

CANARY WHARF (BP1) T2 LIMITED
Registered Number: 4370718

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2008

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CANARY WHARF (BP1) T2 LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2008

	Note	31 December 2008 £	31 December 2007 £
CURRENT ASSETS			
Debtors	2	1	1
Cash at bank		140	140
		141	141
CREDITORS: Amounts falling due within one year	3	(140)	(140)
NET CURRENT ASSETS		1	1
TOTAL ASSETS LESS CURRENT LIABILITIES		1	1
NET ASSETS		1	1
CAPITAL AND RESERVES			
Called-up share capital	4	1	1
SHAREHOLDERS' FUNDS		1	1

The company recorded neither a profit or a loss during the year ended 31 December 2008 or the year ended 31 December 2007.

For the period ended 31 December 2008 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985.

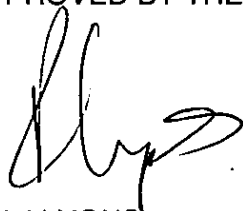
Members have not required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibilities for:

- ensuring the company keeps accounting records which comply with section 221, and
- preparing accounts 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 and loss for the financial year, in accordance with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

The Notes on pages 2 to 3 form an integral part of these financial statements.

APPROVED BY THE BOARD ON 26 JUNE 2009 AND SIGNED ON ITS BEHALF BY:



R J J LYONS
DIRECTOR

CANARY WHARF (BP1) T2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2008

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards, all of which have been applied consistently throughout the year and the preceding year.

In accordance with the provisions of FRS 1 (Revised) the company is exempt from the requirements to prepare a cash flow statement, as it is a wholly-owned subsidiary of Canary Wharf Group plc, which has prepared a consolidated cash flow statement.

2. DEBTORS

	31 December 2008 £	31 December 2007 £
Amount owed by parent undertaking	<u>1</u>	<u>1</u>

3. CREDITORS: Amounts falling due within one year

	31 December 2008 £	31 December 2007 £
Amount owed to fellow subsidiary undertaking	<u>140</u>	<u>140</u>

4. CALLED-UP SHARE CAPITAL

Authorised share capital:

	31 December 2008 £	31 December 2007 £
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

Allotted, called up and fully paid:

	31 December 2008 £	31 December 2007 £
1 Ordinary share of £1	<u>1</u>	<u>1</u>

5. CAPITAL COMMITMENTS

As at 31 December 2008 the company had given fixed and floating charges over substantially all its assets to secure the commitments of certain other group undertakings.

CANARY WHARF (BP1) T2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2008

6. ULTIMATE PARENT UNDERTAKING AND RELATED PARTY TRANSACTIONS

The company's immediate parent undertaking is Canary Wharf (BP1) Limited.

As at 31 December 2008, 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 plc. The largest group of which the company is a member for which group financial statements are drawn up is the consolidated financial statements of Songbird Estates plc, the ultimate parent undertaking and controlling party. Copies of the financial statements of both companies may be obtained from the Company Secretary, One Canada Square, Canary Wharf, London E14 5AB.

The directors have taken advantage of the exemption in paragraph 3(c) of FRS 8 allowing the company not to disclose related party transactions with respect to other group companies.