



## **WOOD WHARF (GENERAL PARTNER) LIMITED**

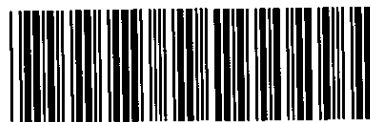
Registered number: 05398102

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

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## **WOOD WHARF (GENERAL PARTNER) LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020**

The directors present their report and the financial statements for the year ended 31 December 2020.

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 principal activity of the company is to act as General Partner for the Wood Wharf Limited Partnership, which is engaged in property development.

### **DIRECTORS**

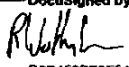
The directors who served during the year were:

R D S Archer (resigned 29 January 2020)  
Sir George Iacobescu CBE  
A J S Jordan (resigned 31 March 2020)  
S Z Khan  
B H Vickers (appointed 31 March 2020)

On 29th January 2020, R D S Archer resigned as a director but continued to act as an Alternate Director to Sir George Iacobescu until Sir George Iacobescu's retirement on 1st July 2021. On 1 July 2021, subsequent to the year end, R J Worthington replaced Sir George Iacobescu CBE 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 2020 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 31 August 2021 and signed on its behalf.

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**R J Worthington**  
Director

**WOOD WHARF (GENERAL PARTNER) LIMITED**  
**REGISTERED NUMBER: 05398102**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2020**

	Note	2020 £	2019 £
<b>CURRENT ASSETS</b>			
Debtors: amounts falling due within one year	4	2,812	2,812
		<u>2,812</u>	<u>2,812</u>
Creditors: amounts falling due within one year	5	(2,258)	(2,258)
		<u>554</u>	<u>554</u>
<b>NET CURRENT ASSETS</b>			
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>554</u>	<u>554</u>
<b>NET ASSETS</b>			
		<u>554</u>	<u>554</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	6	1,000	1,000
Retained earnings		(446)	(446)
		<u>554</u>	<u>554</u>

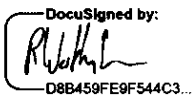
For the year ended 31 December 2020 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

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.

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.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 31 August 2021.

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**R J Worthington**  
Director

The notes on pages 3 to 6 form part of these financial statements.

## **WOOD WHARF (GENERAL PARTNER) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020**

#### **1. GENERAL INFORMATION**

Wood Wharf (General Partner) 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 has not produced a statement of changes in equity.

##### **2.3 Cash flow statement**

The company has taken the exemption from preparing the cash flow statement under Section 1.12(b) as it is a member of a group where the parent of the group prepares publicly available consolidated accounts which are intended to give a true and fair view.

**WOOD WHARF (GENERAL PARTNER) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020****3. FIXED ASSET INVESTMENTS**

	Investments in partnerships £
<b>COST OR VALUATION</b>	
At 1 January 2020	1
At 31 December 2020	1
<b>IMPAIRMENT</b>	
At 1 January 2020	1
At 31 December 2020	1
<b>NET BOOK VALUE</b>	
At 31 December 2020	-
At 31 December 2019	-

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 7).

The directors are of the opinion that the value of the company's investments at 31 December 2020 was not less than the amount shown in the company's balance sheet.

**Investment in partnerships**

The company is a General Partner of Wood Wharf Limited Partnership with a 0.01% interest in the Partnership.

At 31 December 2020, the company's share in net assets of Wood Wharf Limited Partnership was £Nil.

**WOOD WHARF (GENERAL PARTNER) LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020****4. DEBTORS**

	2020 £	2019 £
Amounts owed by group undertakings	1,812	1,812
Other debtors	1,000	1,000
	<u>2,812</u>	<u>2,812</u>

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

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

	2020 £	2019 £
Amounts owed to group undertakings	2,258	2,258
	<u>2,258</u>	<u>2,258</u>

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

**6. SHARE CAPITAL**

	2020 £	2019 £
<b>Allotted, called up and fully paid</b>		
500 (2019 - 500) Ordinary A shares of £1.00 each	500	500
500 (2019 - 500) Ordinary B shares of £1.00 each	500	500
	<u>1,000</u>	<u>1,000</u>

## **WOOD WHARF (GENERAL PARTNER) LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020**

#### **7. CONTROLLING PARTY**

The company is owned 50% by CWG (Wood Wharf General Partner) Limited and 50% by CWG (Wood Wharf) Holdings Limited. Both companies are wholly owned members of the Canary Wharf Group.

