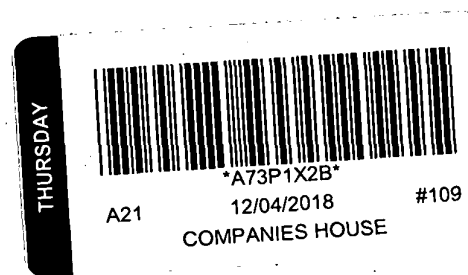


Belimo Automation UK Limited

Company Number: 01534607

Financial Statements

For the Year Ended 31 December 2017



Belimo Automation UK Limited

For the Year Ended 31 December 2017

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Belimo Automation UK Limited

Reporting by Directors

31 December 2017

The Directors present their annual report and the audited financial statements for the year ended 31 December 2017.

PRINCIPAL ACTIVITIES

The principal activity of the Company during the year under review was the implementation of electrical components for use in the heating and ventilation industry.

RESULTS

The profit for the year after taxation amounted to £265k (2016: £371k).

PROPOSED DIVIDEND

The Directors expect to propose a final ordinary dividend in respect of the current financial year of £250k (2016: £340k). This has not been included within creditors as it was not approved before the year end.

Dividends paid during the year were a final dividend of £340k in respect of the previous year ended 31 December 2016.

DIRECTORS AND DIRECTORS' INTERESTS

The Directors who held office during the year were as follows:

BC Trutmann
AJ Bartlett

POLITICAL AND CHARITABLE CONTRIBUTIONS

During the year under review the Company made no political contributions. Donations to UK charities amounted to £490 (2016: £736).

STATEMENT OF 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 the financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with International Financial Reporting Standards as adopted by the EU. 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;

Belimo Automation UK Limited

Reporting by Directors

31 December 2017

STATEMENT OF DIRECTORS RESPONSIBILITIES continued...

- make judgements and estimates that are reasonable and prudent;
- state whether applicable IFRSs as adopted by the EU 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.

PROVISION 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
- that the Director has taken all the steps that ought to have been taken as a Director in order to be aware of any information needed by the Company's auditor in connection with preparing its report and to establish that the Company's auditor is aware of that information.

AUDITOR

Under section 487 of the Companies Act 2006, Hillier Hopkins LLP will be deemed to have been reappointed as auditor 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

This report was approved by the board on 19th March 2018 and signed on its behalf.



AJ Bartlett
Director

Radius House
51 Clarendon Road
Watford
Hertfordshire
WD17 1HP

Belimo Automation UK Limited

Strategic Report

31 December 2017

BUSINESS REVIEW

A review of the operations of the company during the financial year and the results of those operations are the company's affairs at the balance sheet date to be satisfactory.

The parent company provides support and is also the major supplier to the company, limiting exposure to risks and uncertainties.

Performance factors such as Sales Revenue, Operating Expense, and Operating Income (EBIT) are provided and reviewed in a monthly report. All budgets and sales targets are agreed between the parent company and the company on an annual basis.

The company is well established and has been operating within its target market for over 30 years. Several large customers have been trading with the company over many years providing a platform for the business.

Our main business strength comes from the quality of our manufacturing. We offer a 5 year warranty on all our products which gives us a strong advantage over our competitors.

Award winning products and the on-going product developments by the parent company should lead to new opportunities in the future with existing and new customers.

2017 saw the launch of a new product line of Sensors, for Heating, Ventilation and Air Conditioning applications, to complement our existing actuators and valves.

Our market is driven by construction activity, along with the trend towards greater energy efficiency in commercial buildings. There is still some uncertainty due to Brexit and the future effects this may have on the Construction Industry sector.

The likely developments in the operations of the company and the expected results of these operations in the financial years subsequent to the year ended 31 December 2017 are that the company will continue in its current activities for the foreseeable future.

PRINCIPAL RISKS AND UNCERTAINTIES

The principle risks and uncertainties are related to the performance of UK Construction Industry Commercial sector where our products are mainly used in Building Controls. The collapse of Carillion in Jan 2018 has been significant within the industry. Although Belimo are not directly affected some of our customers (and their customers) most likely will be as it unlikely that any money owed will be recovered.

