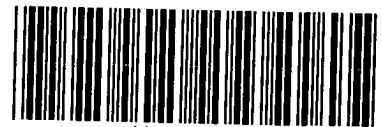


**Financial Statements**  
**31 December 2013**

**Registered No: 2155878**

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COMPANIES HOUSE

**Financial Statements**

**31 December 2013**

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**Directors' Report for the year ended  
31 December 2013**

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**Principal activities and Business review**

HSBC Development Properties (UK) Limited (the "Company") was dormant during the year and has not traded or incurred any liabilities. The Company has made neither a profit nor a loss, nor any other comprehensive income. Therefore, neither an income statement nor a statement of comprehensive income has been prepared.

The Company is expected to remain dormant for the foreseeable future.

**Directors**

The Directors who served during the year were as follows:

**Name**

Canada Water Nominees (UK) Limited  
R H Musgrove

The Articles of Association of the Company provide that in certain circumstances the Directors are entitled to be indemnified out of the assets of the Company against claims from third parties in respect of certain liabilities arising in connection with the performance of their functions, in accordance with the provisions of the UK Companies Act 2006.

Indemnity provisions of this nature have been in place during the financial year but have not been utilised by the Directors.

**Dividends**

The Directors do not recommend the payment of a dividend in respect of the year ended 31 December 2013 (2012:£nil).

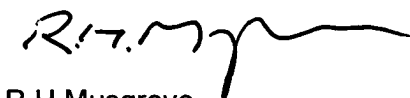
**Significant events since the end of the financial year**

No significant events affecting the Company have occurred since the end of the financial year.

**Future developments**

The Company is expected to remain dormant for the foreseeable future.

Signed on behalf of the Board



R H Musgrove  
Director

Dated: 22 September 2014

Registered Office  
8 Canada Square  
London  
E14 5HQ

**Financial Statements****Statement of financial position as at 31 December 2013**

	<b>2013</b> <b>£'000</b>	<b>2012</b> <b>£'000</b>
<b>Current assets</b>		
Receivables	<b>37,000</b>	37,000
<b>Total assets</b>	<b>37,000</b>	37,000
<b>Equity</b>		
Allotted, called up and fully paid share capital 37,000,000 Ordinary Shares of £1 each	<b>37,000</b>	37,000
<b>Total equity</b>	<b>37,000</b>	37,000

**Statements:**

For the year ended 31 December 2013 the Company was entitled to exemption under section 480 of the Companies Act 2006.

- (a) Members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- (b) The Directors acknowledge their responsibility for:
- (i) ensuring the Company keeps accounting records which comply with section 386 of the Companies Act 2006; and
  - (ii) preparing financial statements which give a true and fair view of the state of affairs of the Company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 396, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

These financial statements were approved by the Board of Directors on 22 September 2014 and were signed on its behalf by:



Hannah Shepherd

Representing Canada Water Nominees (UK) Limited

Company Registration No: 2155878

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## Notes on the Financial Statements

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### 1 Basis of preparation

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#### Compliance with International Financial Reporting Standards

The financial statements are presented in sterling and have been prepared on the historical cost basis.

The Company has prepared its financial statements in accordance with International Financial Reporting Standards ("IFRSs") as issued by the International Accounting Standards Board ("IASB") and as endorsed by the European Union.

IFRSs comprise accounting standards issued by the IASB and its predecessor body as well as Interpretations issued by the IFRS Interpretations Committee and its predecessor body.

During the year, the Company adopted a number of standards, interpretations and amendments thereto which had an insignificant effect on the financial statements.

#### Future accounting developments

At 31 December 2013, a number of standards, and amendments thereto, had been issued by the IASB, which are not effective for the Company's financial statements as at 31 December 2013. None of these are expected to have a significant effect on the results or net assets of the Company when adopted.

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

#### General information

HSBC Development Properties (UK) Limited is a company domiciled and incorporated in England and Wales.

### 2 Directors emoluments

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The Directors did not receive any emoluments in respect of their services to the Company during the year. The Company has made no loans, guarantees or other such dealings to its directors and others during the year.

### 3 Related party transactions

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There have been no transactions with related parties requiring disclosure in either the current or prior year. The Company is dormant and all statutory fees are paid by another group undertaking.

The ultimate parent undertaking (which is the ultimate controlling party) and the parent undertaking of the largest group of undertakings for which group financial statements are drawn up and of which the Company is a member is HSBC Holdings plc, and the parent undertaking of the smallest such group is HSBC Bank plc. The immediate holding company is HSBC Bank plc. The results of the Company are included in the group financial statements of HSBC Bank plc and HSBC Holdings plc.

Copies of the group financial statements may be obtained from the following addresses:

HSBC Bank plc  
8 Canada Square  
London  
E14 5HQ

HSBC Holdings plc  
8 Canada Square  
London  
E14 5HQ