

Cannon Street Nominees No. 1 Limited

Directors' Report and Financial Statements

31 December 2015



Cannon Street Nominees No. 1 Limited

Registered No. 04090242

Directors

M Topham
I Brown

Auditors

Ernst & Young LLP
1 More London Place
London SE1 2AF

Registered Office

100 New Bridge Street
London EC4V 6JA

Directors' report

Registered No. 04090242

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

Results and dividends

The company did not trade during the year; accordingly no profit and loss account has been prepared.

The directors do not recommend the payment of a dividend (2014 – £nil).

Principal activity and review of the business and future developments

The company held with other entities until 13th September 2013 the legal ownership in the long leasehold of Cannon Place, a building located above Cannon Street station in London. The company's immediate parent undertaking, 78 Cannon Street Limited Partnership, holds the beneficial interest in this long leasehold.

The directors intend to consider whether the company can be placed into liquidation.

Directors

The directors who served during the year ended 31 December 2015 and subsequent to that date were as follows:

M Topham

I Brown

Strategic report

The company has taken advantage of the small companies' exemption from the requirement to prepare a strategic report.

Qualifying third party indemnity provisions

An associated undertaking maintains an indemnity to the company's directors against liability in respect of proceedings brought by third parties, subject to the conditions set out in the Companies Act 2006. Such qualifying third party indemnity provision remains in force as at the date of approving the directors' report.

Disclosure of information to the auditors

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information, being information needed by the auditor in connection with preparing its report, of which the auditor is unaware. Having made enquiries of fellow directors and the company's auditor, each director has taken all the steps that he is obliged to take as a director in order to make himself aware of any relevant audit information and to establish that the auditor is aware of that information.

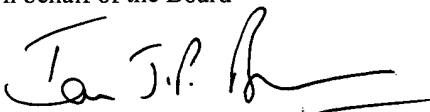
Auditors

A resolution to reappoint Ernst & Young LLP as auditors will be put to the members at the Annual General Meeting.

Small company exemptions

This report has been prepared in accordance with the special provisions applicable to companies subject to the small companies' regime within Part 15 of the Companies Act 2006.

On behalf of the Board



Ian Brown

Director

16 DEC 2016

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. 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 those 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 to 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.

Independent auditor's report

to the members of Cannon Street Nominees No. 1 Limited

We have audited the financial statements of Cannon Street Nominees No. 1 Limited for the year ended 31 December 2015 which comprise the Balance Sheet and the related notes 1 to 6. 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), including 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 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.

Respective responsibilities of directors and auditor

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, 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 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 on financial statements

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;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 102 'The Financial Reporting Standard applicable to the UK and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

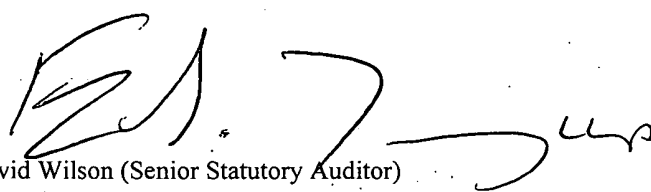
Independent auditor's report

to the members of Cannon Street Nominees No. 1 Limited

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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a Strategic Report and take advantage of the small companies' exemption in preparing the Directors' Report.



David Wilson (Senior Statutory Auditor)
For and on behalf of Ernst & Young LLP, Statutory Auditor
London
[Date]

16 DEC 2016

Balance sheet

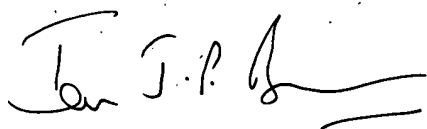
at 31 December 2015

	Notes	2015 £	2014 £
Current assets			
Debtors	3	1	1
Total assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital	4	1	1
Equity shareholder's funds		<u>1</u>	<u>1</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Approved by the Board of Directors on
and signed on its behalf by:

16 December 2016



Ian Brown
Director

Notes to the financial statements

at 31 December 2015

1. Accounting policies

Basis of preparation

These financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' ('FRS 102').

This is the first year in which the financial statements have been prepared under FRS 102. The Company has transitioned from previously extant UK GAAP to new UK GAAP (FRS 102) for all periods presented. There were no material adjustments to the financial statements arising on the adoption of FRS 102 and hence no reconciliation of equity and profit and loss have been prepared.

A profit and loss account has not been prepared as the company did not trade throughout the financial year.

Statement of cash flows

A statement of cash flows has not been prepared as the company did not trade throughout either the current or prior financial year and does not hold any cash.

2. Auditors' remuneration and directors' emoluments

The auditors' remuneration for the audit of the company amounted to £1,470 (2014 – £1,470). This fee is charged to 78 Cannon Street Limited Partnership, the immediate parent undertaking, and is disclosed in the financial statements of that entity.

None of the directors received any emoluments from the company during the year (2014 – £nil).

3. Debtors: amounts falling due within one year

	2015 £	2014 £
Amounts owed by immediate parent undertaking	1	1

4. Authorised and issued share capital

	2015 £	2014 £
<i>Authorised</i>		
Ordinary shares of £1 each	1,000	1,000
<i>Allotted, called up and unpaid</i>	£	£
Ordinary share of £1	1	1

Notes to the financial statements

at 31 December 2015

5. Contingent liabilities

In 2006, the company, along with other group companies, provided a guarantee against a £258 million senior loan facility advanced to 78 Cannon Street Limited Partnership. Also during 2007, the company, along with other group companies, provided a guarantee against a £30 million junior loan facility advanced to 78 Cannon Street Limited Partnership. There was an increase in the senior loan facility in subsequent periods.

The amount outstanding on the loans at 31 December 2015 was £361,847,772 (2014 – £349,629,498) and £30,000,000 (2014 – £30,000,000) on the senior and junior facilities respectively.

6. Ultimate parent undertaking and controlling party

The company's immediate and ultimate parent undertaking and controlling party is 78 Cannon Street Limited Partnership, a Limited Partnership registered in the United Kingdom. The ultimate parent undertaking is Cannon Street Charitable Trust.