Belimo Automation UK Limited

Strategic Report

31 December 2017

BUSINESS PERFORMANCE

Sales Growth increased by 1.4%

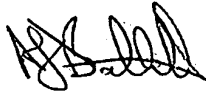
Air Products make up 69% of gross sales, with Water Products dropping slightly to 30%, Sensors were at 1%.

Sales in Ireland were up 145% on prior year.

Operating Income - £369K or 2.75% of sales

Net Income - £265K or 1.97% of sales

This report was approved by the board on 15th March 2018 and signed on its behalf.



AJ Bartlett
Director

Radius House
51 Clarendon Road
Watford
Hertfordshire
WD17 1HP

Belimo Automation UK Limited

Report of Auditors

To the shareholder
Belimo Automation UK Limited

We have audited the Company financial statements (the "financial statements") of Belimo Automation UK Limited for the year ended 31 December 2017, set out on pages 8 to 24. The relevant financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards as adopted by the EU.

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.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with the International Financial Reporting Standards; 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 Auditor's 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.

CONCLUSIONS RELATING TO GOING CONCERN

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Belimo Automation UK Limited

Report of Auditors

OTHER INFORMATION

The Directors are responsible for the other information. Other information comprises the information included in the Annual Report, other than the financial statements and our Auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statement or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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 the Directors' report for the financial year for which the financial statements are prepared is consistent with those financial statements; and
- this report has been prepared in accordance with applicable legal requirements.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of our knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the 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.

Belimo Automation UK Limited

Report of Auditors

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, and for such internal control as the Directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for 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 the Directors either intend to liquidate the Company or cease operations, or have no realistic alternative but to do so.

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 an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a 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 further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditor's report.



Alexander Bottom ACA (Senior statutory auditor)

for and on behalf of
HILLIER HOPKINS LLP

Chartered Accountants
Statutory Auditor

Radius House
51 Clarendon Road
Watford
Hertfordshire
WD17 1HP

Date: 6th April 2018

Belimo Automation UK Limited

Income Statement

For the Year Ended 31 December 2017

	Note	2017 £'000	2016 £'000
Revenue	1.xii.	13,421	13,056
Cost of sales		(11,644)	(11,222)
Gross profit		1,777	1,834
Other income		-	-
Administrative expenses		(1,408)	(1,358)
Income from operations		369	476
Finance income	5.	18	58
Finance costs	5.	(60)	(71)
Income before income taxes and extraordinary items		327	463
Taxation	6.	(62)	(92)
Income for the year		265	371

There were no recognised gains and losses for 2017 or 2016, other than those included in the Income Statement.

There is no difference between the Company's Income Statement and the historical costs, profits and losses. Accordingly, no note of the historical profits and losses for the year has been presented.

The notes on pages 12 to 24 form part of these financial statements.

Belimo Automation UK Limited

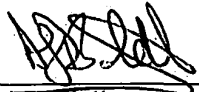
Company Number: 01534607

Statement of Financial Position

31 December 2017

	Note	2017 £'000	2016 £'000
ASSETS			
Property, plant and equipment	7.	5	21
Deferred tax	8.	28	23
Total non-current assets		33	44
Inventories	9.	438	359
Trade and other receivables	10.	2,355	2,422
Other financial assets	14.	98	91
Cash and cash equivalents		563	509
Total current assets		3,454	3,381
TOTAL ASSETS		3,487	3,425
LIABILITIES			
Trade and other payables	12.	2,335	2,175
Tax payable		19	42
Other interest-bearing loans and borrowings	11.	600	600
Total current liabilities		(2,954)	(2,817)
TOTAL LIABILITIES		(2,954)	(2,817)
NET ASSETS		533	608
	Note	2017 £'000	2016 £'000
EQUITY			
Share capital	13.	-	-
Retained earnings		533	608
TOTAL EQUITY		533	608

The financial statements were approved and authorised for issue by the Board on 19th March 2018 and were signed on its behalf by:


AJ Bartlett
Director

The notes on pages 12 to 24 form part of the financial statements.

