



CWCB HOLDINGS LIMITED

Registered number: 03452890

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022



CWCB HOLDINGS LIMITED

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CWCB HOLDINGS LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

The directors present their report and the financial statements for the year ended 31 December 2022.

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

PRINCIPAL ACTIVITY

The company is an investment holding company.

DIRECTORS


The directors who served during the year were:

A S J Daffern
S Z Khan
K J Kingston
R J Worthington

On 16 June 2023, after the year end, Ian Benham has been appointed as a director and on 8 September 2023 A S J Daffern resigned as a director of the company.

The company provides an indemnity to all directors (to the extent permitted by law) in respect of liabilities incurred as a result of their office. The company also has in place liability insurance covering the directors and officers of the company. Both the indemnity and insurance were in force during the year ended 31 December 2022 and at the time of the approval of this Directors' Report. Neither the indemnity nor the insurance provide cover in the event that the director is proven to have acted dishonestly or fraudulently.

This report was approved by the board on 14 September 2023 and signed on its behalf.

DocuSigned by:

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I Benham
Director

CWCB HOLDINGS LIMITED
REGISTERED NUMBER: 03452890

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2022

	Note	2022 £	2021 £
FIXED ASSETS			
Investments	2	121,613	121,613
		<u>121,613</u>	<u>121,613</u>
CURRENT ASSETS			
Debtors: amounts falling due within one year	3	9,178	9,178
		<u>9,178</u>	<u>9,178</u>
Creditors: amounts falling due within one year	4	(14)	(14)
		<u>9,164</u>	<u>9,164</u>
NET CURRENT ASSETS			
		<u>130,777</u>	<u>130,777</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>130,777</u>	<u>130,777</u>
NET ASSETS			
		<u>130,777</u>	<u>130,777</u>
CAPITAL AND RESERVES			
Called up share capital	5	1	1
Retained earnings		130,776	130,776
		<u>130,777</u>	<u>130,777</u>

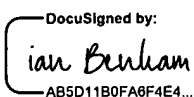
No statement of comprehensive income is presented with these financial statements because the company has not recognised any income, expenditure or any other items of comprehensive income in respect of the year or the prior year.

For the year ended 31 December 2022 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

The members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 14 September 2023.

DocuSigned by:

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I Benham
 Director

The notes on pages 3 to 5 form part of these financial statements.

CWCB HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. ACCOUNTING POLICIES

1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

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

1.2 Cash flow statement

The company had no cash flows during the year and has accordingly not produced a Cash Flow Statement.

1.3 Statement of changes in equity

There have been no changes to equity and accordingly the company not produced a statement of changes in equity.

2. FIXED ASSET INVESTMENTS

	Investments in subsidiary companies £
COST	
At 1 January 2022	121,613
At 31 December 2022	<u>121,613</u>

CWCB HOLDINGS LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022****2. FIXED ASSET INVESTMENTS (CONTINUED)****SUBSIDIARY UNDERTAKINGS**

The following were subsidiary undertakings of the company:

Name	Registered office	Principal activity	Class of shares	Holding
CWBC Investments (BP1) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWCB Investments (DS6) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWCB Investments (DS8) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWCB Investments (RT2) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWCB Investments (WF9) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWBC Leasing (BP1) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWCB Leasing (DS6) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWCB Leasing (RT2) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWBC Properties (BP1) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWCB Properties (DS6) Limited	Property investment	Ordinary £1 shares	Held directly	100%
CWCB Properties (DS8) Limited	Property investment	Ordinary £1 shares	Held directly	100%
HQCB Properties (HQ5(2)) Limited	Investment holding	Ordinary £1 shares	Held directly	100%
HQCB Properties (RT3) Limited	Property investment	Ordinary £1 shares	Held directly	100%
HQCB Investments Limited	Property investment	Ordinary £1 shares	Held indirectly	100%
HQCB Properties (HQ1) Limited	Property investment	Ordinary £1 shares	Held indirectly	100%
HQCB Properties (HQ3) Limited	Property investment	Ordinary £1 shares	Held indirectly	100%

The subsidiaries are registered at One Canada Square, Canary Wharf, London E14 5AB.

During the year the company received dividends of £Nil (2021 - £Nil) from its subsidiary undertakings.

In accordance with Section 400 of the Companies Act 2006, financial information is only presented in these financial statements about the company as an individual undertaking and not about its group because the company and its subsidiary undertakings are included in the consolidated financial statements of a larger group (Note 6).

The directors are of the opinion that the value of the company's investments at 31 December 2022 was not less than the amount shown in the company's balance sheet.

CWCB HOLDINGS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

3. DEBTORS: Amounts falling due within one year

	2022 £	2021 £
Amounts owed by group undertakings	9,178	9,178
	<u>9,178</u>	<u>9,178</u>

Amounts owed by fellow subsidiary undertakings are interest free and repayable on demand.

4. CREDITORS: Amounts falling due within one year

	2022 £	2021 £
Amounts owed to group undertakings	14	14
	<u>14</u>	<u>14</u>

Amounts owed to fellow subsidiary undertakings are interest free and repayable on demand.

5. SHARE CAPITAL

	2022 £	2021 £
Allotted, called up and fully paid		
1 (2021 - 1) Ordinary share of £1.00	1	1
	<u>1</u>	<u>1</u>

6. CONTROLLING PARTY

The company's immediate parent undertaking is Canary Wharf Investments Limited.

As at 31 December 2022 the smallest group of which the company is a member and for which group financial statements are drawn up is the consolidated financial statements of Canary Wharf Group Investment Holdings plc. Copies of the financial statements may be obtained from the Company Secretary, One Canada Square, Canary Wharf, London E14 5AB.

The largest group of which the company is a member for which group financial statements are drawn up is the consolidated financial statements of Stork HoldCo LP, an entity registered in Bermuda and the ultimate parent undertaking and controlling party. Stork HoldCo LP is controlled as to 50% by Brookfield Property Partners LP and as to 50% by Qatar Investment Authority.

The directors have taken advantage of the exemption in paragraph 33.1A of FRS 102 allowing the company not to disclose related party transactions with respect to other group companies.