all job vacancies for which they offer themselves as suitable applicants, having regard to their particular aptitudes and abilities. Training and career development opportunities are available to all employees and any employee who develops a disability during employment with the company is given the chance of retraining where practicable.

Employee involvement and communications

Matters affecting employees are discussed regularly with staff and managers, including the financial performance of the Company and the wider economy. Open lines of communication exist with email and the internal intranet. Staff are encouraged to offer suggestions for improvements where identified and to communicate any other matters they feel are warranted.

DIRECTORS' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2015

Directors

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

D J Prentice C H Edwards J Hulme N Downes

Directors' responsibilities

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

Company law requires the directors to prepare financial statements for each financial period. 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 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 and then apply them consistently;
- Make judgements and 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 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.

The directors are responsible for the maintenance and integrity of the corporation and financial information included in the Company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Statement of disclosure of information to auditors

So far as each person who was a director at the balance date is aware:

- There is no relevant audit information, being information needed by the auditor in connection with preparing this report, of which the Company's auditor is unaware; and
- Having made enquiries of fellow directors and the group's auditor each director has taken all steps that they are obliged to have taken as directors to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

DIRECTORS' REPORT (continued)

FOR THE YEAR ENDED 31 DECEMBER 2015

Auditors

Ernst & Young LLP offer themselves for re-appointment as auditor in accordance with Section 385 of the Companies Act 2006.

Signed by order of the directors

C H Edwards Director

Date: 16 September 2016

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STRATEGIC REPORT

FOR THE YEAR ENDED 31 DECEMBER 2015

The Company's turnover was £2,680,539 (2014: £2,130,490), an increase of 26% from the prior year. This despite the very competitive nature of the UK market place where there was limited scope for sales price inflation amidst the difficult underlying economic climate in the UK.

The Company made an operating profit of £49,582 (2014: £42,315).

Principal risks and uncertainties

The Company has assessed its risk profile and believes that the principal risks to which it is exposed are as follows:

Competition:

The Company operates in the UK engineering consultancy market, which is currently a highly competitive and mature market place, with numerous established competitors tendering for commissions. The Company mitigates this risk through maintaining a varied client portfolio, with a balance of public and private sector partners, and a focus on the greater diversification of the UK client base. In addition the Company undertakes an active marketing effort in order to maintain the Company's UK profile.

Project Management

Managing projects successfully is core to the Company's business, especially in the evolving contracting environment in which the Company operates, which has increasingly seen clients seeking to transfer risk to consultants. Inadequate project management could lead to financial loss and reputational damage. The Company mitigates this risk via internal controls, scrutiny of contract terms and ongoing training.

Health and Safety

The Company's business is concerned with the built environment and this entails significant health and safety risks. Should Company policy or practice prove inadequate, there is a risk to staff, clients, contractors and third parties. The Company takes these issues very seriously and ensures all staff are trained on health and safety matters, whilst also undertaking regular audits and reviews.

Staff Retention

The recruitment and retention of the best people is crucial to the Company's future success. Failure to retain staff would constrain the growth of the business and could frustrate client relationships. The Company invests in knowledge sharing and training to improve staff skills, aims to provide unique development opportunities within the Opus Group and monitors staff satisfaction via an annual survey.

Signed by order of the directors

C H Edwards Director

Date: 16 September 2016

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INDEPENDENT AUDITORS REPORT TO THE MEMBERS OF TOWER SURVEYS LIMITED

FOR THE YEAR ENDED 31 DECEMBER 2015

We have audited the company's financial statements for the year ended 31 December 2015 which comprise the Profit and Loss Account, the Statement of Changes in Equity, the Balance Sheet, the Accounting Policies and the related notes 10 to 20. 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), FRS 102 The Financial Reporting Standard applicable to the UK and Republic of Ireland.

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 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 as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 5, 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

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 Directors' Report and the Strategic 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

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2015 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.

INDEPENDENT AUDITORS REPORT TO THE MEMBERS OF TOWER SURVEYS LIMITED (continued)

FOR THE YEAR ENDED 31 DECEMBER 2015

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report and Strategic 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.