As at 31 December 2020, 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.

**TO BE FILED ON THE COMPANY RECORDS OF ITS GENERAL PARTNER:-**

**WOOD WHARF (GENERAL PARTNER) LIMITED**

Company Number – 5398102





## **WOOD WHARF LIMITED PARTNERSHIP**

Registered number: LP010419

### **FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

## **WOOD WHARF LIMITED PARTNERSHIP**

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## **WOOD WHARF LIMITED PARTNERSHIP**

### **GENERAL PARTNERS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2020**

The General Partner is responsible for preparing the financial statements in accordance with the Partnership Agreement dated 20 April 2005 for each period which give a true and fair view of the state of affairs of the Partnership and of its profit and loss for that period in accordance with the Partnership Agreement.

Company law requires the general partner to prepare financial statements for each financial year. Under that law the general partner has elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the general partner must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the partnership and of the profit or loss of the partnership for that period.

In preparing these financial statements, the General Partner is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume the Partnership will continue in existence.

The General Partner is also responsible for ensuring that proper accounting records are maintained which disclose with reasonable accuracy at any time the financial position of the Partnership.

The General Partner is responsible for ensuring that the Partnership has complied at all times with its obligations under the Agreement and has a general responsibility for taking such steps as are reasonably open to it to safeguard the assets of the Partnership and to prevent and detect fraud, errors and other irregularities.

These financial statements have been prepared under Regulation 7 of the Partnership (Accounts) Regulations 2008.

## **WOOD WHARF LIMITED PARTNERSHIP**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WOOD WHARF LIMITED PARTNERSHIP**

#### **REPORT ON THE AUDIT OF THE NON-STATUTORY FINANCIAL STATEMENTS**

##### **OPINION**

In our opinion the non-statutory financial statements of Wood Wharf Limited Partnership (the 'Partnership') :

- give a true and fair view of the state of the Partnership's affairs as at 31 December 2020 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Limited Partnership Agreement.

We have audited the non-statutory financial statements which comprise:

- the statement of comprehensive income;
- the balance sheet;
- the statement of changes in equity; and
- the related notes 1 to 12.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice) and the Limited Partnership Agreement.

##### **BASIS FOR OPINION**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs(UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the non-statutory financial statements section of our report.

We are independent of the Partnership in accordance with the ethical requirements that are relevant to our audit of the non-statutory financial statements in the UK, including the Financial Reporting Council's (The 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### **EMPHASIS OF MATTER - FINANCIAL STATEMENTS PREPARED ON OTHER THAN A GOING CONCERN BASIS**

We draw attention to note 2 in the financial statements, which indicates that the financial statements have been prepared on a basis other than that of a going concern. Our opinion is not modified in respect of this matter.

##### **RESPONSIBILITIES OF GENERAL PARTNERS**

As explained more fully in the statement of General Partner's Responsibilities, the General Partner is responsible for the preparation of the non-statutory financial statements and for being satisfied that they give a true and fair view, and for such internal control as the General Partner determines is necessary to enable the preparation of non-statutory financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the non-statutory financial statements, the General Partner is responsible for assessing the Limited Partnership's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the General Partner either intend to liquidate the Partnership or to cease operations, or have no realistic alternative but to do so.

## **WOOD WHARF LIMITED PARTNERSHIP**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WOOD WHARF LIMITED PARTNERSHIP**

#### **AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE NON-STATUTORY FINANCIAL STATEMENTS**

Our objectives are to obtain reasonable assurance about whether the non-statutory financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these non-statutory financial statements.

A further description of our responsibilities for the audit of the non-statutory financial statements is located on the FRCI's website at: [www.frci.org.uk/auditorsresponsibilities](http://www.frci.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **EXTENT TO WHICH THE AUDIT WAS CONSIDERED CAPABLE OF DETECTING IRREGULARITIES, INCLUDING FRAUD**

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the Partnership's industry and its control environment, and reviewed the Partnership's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory framework that the Partnership operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the Partnership's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud ;
- enquiring of management and in-house legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance and reviewing internal audit reports.

