Registered No. 06031254

Teighmore Construction Limited

Annual Report and Financial Statements

For the year ended 31 December 2018

Registered No. 06031254

Contents

Company information 1
Strategic report 2
Directors' report 3
Statement of directors' responsibilities in respect of the Strategic Report, the Directors' Report and the financial statements 4
Independent auditors' report 5-6
Statement of income and retained earnings 7
Balance sheet 8
Cash flow statement 9
Notes to the financial statements 10-17

Registered No. 06031254

Company Information

Directors
Mr James Sellar
Mr Owen Dannatt (resigned 25 May 2018)

Secretary
Mr Charles Mavor

Auditors
KPMG Channel Islands Limited
37 Esplanade
St Helier
Jersey
JE4 8WQ

Registered Office
32 London Bridge Street
London
United Kingdom
SE1 9SG

Registered No. 06031254

Strategic Report
for the year ended 31 December 2018

The directors present their reports and financial statements for the year ended 31 December 2018.

Results and dividends

The loss after tax for the year was £39,833 (2017 loss of £46,792). The directors do not recommend the payment of a dividend (2017 £Nil).

Principal activity and review of the business

The company's principal activity is to facilitate and procure both residual development and post completion works in the Shard and the News Building on behalf of fellow group undertakings, Teighmore Limited for the Shard and LBQ Six Limited for the News Building. The works in the year ended 31 December 2018 comprised minor residual works only.

The company recharges procurement costs incurred to fellow group undertakings at a mark-up on cost of 1.5%.

Minor works only are expected to continue in the Shard in the year ahead and in the Retail Arcade which is part of the News Building.

Principal risks and uncertainties

Going concern

As at 31 December 2018 the company's balance sheet shows net assets of £9.0 million (2017 £9.0 million). As the company is reimbursed for costs of sales incurred by other group undertakings, the company's ability to proceed with its work on the Shard and the News Building depends on the availability of funding facilities in respectively LBQ Limited ["LBQ"], on behalf of Teighmore Limited ["TL"], and Shard Funding Limited ["SFL"], on behalf of LBQ Six Limited ["LBQ6"].

The directors regularly review the cash flow requirements of the company in respect of contracted and prospective Shard works and, separately, News Building works. Shard works are contractually undertaken on behalf of, and reimbursed by, TL. TL is funded by its intermediate parent LBQ which has given written assurances that it will enable TL to meet its liabilities as they fall due for the foreseeable future. In addition the management of LBQ have prepared cash forecasts which show that LBQ and TL will be able to finance operations, out of existing resources, for the foreseeable future, being no less than twelve months from the date of approval of the company's financial statements for the year ended 31 December 2018. News Building works are contractually undertaken on behalf of, and reimbursed by, LBQ6. LBQ6 is funded by its immediate parent SFL which has given written assurances that it will enable LBQ6 to meet its liabilities as they fall due for the foreseeable future. In addition the management of LBQ6 have prepared cash forecasts showing the company's estimated cash requirements which can be met as required from a loan facility held with SFL. Lastly the company's parent, LBQ, has also given written assurances that it will enable the company to meet its liabilities as they fall due for the foreseeable future, being no less than 12 months from the date of approval of these financial statements. Accordingly the financial statements have been prepared on a going concern basis.

Registered No. 06031254

Director's Report
for the year ended 31 December 2018

Incorporation

The company is incorporated in England and Wales.

Dividends

The directors do not recommend the payment of a dividend (2017 £Nil).

Directors' and their interests

The directors who held office during the year ended 31 December 2018 and up to the date of this report were as follows:

Mr James Sellar
Mr Owen Dannatt (resigned 25 May 2018)

The directors do not hold any interests in the share capital of the company.

Directors' and officers' indemnity insurance

All directors are entitled to contractual indemnification from the company to the extent permitted by law against claims and legal expenses incurred in the course of their duties. Such qualifying third party indemnity insurance is provided and 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

KPMG Channel Islands Limited are appointed auditors of the Company and have expressed their willingness to continue in office.