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Ken Griffin (Senior Statutory Auditor)
For and on behalf of Ernst & Young LLP, Statutory Auditor
Bristol

22 September 2016

ACCOUNTING POLICIES

FOR THE YEAR ENDED 31 DECEMBER 2015

Statement of compliance

Tower Surveys Limited is a limited liability company incorporated in England and Wales. The registered office is Willow House, Brotherswood Court, Great Park Road, Bristol, BS32 4QW.

The Company's financial statements have been prepared in compliance with FRS 102 as it applies to the financial statements for the year ended 31 December 2015.

The Company transitioned from previously extant UK GAAP to FRS 102 as at 1 January 2014. There are no adjustments required as a result of the transition.

Basis of accounting

The financial statements have been prepared on a going concern basis under the historical cost convention and in accordance with applicable accounting standards.

At 31 December 2015, the Company was a wholly owned subsidiary of Opus International Consultants Holdings (UK) Limited, a Company incorporated in England and Wales.

As permitted by FRS 102 paragraph 1.12, the Company is exempt from producing a cash flow statement on the basis that it is a subsidiary of a group where a cash flow is prepared. The Company is a subsidiary of Opus International Consultants Limited, a company incorporated in New Zealand. A cashflow is prepared within its Group accounts (of which, this Company is a member). Copies of those group financial statements may be obtained from Level 9, Majestic Centre, 100 Willis Street, PO Box 12-343, Wellington, New Zealand.

As permitted by FRS 102 paragraph 1.12 and 33.1A, the Company is exempt from disclosing details of transactions with related parties as the related parties are wholly owned members of the same group.

The financial statements are prepared in sterling, which is the functional currency of the Company.

Judgements 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. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Taxation.

Management estimation is required to determine the amount of deferred tax assets that can be recognised, based upon likely timing and level of future taxable profits together with an assessment of the effect of future tax planning strategies. Further details are contained in note 6.

Operating Lease Commitments

The Company is a lessee of commercial property leases, as well as property, plant and equipment. The classification of such leases as operating or finance lease requires the Company to determine, based on an evaluation of the terms and conditions of the arrangements, whether it retains or acquires the significant risks and rewards of ownership of these assets and accordingly whether the lease requires an asset and liability to be recognised in the profit and loss account.

ACCOUNTING POLICIES

FOR THE YEAR ENDED 31 DECEMBER 2015

Turnover

Turnover shown in the profit and loss account represents the fair value of the consideration receivable in respect of services provided during the year, inclusive of direct expenses incurred, net of any discounts and rebates but exclusive of Value Added Tax.

Turnover is recognised by reference to the stage of completion at the balance sheet date, provided that a right to consideration has been obtained through performance.

Consideration accrues as contract activity progresses by reference to the value of work performed, which coincides with costs incurred, and this is estimated by reference to costs incurred to-date compared to expected lifetime costs. Hence turnover represents the cost appropriate to the stage of completion of each contract plus attributable profits.

Full provision is made for losses on contracts in the year in which they are first foreseen.

Fixed assets

All tangible fixed assets are recorded at cost less any accumulated depreciation and any accumulated impairment losses. The carrying values of tangible fixed assets are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Leasehold Property
Plant & Machinery
Computer Equipment

Straight line over lease term

20% straight line25% straight line

Motor Vehicles - 20% straight line

The cost of tangible fixed assets is their purchase price, together with any additional costs of acquisition.

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Work in progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate.

ACCOUNTING POLICIES (continued)

FOR THE YEAR ENDED 31 DECEMBER 2015

Pension costs and other post-retirement benefits

Defined Contribution Scheme:

The pension costs charged against profits represent the amount of the contributions payable to the schemes in respect of the accounting period.

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

The Company has not applied paragraphs 20.15A or 20.25A to lease incentives where the lease commenced before the date of transition to FRS 102. It has continued to recognise any residual benefit or cost associated with these lease incentives on the same basis that applied prior to transition to FRS 102.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax.

- i) Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.
- ii) Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Short-term debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in administrative expenses.