**WOOD WHARF LIMITED PARTNERSHIP**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WOOD WHARF LIMITED PARTNERSHIP**

**USE OF OUR REPORT**

*This report is made solely for the exclusive use of the partners and solely for the purpose set out in our engagement letter. Our report is not to be used for any other purpose, recited or referred to in any document, copied or made available (in whole or in part) to any other person without prior written express consent. We accept no duty, responsibility or liability to any other party in connection with the report or this engagement.*

**Deloitte LLP**

Deloitte LLP  
London, United Kingdom  
**6 September 2021**

**WOOD WHARF LIMITED PARTNERSHIP****STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	2020 £	2019 £
Administrative expenses		-	(2,084)
<b>OPERATING PROFIT/(LOSS)</b>		-	(2,084)
Interest receivable and similar income	6	(44)	1,848
Interest payable and similar charges	7	-	(40)
<b>LOSS BEFORE TAX</b>		(44)	(276)
Tax on loss	8	-	-
<b>LOSS FOR THE FINANCIAL YEAR</b>		(44)	(276)
<b>OTHER COMPREHENSIVE INCOME FOR THE YEAR</b>			
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		(44)	(276)

The notes on pages 8 to 11 form part of these financial statements.

All amounts relate to discontinued operations.

**WOOD WHARF LIMITED PARTNERSHIP**  
**REGISTERED NUMBER:LP010419**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2020**

	Note	2020 £	2019 £
<b>CURRENT ASSETS</b>			
Debtors: amounts falling due within one year	9	58,063,782	58,063,782
Cash at bank and in hand		2,166	2,162
		<u>58,065,948</u>	<u>58,065,944</u>
Creditors: amounts falling due within one year	10	(1,385,165)	(1,385,117)
<b>NET CURRENT ASSETS</b>		<u>56,680,783</u>	<u>56,680,827</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>56,680,783</u>	<u>56,680,827</u>
<b>NET ASSETS</b>		<u><u>56,680,783</u></u>	<u><u>56,680,827</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		3,500,003	3,500,003
Partners' loans	11	61,171,184	61,171,184
Current accounts	11	(7,990,404)	(7,990,360)
		<u>56,680,783</u>	<u>56,680,827</u>

The financial statements were approved and authorised for issue by the General Partner and were signed on its behalf by 6 September 2021.

DocuSigned by:



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**R J Worthington**

On behalf of Wood Wharf (General Partner) Limited

The notes on pages 8 to 11 form part of these financial statements.



**WOOD WHARF LIMITED PARTNERSHIP****STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Capital accounts £	Partners' loans £	Current accounts £	Total equity £
At 1 January 2020	3,500,003	61,171,184	(7,990,360)	56,680,827
<b>COMPREHENSIVE INCOME FOR THE YEAR</b>				
Loss for the year	-	-	(44)	(44)
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<u>-</u>	<u>-</u>	<u>(44)</u>	<u>(44)</u>
<b>AT 31 DECEMBER 2020</b>	<u>3,500,003</u>	<u>61,171,184</u>	<u>(7,990,404)</u>	<u>56,680,783</u>

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2019**

	Capital accounts £	Partners' loans £	Current accounts £	Total equity £
At 1 January 2019	3,500,003	61,171,184	(7,990,084)	56,681,103
<b>COMPREHENSIVE INCOME FOR THE YEAR</b>				
Loss for the year	-	-	(276)	(276)
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<u>-</u>	<u>-</u>	<u>(276)</u>	<u>(276)</u>
<b>AT 31 DECEMBER 2019</b>	<u>3,500,003</u>	<u>61,171,184</u>	<u>(7,990,360)</u>	<u>56,680,827</u>

The notes on pages 8 to 11 form part of these financial statements.

## **WOOD WHARF LIMITED PARTNERSHIP**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020**

#### **1. GENERAL INFORMATION**

Wood Wharf Limited Partnership is an English Limited Partnership registered at 30th Floor, One Canada Square, Canary Wharf, London, E14 5AB.

The principal activity of the company is that of property investment.

#### **2. ACCOUNTING POLICIES**

##### **2.1 Accounting convention**

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").

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 Partnership's accounting policies (see Note 3).

The principal accounting policies are summarised below. They have been applied consistently throughout the year and the preceding year.