By order of the Board

Mr James Sellar
Director
Date: 29 March 2019

Statement of directors' responsibilities in respect of the Strategic Report, the Directors' Report and the financial statements

The directors are responsible for preparing 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 they have elected to prepare the financial statements in accordance with United Kingdom Accounting Standards including FRS102 The Financial Reporting Standard applicable in the UK and Republic of Ireland, 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 these 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 enable them to ensure that the financial statements comply with Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

KPMG

Independent Auditor's Report to the Members of Teighmore Construction Limited

Opinion

We have audited the financial statements of Teighmore Construction Limited (the "Company") which comprise the Balance Sheet as at 31 December 2018, the Statements of Income and Retained Earnings and Cash Flow for the year then ended, and related notes including the accounting policies outlined in note 1 in the 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 2018 and of its loss and cash flows for the year then ended;

— have been prepared in accordance with United Kingdom accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland*; and

— have been properly prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including FRC Ethical Standards. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Other matter

The impact of uncertainties due to the United Kingdom's decision to exit the European Union on our audit

Uncertainties related to the effects of Brexit are relevant to understanding our audit of the financial statements. All audits assess and challenge the reasonableness of judgements and estimates made by the directors, such as those involving the appropriateness of the going concern basis of preparation of the financial statements. All of these depend on assessments of the future economic environment and the Company's future prospects and performance.

Brexit is one of the most significant economic events for the United Kingdom, and at the date of this report its effects are subject to unprecedented levels of uncertainty of outcomes, with the full range of possible effects unknown. We applied a standardised firm-wide approach in response to that uncertainty when assessing the Company's future prospects and performance. However, no audit should be expected to predict the unknowable factors or all possible future implications for a company and this is particularly the case in relation to Brexit.

Going concern

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least twelve months from the date of approval of the financial statements. We have nothing to report in these respects.

Strategic Report and Directors' Report

The directors are responsible for the Strategic Report and the Directors' Report (together, the "Reports"). Our opinion on the financial statements does not cover those Reports and we do not express an audit opinion thereon.

Our responsibility is to read the Reports and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the information presented in the Reports;
- in our opinion the information given in the Reports for the financial year is consistent with the financial statements; and
- in our opinion, the Reports have been prepared in accordance with the Companies Act 2006.

KPMG

Independent Auditor's Report to the Members of Teighmore Construction Limited (continued)

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept by the Company; 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.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 4, the directors are responsible for: the preparation of the financial statements including being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Company'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 they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

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.

Andrew P. Quinn (Senior Statutory Auditor)
for and on behalf of KPMG Channel Islands Limited, Statutory Auditor
Chartered Accountants
Jersey
29 March 2019

Registered No. 06031254

Statement of income and retained earnings
for the year ended 31 December 2018

	Notes	*Year ended 31 December 2018 £000*	*Year ended 31 December 2017 £000*
Turnover	3	86	2,348
Cost of sales	3	(85)	(2,314)
Gross profit		1	34
Administrative expenses	3	(55)	(92)
Operating loss and loss before taxation		(54)	(58)
Tax credit on loss	7	14	11
Loss for the year		(40)	(47)
Retained earnings brought forward	13	9,027	9,074
Retained earnings carried forward	13	8,987	9,027

All amounts shown above relate to continuing activities.

The notes on pages 10 to 17 form part of these financial statements.

Registered No. 06031254

Balance sheet
at 31 December 2018

	Notes	2018 £000	2017 £000
Current assets			
Debtors	8,9	8,702	9,249
Cash at bank and in hand	8,10	291	122
		8,993	9,371
Creditors: amounts falling due within one year	8,11	(6)	(344)
Net current assets		8,987	9,027
Net assets		8,987	9,027
Capital and reserves			
Called up share capital	12	-	-
Share premium account	13	-	-
Profit and loss account	13	8,987	9,027
Equity shareholder's funds		8,987	9,027

The financial statements were approved and authorised for issue by the Board on 29 March 2019 and signed on its behalf by:

Mr James Sellar
Director

The notes on pages 10 to 17 form part of these financial statements.