TOWER SURVEYS LIMITED PROFIT AND LOSS ACOUNT FOR THE YEAR ENDED 31 DECEMBER 2015

	Note	2015 £	2014 £
Turnover	1	2,680,539	2,130,490
Cost of sales		(1,310,414)	(1,008,528)
Gross profit		1,370,125	1,121,962
Administrative expenses		(1,320,543)	(1,079,647)
Operating profit	2	49,582	42,315
Interest payable	5	(9,303)	(4,568)
Profit on ordinary activities before taxation		40,279	37,747
Tax on profit on ordinary activities	6	(30,756)	(10,663)
Profit for the period after taxation		9,523	27,084
Total comprehensive income for the year	•	9,523	27,084

All of the activities of the Company are classed as continuing.

TOWER SURVEYS LIMITED BALANCE SHEET AS AT 31 DECEMBER 2015

	Note	2015 £	2014 £
Fixed assets			
Tangible assets	7	390,884	281,731
Current assets			·
Work in Progress	8	430,682	233,247
Debtors	9	453,027	516,245
Cash at bank and in hand	•	7,700	2,500
		891,409	751,992
Creditors			
Amounts falling due within one year	11	(974,242)	(735,195)
Net current (liabilities)/assets		(82,833)	16,797
Net Assets		308,051	298,528
Capital and reserves			
Called up share capital	13	100	100
Profit and loss account		307,951	298,428
		308,051	298,528

These financial statements were approved by the directors on 16 September 2016 and are signed on their behalf by:

C H Edwards Director

Company registration: 3563870

The accompanying accounting policies and notes form part of these financial statements.

TOWER SURVEYS LIMITED OTHER PRIMARY STATEMENTS AS AT 31 DECEMBER 2015

Statement of changes in equity

	Called-up share capital	Profit and loss account	Total equity
	£	£	£
At 1 January 2014 Profit for 2014	100	271,344 27,084	271,444 27,084
At 31 December 2014	100	298,428	298,528
Profit for 2015	- -	9,523	9,523
At 31 December 2015	100	307,951	308,051

1 Turnover

The turnover and profit before tax are attributable to the one principal activity of the Company.

An analysis of turnover is given below:	2015 £	2014 £
United Kingdom	2,680,539	2,130,490
2 Operating profit		
Operating profit is stated after charging:	2015 £	2014 £
Depreciation - owned assets Operating lease payments Auditor's remuneration	107,154 20,804 	91,267 22,494 3,200

3 Particulars of employees

The average number of staff employed by the company during the financial period amounted to:

	2015	2014
•	No.	No.
Directors	2	2
Engineers and administration	47	38
•	49	40
The aggregate payroll costs of the above were:		
	2015	2014
	£	£
Wages and salaries	1,161,483	873,413
Social security costs	114,124	83,515
Other pension costs	78,520	52,367
	1,354,127	1,009,295

4 Directors' emoluments

The directors received £116,537 remuneration during the year (2014: £110,725) and contributions of £8,344 (2014: £8,023) were made to pension schemes on their behalf from this company. Only two directors are paid by the Company, the remaining directors' duties to this Company are considered to be incidental to their roles elsewhere in the group.

5 Interest payable		
	2015. £	2014 £
Intercompany interest payable	9,303	4,568
6 Tax		
(a) Tax on ordinary activities		
	2015 £	2014 £
Current tax		
UK Corporation tax based on the results		
for the year at 20.25% (2014: 21.5%) (Note 6(b))	-	-
Deferred tax		
Origination and reversal of timing differences (Note 9)	30,756	10,663
Total deferred tax	30,756	10,663
-		
Tax on profit on ordinary activities	30,756	10,663
(b) Factors affecting the total tax charge		•
The tax assessed on the profit on ordinary activities for the year differs	s from the sta	ndard rate of
corporation tax in the UK of 20.25% (2014: 21.5%).		
	2015	2014
	£	£
Profit on ordinary activities before taxation =	40,279	37,747
Profit on ordinary activities by rate of tax	8,156	8,116
Effects of:		•
Disallowed expenses	203	54
Effect of changes in tax rates		3,688
Prior year adjustments	22,397	(1,195)
Total tax expense	30,756	10,663

Factors that may affect future tax charges

A reduction in the UK corporation tax rate from 23% to 22% was substantively enacted in July 2013 and took effect from 1 April 2014. A further reduction in the UK corporation tax rate to 20% from 1 April 2015, was substantively enacted in July 2013.