Belimo Automation UK Limited

Statement of Changes in Equity

For the Year Ended 31 December 2017

2017			
	Share capital £'000	Retained earnings £'000	Subtotal £'000
Equity at the beginning of the period	-	608	608
Changes			
Net profit transferred to equity	-	265	265
Changes total	-		
Dividends payable	-	(340)	(340)
Equity as at 31 December 2017	-	533	533
2016			
	Share capital £'000	Retained earnings £'000	Subtotal £'000
Equity at the beginning of the period	-	537	537
Changes			
Net profit transferred to equity	-	371	371
Changes total	-		
Dividends payable	-	(300)	(300)
Equity as at 31 December 2016	-	608	608

The notes on pages 12 to 24 form part of the financial statements.

Belimo Automation UK Limited

Statement of Cash Flows

For the Year Ended 31 December 2017

	Note	2017 £'000	2016 £'000
Cash from operating activities:			
Profit/(loss) for the year		265	371
Financial costs	20.	42	52
Taxation	6.	62	92
Profit (loss) from operations		369	515
Depreciation	7.	16	25
(Increase) in trade and other receivables	10.	67	(479)
(Increase) in inventories	19.	(79)	34
(Increase) in other financial assets	14.	(7)	(33)
Increase in trade and other payables	12.	160	241
Interest paid	5.	(42)	(52)
Tax paid		(90)	(105)
Net cash flows from (used in) operating activities		394	146
Cash flows from investing activities:			
Acquisition of property, plant and equipment	7.	-	(13)
Net cash flows from (used in) investing activities			(13)
Cash flows from financing activities:			
Dividends paid	13.	(340)	(300)
Net cash flows from (used in) financing activities		(340)	(300)
Net cash increase (decreases) in cash and cash equivalents		54	(167)
Cash and cash equivalents at beginning of year		509	676
Cash and cash equivalents at end of year		563	509

The notes on pages 12 to 24 form part of the financial statements.

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

1. ACCOUNTING POLICIES continued

1. ACCOUNTING POLICIES

i. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

Belimo Automation UK Limited (the "Company") is incorporated in the United Kingdom.

The Company financial statements have been prepared and approved by the Directors in accordance with International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs").

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

ii. MEASUREMENT CONVENTION

The financial statements are prepared on the historical cost basis. Non-current assets and disposal groups held for sale are stated at the lower of previous carrying amount and fair value less costs to sell.

iii. FOREIGN CURRENCY

Transactions in foreign currencies are translated at the foreign exchange rate ruling at the date of the transaction monetary assets and liabilities denominated in foreign currencies at the balance sheet date are translated at the foreign exchange rate ruling at that date. Foreign exchange differences arising on translation are recognised in the income statement. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated at foreign exchange rates ruling at the dates the fair value was determined.

iv. INTRA-GROUP FINANCIAL INSTRUMENTS

Intra-group financial instruments, such as guarantees received, are held at fair value as financial assets or liabilities, as appropriate. Changes in fair value are taken to the income statement.

v. PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses.

Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Depreciation is charged to the income statement on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment. Land is not depreciated. The estimated useful lives are as follows:

• Leasehold improvements	- over the life of the lease
• Plant and machinery	- 12.5 - 33% per annum
• Fixtures, fittings and equipment	- 12.5 - 33% per annum
• Motor vehicles	- 33% per annum

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

1. ACCOUNTING POLICIES continued

vi. TRADE AND OTHER RECEIVABLES

Trade and other receivables are stated at their nominal amount.

vii. INVENTORIES

Inventory is stated at the lower of cost and net realisable value. Cost is based on the weighted average principle and includes expenditure incurred in acquiring the inventories and bringing it to their existing location and condition.

viii. CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash on hand and call deposits, and other short term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

ix. IMPAIRMENT

The carrying amounts of the Company's assets other than inventories and deferred tax assets, are reviewed at each balance sheet date to determine whether there is any indication of impairment. If any such indication exists, the assets recoverable amount is estimated.

An impairment loss is recognised whenever the carrying amount of an asset or its recoverable amount. Impairment losses are recognised in the income statement.

Impairment losses recognised in respect of cash-generating units are allocated to reduce the carrying amount of the assets in that unit on a pro rata basis. A cash generating unit is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Calculation of recoverable amount

The recoverable amount of other assets is the greater of their net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

x. INTEREST-BEARING BORROWINGS

Interest-bearing borrowings are initially recognised at fair value less attributable transaction costs.

Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost with any difference between cost and redemption value being recognised in the income statement.

xi. EMPLOYEE BENEFITS

Obligations for contributions to the defined contribution pension plan are recognised as an expense in the income statement as incurred.

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

1. ACCOUNTING POLICIES continued

xii. REVENUE

Revenue represents amounts received for goods and freight services net of VAT and discounts.

xiii. OPERATING LEASE PAYMENTS

Payments made under operating leases are recognised in the income statement on a straight-line basis over the term of the lease. Lease incentives are recognised in the income statement as an integral part of the total lease expense.

xiv. TAXATION

Tax on the profit or loss for the year comprises current and deferred tax.

Current tax is the expected tax payable on the taxable income for the year, using rates enacted or substantively enacted at the balance sheet date, and any adjustments in respect of previous years.

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Temporary differences arising from the initial recognition of assets or liabilities that affect neither accounting nor taxable profit other than in a business combination are not provided for. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date.

xv. DIVIDENDS

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

xvi. DEFINED CONTRIBUTION PENSION PLAN

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payments obligations.

The contributions are recognised as an expense in the profit and loss account when they fall due. Amounts not paid are shown in accruals as a liability in the balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

1. ACCOUNTING POLICIES continued

xvii. ADOPTED IFRS'S NOT YET APPLIED

The following adopted IFRS's (by the European Union) have been issued but have not yet been applied by the Company in these financial statements. Their adoption is not expected to have a material effect on the financial statements unless otherwise indicated:

- IFRS 9 Financial instruments' (mandatory for the year commencing on or after 1 January 2018)
- IFRS 11 (amendments) 'Joint Arrangements' (mandatory for the year commencing on or after 1 January 2017)
- IFRS 15 'Revenue from Contracts with Customers' (mandatory for the year commencing on or after 1 January 2018)
- IFRS 16 'Leases' (mandatory for the year commencing on or after 1 January 2019)
- IFRIC 22 'Foreign Currency Transactions and Advance Consideration' (mandatory for the commencing 1 January 2018)

xviii. JUDGEMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The preparation of the financial statements in conformity with EU IFRS principles requires the Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results in the future could differ from those estimates. In this regard, the Directors believe that the critical accounting policies where judgements or estimations are necessarily applied are summarised below.

Depreciation, amortisation and residual values

The Directors have reviewed the asset lives and associated residual values of all fixed asset classes, and have concluded that asset lives and residual values are appropriate.

Impairment

The Directors have considered the valuation of investments in tangible fixed assets. Changes in the circumstances or expectations of future performance of an individual asset may be an indicator that the asset is impaired requiring the book value to be written down to its recoverable amount. Impairments are reversed if conditions for impairment are no longer present. Due to their nature, evaluating whether an asset is impaired or not requires a significant degree of judgement and may to a large extent depend on the assumptions made in its evaluation. The Directors have concluded that the valuation of assets at the year end are appropriate.

Recoverability of receivables

The recoverability of trade receivables has been assessed as at the year end and up until the date of signing these financial statements. Management have based the decision to provide for any amounts based on their judgement of all the available information, and their experience of the specific nature of the trade receivable in question.

Inventories

Stock is included as per the accounting policy set out above. Management have assessed the need to write off or provide against any specific items based on the levels held at year end, and the expected sales of such items in the immediate period post year end.

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

2. OPERATING PROFIT

	2017 £'000	2016 £'000
This is stated after charging:		
Depreciation charge	16	25
Operating lease expense - property	50	55
Auditors' Remuneration		
Audit fees	17	16

3. STAFF NUMBERS AND COSTS

The aggregate payroll costs during the year were as follows:

	2017 £'000	2016 £'000
Wages and salaries	883	907
Social security costs	119	102
Other pensions costs	72	75
Total	1,074	1,084

The average number of persons employed by the Company (including Directors) during the year, analysed by category, were as follows:

	2017 Number	2016 Number
Sales	14	14
Administration	3	3
Logistics	1	1
Total	18	18

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

4. DIRECTORS' EMOLUMENTS

	2017 £'000	2016 £'000
Directors' emoluments	119	114
Company contributions to money purchase pension plans	8	8
	127	122

	2017	2016
Retirement benefits are accruing to the following number of Directors under:		
Money purchase schemes	1	1

