



## **CANARY WHARF CONTRACTORS (DS3) LIMITED**

Registered number: 04075126

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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## **CANARY WHARF CONTRACTORS (DS3) LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

The directors present their report and the financial statements for the year ended 31 December 2021.

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 was the site contractor for the construction of 15 Canada Square and 30 North Colonnade in Canary Wharf.


### **DIRECTORS**

The directors who served during the year were:

A S J Daffern (appointed 6 May 2021)  
Sir George Iacobescu CBE (resigned 1 July 2021)  
S Z Khan  
K J Kingston (appointed 6 May 2021)  
R J J Lyons (resigned 21 May 2021)  
R J Worthington (appointed 6 May 2021)

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 2021 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 12 September 2022 and signed on its behalf.

DocuSigned by:  
  
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**A S J Daffern**  
Director

**CANARY WHARF CONTRACTORS (DS3) LIMITED**  
**REGISTERED NUMBER: 04075126**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2021**

	Note	2021 £	2020 £
<b>CURRENT ASSETS</b>			
Debtors: amounts falling due within one year	3	2,502,964	2,502,964
		<u>2,502,964</u>	<u>2,502,964</u>
Creditors: amounts falling due within one year	4	(2,442,744)	(2,442,744)
		<u>60,220</u>	<u>60,220</u>
<b>NET CURRENT ASSETS</b>			
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>60,220</u>	<u>60,220</u>
<b>NET ASSETS</b>		<u>60,220</u>	<u>60,220</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	5	1	1
Retained earnings		60,219	60,219
		<u>60,220</u>	<u>60,220</u>

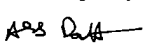
No statement of comprehensive income is presented with these financial statements because the company has not recognised any income, expenditure or any other items of comprehensive income in respect of the year or the prior year.

For the year ended 31 December 2021 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 12 September 2022.

DocuSigned by:  
  
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**A S J Daffern**  
 Director

The notes on pages 3 to 4 form part of these financial statements.

**CANARY WHARF CONTRACTORS (DS3) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021****1. GENERAL INFORMATION**

Canary Wharf Contractors (DS3) Limited is a private company limited by shares incorporated in the UK under the Companies Act 2006 and registered in England and Wales at One Canada Square, Canary Wharf, London, E14 5AB.

The nature of the company's operations and its principal activities are set out in the Directors' Report.

**2. ACCOUNTING POLICIES****2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention and in accordance with United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice, including FRS 102 "the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland").

In accordance with paragraph 35.10(m) of FRS 102, the company has elected to retain its previous accounting policies for reported assets, liabilities and equity until there is any change to those balances or the company undertakes any new transactions.

**2.2 Statement of changes in equity**

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

**2.3 Cash flow statement**

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

**3. DEBTORS**

	2021 £	2020 £
Amounts owed by group undertakings	151	151
Prepayments and accrued income	2,502,813	2,502,813
	<u>2,502,964</u>	<u>2,502,964</u>

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

**4. CREDITORS: Amounts falling due within one year**

	2021 £	2020 £
Payments received on account	1,403,491	1,403,491
Amounts owed to group undertakings	1,039,253	1,039,253
	<u>2,442,744</u>	<u>2,442,744</u>

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

**CANARY WHARF CONTRACTORS (DS3) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021****Payments received on account**

	2021 £	2020 £
Total received	107,892,907	107,892,907
Cumulative interest	4,542,015	4,542,015
Cumulative allocation to turnover	(111,031,431)	(111,031,431)
	<u>1,403,491</u>	<u>1,403,491</u>

The company entered into an agreement with a fellow subsidiary whereby it would design and construct a building and the associated infrastructure at 15 Canada Square, Canary Wharf in return for a fee which will accrue over the life of the project. The company received payments on account totaling £107.9m, equal to the estimated sums due including the fee. The fee is allocated against the initial payment as it becomes due.

**5. SHARE CAPITAL**

	2021 £	2020 £
<b>Allotted, called up and fully paid</b>		
1 (2020 - 1) Ordinary share of £1.00	<u>1</u>	<u>1</u>

**6. CONTROLLING PARTY**

The company's immediate parent undertaking is Canary Wharf (DS3) Limited.

As at 31 December 2021, 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 registered at 73 Front Street, 5th Floor, Hamilton HM12, Bermuda.

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 wholly-owned group companies.