##### **2.2 Going concern**

At 31 December 2020, the Partnership had completed its activities and is expected to be wound up in the foreseeable future. As a result the financial statements have been prepared on a basis other than going concern which includes, where appropriate, writing down the Partnership's assets to net realisable value. For the years ended 31 December 2020 and 31 December 2019, this did not result in any changes to the value of the Partnership's assets.

##### **The impact of COVID-19**

Since March 2020 the UK economy has been significantly impacted by the COVID-19 virus which has caused widespread disruption and economic uncertainty. The crisis had no material impact on the assets, liabilities or performance of the company during the year.

##### **2.3 Cash flow**

The Partnership qualifies for an exemption from the requirements of regulations 4 to 6 of the Partnership (Accounts) Regulations 2008, on the grounds that the general partners and the Partnership are included in the consolidated financial statements of Canary Wharf Group Investment Holdings plc.

##### **2.4 Financial instruments**

The Partners have taken advantage of the exemption in paragraph 1.12c of FRS 102 allowing the Partnership not to disclose the summary of financial instruments by the categories specified in paragraph 11.41.

##### **Trade and other receivables**

Debtors are recognised initially at fair value. A provision for impairment is established where there is objective evidence that the Partnership will not be able to collect all amounts due according to the original terms of the debtor concerned.

##### **Trade and other payables**

Trade and other creditors are stated at cost.

**WOOD WHARF LIMITED PARTNERSHIP****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020****3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Although these estimates are based on management's best knowledge of the amount, event or actions, actual results ultimately may differ from those estimates.

The preparation of financial statements also requires use of judgements, apart from those involving estimation, that management makes in the process of applying the entity's accounting policies.

For the year ended 31 December 2020, there were no items which the partners believe are significant to the financial statements.

**4. AUDITORS' REMUNERATION**

The auditor's remuneration of £800 (2019 - £800) for the audit of the Partnership has been borne by another group undertaking.

**5. EMPLOYEES**

No staff were employed by the Partnership during the year or the prior year.

**6. INTEREST RECEIVABLE AND SIMILAR INCOME**

	2020 £	2019 £
Bank interest receivable	(44)	1,848
	<u>(44)</u>	<u>1,848</u>

**7. INTEREST PAYABLE AND SIMILAR CHARGES**

	2020 £	2019 £
Bank interest payable	-	40
	<u>-</u>	<u>40</u>

**8. TAXATION**

No provision for tax has been made as the income earned by the Partnership is taxable in the hands of the partners.

There were no factors that may affect future tax charges.

**WOOD WHARF LIMITED PARTNERSHIP****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020****9. DEBTORS**

	2020 £	2019 £
Amounts owed by group undertakings	58,024,164	58,024,164
Other debtors	39,618	39,618
	<u>58,063,782</u>	<u>58,063,782</u>

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

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

	2020 £	2019 £
Amounts owed to group undertakings	1,384,664	1,384,616
Amounts owed to associates	400	400
Other creditors	101	101
	<u>1,385,165</u>	<u>1,385,117</u>

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

**11. CAPITAL AND RESERVES**

	%	Capital accounts £	Partners loans £	Current account £	Total £
CWG (Wood Wharf) Holdings Limited	49.995	1,750,001	30,585,592	(3,995,202)	28,340,391
CWG (Wood Wharf Three) Limited	49.995	1,750,001	30,585,592	(3,995,202)	28,340,391
Wood Wharf (General Partner) Limited	0.01	<u>1</u>	<u>-</u>	<u>-</u>	<u>1</u>
		<u>3,500,003</u>	<u>61,171,184</u>	<u>(7,990,404)</u>	<u>56,680,783</u>

Partners' loans are unsecured and interest free.

## **WOOD WHARF LIMITED PARTNERSHIP**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020**

#### **12. CONTROLLING PARTY**

The Partnership is owned 49.995% by CWG (Wood Wharf) Holdings Limited, 49.995% by CWG (Wood Wharf Three) Limited and 0.01% by Wood Wharf (General Partner) Limited. All three partners are wholly owned members of the Canary Wharf group.

As at 31 December 2020, the smallest group of which the Partnership 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 Partnership 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 partners have taken advantage of the exemption in paragraph 33.1A of FRS 102 allowing the Partnership not to disclose related party transactions with respect to other wholly-owned group undertakings.