5. FINANCE INCOME AND COSTS

	2017 £'000	2016 £'000
Finance income:		
Interest income	18	58
Net foreign exchange gains	-	-
Total	18	58
Finance costs:		
Interest expense	(60)	(71)
Total	(60)	(13)
Net finance cost	(42)	(13)

6. TAXATION

	2017 £'000	2016 £'000
<i>Current tax expense</i>		
Current year	67	95
Adjustment in respect of prior years	-	-
<i>Deferred tax expense</i>		
Origination and reversal of temporary differences	(5)	(3)
Total tax in income statement	62	92

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

6. TAXATION continued

Reconciliation of effective rate

	2017 £'000	2016 £'000
Profit before tax	327	463
Tax using the UK corporation tax rate of 19.25% (2016: 20.00%)	63	93
Non-deductible expenses	6	8
Capital allowances for year in excess of depreciation	(2)	(5)
Change in unrecognised deferred tax assets	(5)	(3)
Total tax in income statement	62	92

7. PROPERTY, PLANT AND EQUIPMENT

	Leasehold improvements £'000	Fixtures, fittings and equipment £'000	Motor vehicles £'000	Plant and machinery £'000	Total £'000
Cost					
Opening balance	107	41	64	39	251
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Balance at December 31, 2017	107	41	64	39	251
Depreciation and impairment					
Opening balance	(107)	(41)	(52)	(30)	(230)
Disposals	-	-	-	-	-
Depreciation	-	-	(11)	(5)	(16)
Balance at December 31, 2017	(107)	(41)	(63)	(35)	(246)
Net book value					
At January 01, 2017	-	-	12	9	21
At December 31, 2017	-	-	1	4	5

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

7. PROPERTY, PLANT AND EQUIPMENT continued

	Leasehold improvements £'000	Fixtures, fittings and equipment £'000	Motor vehicles £'000	Plant and machinery £'000	Total £'000
Cost					
Opening balance	107	41	64	26	238
Additions	-	-	-	13	13
Disposals	-	-	-	-	-
Balance at December 31, 2016	107	41	64	39	251
Depreciation and Impairment					
Opening balance	(107)	(41)	(31)	(26)	(205)
Disposals	-	-	-	-	-
Depreciation	-	-	(21)	(4)	(25)
Balance at December 31, 2016	(107)	(41)	(52)	(30)	(230)
Net book value					
At January 01, 2016	-	-	33	-	33
At December 31, 2016	-	-	12	9	21

8. DEFERRED TAX ASSETS AND LIABILITIES

Recognised deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following:

	Assets		Liabilities		Net	
	2017 £'000	2016 £'000	2017 £'000	2016 £'000	2017 £'000	2016 £'000
Property, plant and equipment	28	23	-	-	28	23

Amount of temporary differences, unused tax losses and tax credits for which no deferred tax asset is recognised is £nil (2016: £nil).

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

8. DEFERRED TAX ASSETS AND LIABILITIES continued

Recognised deferred tax assets and liabilities continued

Movement in deferred tax during the year:

	1 January 2017 £'000	Recognised in income statement £'000	Recognised in equity £'000	31 December 2017 £'000
Property, plant and equipment	23	5	-	28
Total	23	5	-	28

	1 January 2016 £'000	Recognised in income statement £'000	Recognised in equity £'000	31 December 2016 £'000
Property, plant and equipment	20	3	-	23
Total	20	3	-	23

9. INVENTORIES

	2017 £'000	2016 £'000
Finished goods	438	359
Total	438	359

10. TRADE AND OTHER RECEIVABLES

	2017 £'000	2016 £'000
Trade receivables	2,305	2,214
Other receivables and prepayments	50	208
Total	2,355	2,422

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

11. OTHER INTEREST-BEARING LOANS AND BORROWINGS

This note provides information about the contractual terms of the Company's interest-bearing loans and borrowings.

	2017	2016
	£'000	£'000
<i>Current liabilities</i>		
Loan from Belimo Holding AG	600	600

Terms and debt repayment schedule

The loan is repayable on demand.