Cash flow statement
for the year ended 31 December 2018

	Notes	2018 £000	2017 £000
Net cash inflow from operating activities		73	2
Corporation tax refunded		96	-
Net increase in cash		169	2
Cash at bank and in hand at the beginning of the year		122	120
Cash at bank and in hand at the end of the year	10	291	122

Reconciliation of loss for the year to net cash inflow from operating activities:

		2018 £000	2017 £000
Loss for the year		(40)	(47)
Add back tax credit on loss on ordinary activities	7	(14)	(11)
Decrease / (increase) in debtors		210	(129)
Decrease in prepayments and accrued income		228	149
Decrease in VAT receivable		27	8
(Decrease) / increase in creditors		(338)	32
Net cash inflow from operating activities		73	2

The notes on pages 10 to 17 form part of these financial statements.

Notes to the financial statements

for the year ended 31 December 2018

1. Accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below and have been consistently applied to all the years presented, unless otherwise stated. From the year ended 31 December 2015 the company adopted FRS102 The Financial Reporting Standard applicable in the UK and Republic of Ireland ["FRS102"]. The preparation of financial statements in conformity with FRS102 requires both the use of certain critical accounting estimates and the exercise of judgement by management. The areas of the financial statements involving a higher degree of judgement or where assumptions and estimates are significant is set out in note 2.

Basis of preparation

The financial statements of Teighmore Construction Limited were approved for issue by the Board of Directors on 29 March 2019.

The financial statements have been prepared on a going concern basis under the historical cost convention and in accordance with United Kingdom Generally Accepted Accounting Standards including FRS102. The financial statements are presented in pounds (£) sterling, being the functional currency of the company, and have been rounded to the nearest thousand pounds, £000, unless otherwise stated.

Going concern

As at 31 December 2018 the company's balance sheet shows net assets of £9.0 million (2017 £9.0 million). As the company is reimbursed for costs of sales incurred by other group undertakings, the company's ability to proceed with its work on the Shard and the News Building depends on the availability of funding facilities in respectively LBQ Limited ["LBQ"], on behalf of Teighmore Limited ["TL"], and Shard Funding Limited ["SFL"], on behalf of LBQ Six Limited ["LBQ6"].

The directors regularly review the cash flow requirements of the company in respect of contracted and prospective Shard works and, separately, News Building works. Shard works are contractually undertaken on behalf of, and reimbursed by, TL. TL is funded by its intermediate parent LBQ which has given written assurances that it will enable TL to meet its liabilities as they fall due for the foreseeable future. In addition the management of LBQ have prepared cash forecasts which show that LBQ and TL will be able to finance operations, out of existing resources, for the foreseeable future, being no less than twelve months from the date of approval of the company's financial statements for the year ended 31 December 2018. News Building works are contractually undertaken on behalf of, and reimbursed by, LBQ6. LBQ6 is funded by its immediate parent SFL which has given written assurances that it will enable LBQ6 to meet its liabilities as they fall due for the foreseeable future. In addition the management of LBQ6 have prepared cash forecasts showing the company's estimated cash requirements which can be met as required from a loan facility held with SFL. Lastly the company's parent, LBQ, has also given written assurances that it will enable the company to meet its liabilities as they fall due for the foreseeable future, being no less than 12 months from the date of approval of these financial statements. Accordingly the financial statements have been prepared on a going concern basis.

Turnover, cost of sales, and administrative expenses

Turnover, cost of sales, and administrative expenses are accounted for on an accruals basis and are net of recoverable value added tax. Administrative expenses are the costs of operating the company.

Cash at bank and in hand

Cash at bank and in hand comprises unencumbered cash balances and short term deposits with an original maturity of three months or less.

Notes to the financial statements

for the year ended 31 December 2018 (continued)

1. Accounting policies (continued)

Financial instruments

The company has adopted Sections 11 and 12 of FRS102 in respect of financial instruments. Basic financial assets include, accrued income, amounts due from group undertakings and related parties, and cash and bank balances. Basic financial liabilities include trade and other payables and accruals. Basic financial assets and liabilities are initially recognised at transaction price and subsequently carried at amortised cost using the effective interest method. Financial assets and liabilities that are not financing transactions and do not have a stated interest rate and are classified as payable or receivable within one year are measured at an undiscounted amount and are not amortised. Financial assets are subject to an impairment review at the end of each year and if there are indications that an asset is impaired, measured by the difference between the carrying amount and the present value of the estimated cash flows, the impairment loss is recognised in the statement of income and retained earnings (as is any subsequent partial or total reversal of previous losses).

Related parties

The company discloses transactions with related parties being entities where there is common ownership or a similar relationship.