The Company has tax losses arising in the UK of £176,305 (2014: £248,521) that are available indefinitely for offset against future taxable profits of the Company. Deferred tax assets are recognised on these losses.

7 Tangible fixed assets

. *	Leasehold Property £	Plant &. Machinery £	Computer Equipment £	Total £
Cost				
At 1 January 2015	12,260	604,797	182,521	799,578
Additions	4,888	165,161	46,258	216,307
Disposals	-	-	-	-
At 31 December 2015	17,148	769,959	228,779	1,015,885
Depreciation				
At 1 January 2015	8,500	411,128	98,219	517,847
Charge for the year	1,147	67,715	38,292	107,154
Disposals	•		, · -	-
At 31 December 2015	9,647	478,843	136,511	625,001
Net book value				
At 31 December 2015	7,501	291,116	92,268	390,884
At 31 December 2014	3,760	193,669	84,302	281,731
8 Work in progress	•	•		
			2015	2014
			£	£
Work in progress			430,682	233,247

Work in progress recognised as an expense in the year was £1.3m (2014 - £1m). There are no amounts held above in respect of long term contracts.

9 Debtors

	2015	2014
	£	£
Trade debtors	318,429	389,502
Amounts owed by group undertakings	58,574	17,923
Deferred tax (Note 10)	43,006	73,762
Other debtors	33,018	35,058
	453,027	516,245

The amounts owed by group undertakings are trading balances and are not formal loans.

10 Deferred taxation

The deferred tax included in debtors (Note 9) is as follows:		
,	2015	2014
	£	£
Excess of depreciation on fixed assets over capital allowances	(8,085)	30,641
Tax losses available for carry forward	49,704	43,121
Other timing differences	1,387	-
	43,006	73,762
	2015	2014
	£	£
The movement in the deferred taxation account during the year was:		
Balance brought forward	73,762	84,425
Profit and loss account movement arising during the year	(30,756)	(10,663)
Balance carried forward	43,006	73,762

The deferred tax asset is expected to be reduced to nil in 2016 as the Company continues to be profitable.

11 Creditors: amounts falling due within one year-

	2015	2014
	£	£
Amounts owed to group undertakings .	839,773	603,090
Other taxation and social security	88,163	48,697
Accrued pensions	7,937	6,934
Other creditors	34,354	60,782
Trade creditors	2,386	1,486
Revenue in advance	1,629	14,206
•	974,242	735,195

Included within amounts owed to group undertakings is £445,897 (2014: £145,477) that is a loan repayable on demand to Opus UK Ltd and interest is charged at 3.23% per annum. The loan facility expires on 31 December 2017. The remaining amounts are trading balances and are not formal loans.

12 Commitments under operating leases

At 31 December 2015 the Company had total commitments under non-cancellable operating leases as set out below:

•	2015		2014	
	Land & buildings	Other items	Land.& buildings	Other items
Future minimum rentals payable under non- cancellable operating leases are as follows:	£	£	£	£
Within 1 year	4,750	1,754	19,000	1,754
Within 1 to 5 years	<u> </u>		4,750	1,754
	4,750	1,754	23,750	3,508

13 Share capital

Allotted, called up and fully paid

Ordinary shares of £1 each

2015		201	2014	
No	£	No	£	
100	100	100	100	

14 Ultimate controlling party

Tower Surveys Limited's immediate parent undertaking is considered to be Opus International Consultants Holdings (UK) Limited. The smallest and largest group of which the company is a member and which includes the company in its group financial statements which are publicly available, is that headed by Opus International Consultants Limited, a company incorporated in New Zealand. Copies of those group financial statements may be obtained from Majestic Centre, 100 Willis Street, PO Box 12-343, Wellington, New Zealand. That company is controlled by Khazanah Nasional Berhad, a company incorporated in Malaysia.