12. TRADE AND OTHER PAYABLES

	2017	2016
	£,000	£,000
Trade payables due to group undertakings	2,014	1,721
Other trade payables	19	38
Non-trade payables and accrued expenses	302	416
Total	2,335	2,175

13. SHARE CAPITAL AND RESERVES

	2017	2016
	£'000	£'000
Share capital	-	-
Distributable reserve		
Opening balance	608	537
Net income for the period	265	371
Dividends payable	(340)	(300)
Total Equity	533	608

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

13. SHARE CAPITAL AND RESERVES continued

Share capital

	Ordinary shares	
	2017	2016
On issue at 1 January 2017 fully paid		
On issue at 31 December 2017 fully paid	100	100

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

Dividends

	Total Amount £'000
2017	
£3,400 per qualifying ordinary share (relating to 2016)	340
2016	
£3,000 per qualifying ordinary share (relating to 2015)	300

After the balance sheet date, dividends of £2,500 per qualifying ordinary share (2016: £3,400) were proposed by the Directors. No provision has been made for proposed dividends.

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

14. FINANCIAL INSTRUMENTS

Effective interest rates and repricing analysis

In respect of income-earning financial assets and interest-bearing financial liabilities, the following table indicates their effective interest rates at the balance sheet date and the periods in which they mature or, if earlier, are repriced.

	2017 Effective interest rate %	2017 Total £'000	2017 0 to 1 years £'000	2016 Effective interest rate %	2016 Total £'000	2016 0 to 1 years £'000
Cash and cash equivalents*	-	563	563	-	509	509
Loan from Belimo Holding AG*	2.00	600	600	2.50	600	600
Intercompany balance with Belimo Automation AG/**	-	2,011	2,011	-	1,721	1,721
	2.00	3,174	3,174	2.50	2,830	2,830

* These assets/liabilities bear interest at a fixed rate.

**This balance attracts interest at 7.75% on overdue amounts only.

Fair Values

The fair values together with the carrying amounts shown in the balance sheet are as follows:

	Carrying amount 2017 £'000	Fair value 2017 £'000	Carrying amount 2016 £'000	Fair value 2016 £'000
Loan from group undertakings	(600)	(600)	(600)	(600)
Intra-group guarantee (see note 1)	98	98	91	91
	(502)	(502)	(509)	(509)
Unrecognised (losses)/gains		-		-

Note 1 - A fellow subsidiary has issued a guarantee in favour of Belimo Automation UK Limited, indemnifying the Company against risk of bad debt on trade debtors and stock obsolescence. This guarantee represents a financial asset and is carried at fair value. Fair value is determined based on estimates regarding recoverability of debts outstanding and stock at the balance sheet date.

Belimo Automation UK Limited

Notes to the Financial Statements

For the Year Ended 31 December 2017

15. OPERATING LEASES

Non-cancellable operating lease rentals are payable as follows:

	2017 £'000	2016 £'000
Less than one year	53	50
Between one and five years	203	200
More than five years	150	150

During the year £50,000 was recognised as an expense in the income statement in respect of operating leases (2016: £50,000).

16. RESERVES

Profit and loss reserve is fully distributable and includes accumulated profit and losses achieved by the Company.

17. RELATED PARTIES

Identity of related parties

All companies belonging to the Group headed by Belimo Holdings AG have been identified as related parties.

Related Party Transactions

There have been transactions in the year with the following companies which are the ultimate holding Company of Belimo Automation UK Limited and a fellow subsidiary of that Company.

Belimo Holdings AG: Interest payments of £12,000 (2016: £16,500) have been made in respect of the outstanding loan. The amount outstanding at the year was £600,000 (2016: £600,000). The loan bears interest at 2.0% and is repayable on demand.

Belimo Automation AG: Purchases of £11,335,033 (2016: £11,017,837) were made from this fellow subsidiary of Belimo Holding AG. These costs are included within cost of sales. Additionally, £26,962 (2016: £23,933) of interest on late payments was paid to the same Company.

The balance outstanding at the year end was £2,011,242 (2016: £1,717,026). Invoices are payable within 60 days, after which point, interest of 7.75% is charged.

18. ULTIMATE PARENT COMPANY AND PARENT COMPANY OF LARGER GROUP

The Company is a subsidiary undertaking of Belimo Holding AG which is the immediate and ultimate parent Company incorporated in Switzerland.

The consolidated financial statements of the groups headed by this Company are available to the public and may be obtained from Brunnenbachstrasse 1, CH-8340 Hinwil, Switzerland.