Taxation

The tax for the year comprises current and, when applicable, deferred tax which is recognised in the statement of income and retained earnings. Current or deferred tax assets and liabilities are not discounted. Current tax is the amount of tax payable in respect of the taxable profit for the year or prior years calculated on the basis of tax rates and laws enacted or substantively enacted by the year end. Provisions are established where appropriate on the basis of amounts expected to be paid.

Deferred tax arises from timing differences between taxable profits and the profit and loss stated in the financial statements. Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or right to pay less or to receive more, tax even in the longer term, with the following exceptions: deferred tax assets are recognised only to the extent that the directors consider that it is probable that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted; and deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which the timing differences reverse, based on the tax rates and laws enacted or substantively enacted at the balance sheet date.

Provisions

Provisions are recognised when the company has an obligation arising from past events which it is probable will require settlement by payment and which can be reliably measured. Provisions are measured at the present value of the expected expenditures required to settle the obligation and changes in the provision due to the passage of time are treated as a finance cost. Provision is not made for future operating losses.

Contingencies

Contingent liabilities arising from past events are not recognised if it is not probable that there will be a settlement payment or if such a payment cannot be reliably measured or if the existence of an obligation depends on uncertain future events not within the company's control. Contingent liabilities are disclosed unless the probability of a payment is remote. Contingent assets are not recognised and are only disclosed when a receipt of economic benefits is probable.

Notes to the financial statements
for the year ended 31 December 2018 (continued)

2. Judgements and estimation uncertainty

The directors elected to adopt FRS102 from the year ended 31 December 2015 and have exercised judgements in respect of the selection and application of certain accounting policies. Sections 11 and 12 of FRS102 have been adopted in respect of financial instruments as the directors' view is that the company only holds basic financial assets and liabilities.

The directors are aware of the ongoing uncertainties and risks associated with the decision of the United Kingdom government to withdraw from the European Union, the process known as "Brexit" which was initiated in 2017, and where the uncertainties affect both the process and its consequences, but their judgement is that this process will not impact the company in respect of going concern.

3. Turnover, cost of sales, and administrative expenses

Turnover, all of which arose in the United Kingdom, is receivable from two other group undertakings, Teighmore Limited ["TL"] and LBQ Six Limited ["LBQ6"], and represents the reimbursement of development and related costs procured by the company together with a management fee charged at a percentage of 1.5%. Cost of sales comprises development and related expenditure incurred by the company in fulfilment of its procurement agreements with TL and LBQ6. Administrative expenses are the costs of operating the company. Turnover, cost of sales, and administrative expenses are accounted for on an accruals basis and are net of recoverable value added tax.

	Year ended 31 December 2018 £000	*Year ended 31 December 2017 £000*
Turnover:		
Procurement services: Teighmore Limited	60	2,233
Procurement services: LBQ Six Limited	26	115
	86	2,348
Cost of sales:		
Procurement costs: Teighmore Limited	(59)	(2,200)
Procurement costs: LBQ Six Limited	(26)	(114)
	(85)	(2,314)
Gross profit:		
Procurement management fee: Teighmore Limited	1	33
Procurement management fee: LBQ Six Limited	-	1
	1	34
Administrative expenses:		
Corporate administration fee	(43)	(90)
Other expenses (i)	(4)	3
Audit and tax fees	(8)	(5)
	(55)	(92)

(i) Other expenses in 2017 included prior year over accrued administrative expenses.

Notes to the financial statements
for the year ended 31 December 2018 (continued)

4. Loss before taxation

This is stated after charging:

	Year ended 31 December 2018 £	Year ended 31 December 2017 £
- Audit services:		
- current year	5,590	5,350
- Tax services not provided by the company's auditors:		
- current year	2,000	1,910
- under provision in prior year	90	-

Audit services comprise the audit of the financial statements of the company.

5. Directors' emoluments

The directors received no remuneration in respect of their services to the company during the year (2017 £Nil).

6. Staff costs

The company had no employees during the year (2017 None).

7. Taxation

(a) Tax on loss

The tax credit is made up as follows:

	Year ended 31 December 2018 £000	Year ended 31 December 2017 £000
Current tax:		
- UK corporation tax at 19.00% of loss (2017 19.25%)	14	11
Total current tax credit	14	11

(b) Factors affecting current and future tax charges

The current United Kingdom corporation tax rate changed from 20.0% to 19.0% at 1 April 2017 (the 20.0% rate had been in place since 1 April 2015), giving an effective rate in 2017 of 19.25%, and in 2018, a rate of 19.00%. The UK government has announced that the UK corporation tax rate will further reduce to 17.0% by April 2020.

Notes to the financial statements
for the year ended 31 December 2018 (continued)

8. Financial instruments

Financial instruments, comprising basic financial assets and liabilities, are listed below:

	2018 £000	2017 £000
Debtors:		
Prepayments and accrued income	-	227
VAT receivable	-	27
Amounts due from group undertakings	6,807	6,903
Amounts due from related parties	1,885	1,999
Corporation tax	10	93
	8,702	9,249
Cash at bank and in hand	291	122
Total financial assets	8,993	9,371
Creditors:		
Trade creditors	-	136
Accruals and deferred income	5	199
Amounts due to related parties	1	9
Total financial liabilities	6	344

All debtors and creditors are classified as payable within one year and do not have a stated interest rate.

9. Debtors: amounts falling due within one year

	2018 £000	2017 £000
Prepayments and accrued income	-	227
VAT receivable	-	27
Amounts due from group undertakings (i)	6,807	6,903
Amounts due from related parties (i)	1,885	1,999
Corporation tax	10	93
	8,702	9,249

(i) Amounts due from group undertakings and related parties are non-interest bearing and have no fixed repayment terms.

10. Cash at bank and in hand

	2018 £000	2017 £000
Cash at bank and in hand	291	122

Notes to the financial statements

for the year ended 31 December 2018 (continued)

11. Creditors: amounts falling due within one year

	2018	*2017*
	£000	*£000*
Trade creditors	-	136
Accruals and deferred income	5	199
Amounts due to related parties	1	9
	6	344

12. Share capital

	2018	*2017*
	£	*£*
Authorised, allotted, called up and fully paid		
Ordinary voting shares of £1 each	1	1

13. Reconciliation of movements in shareholder's funds

	Share capital	*Share premium*	*Profit and loss account*	*Total equity shareholder's funds*
	£000	*£000*	*£000*	*£000*
At 31 December 2016	-	-	9,074	9,074
Loss for the year	-	-	(47)	(47)
At 31 December 2017	-	-	9,027	9,027
Loss for the year	-	-	(40)	(40)
At 31 December 2018	-	-	8,987	8,987

At 31 December 2018 and 2017 share capital comprises one £1 share (note 12) and share premium comprises £2.

Notes to the financial statements
for the year ended 31 December 2018 (continued)

14. Related parties

		Fees (charged) / credited in year 2018 £000	*Fees (charged) / credited in year 2017 £000*	*Amounts due (to) / from at 31 December 2018 £000*	*Amounts due (to) / from at 31 December 2017 £000*
Teighmore Limited	(i)	60	2,233	6,807	6,903
LBQ Six Limited	(ii)	141	115	1,885	1,999
Qatar National Bank SAQ	(iii)	-	-	291	122
Real Estate Management (UK) Limited	(iv)	(44)	(637)	(1)	(9)
St Thomas Street Development Limited	(v)	33	30	-	-
Vesta PC Limited	(vi)	24	6	-	-

(i) Teighmore Limited ["TL"] is a fellow subsidiary of the company in the LBQ group and thereby is a related party by virtue of common ownership. TL has contracted with the company to provide procurement services at the Shard for residual and other development works at cost plus a management fee at 1.5% of costs.

In addition, at 31 December 2018 £nil (2017 £0.2 million) of prepayments and accrued income disclosed in note 9 related to Teighmore Limited for accrued income for procurement management fees.

(ii) LBQ Six Limited ["LBQ6"] is a related party by virtue of common ownership. LBQ6 has contracted with the company to provide procurement services at the News Building for residual and other development works at cost plus a management fee at 1.5% of costs.

(iii) Qatar National Bank SAQ ["QNB"] is a related party by virtue of common ownership and is the company's bank.

(iv) Real Estate Management (UK) Limited ["REM"] is a related party by virtue of common majority ownership. REM charges monthly fees for managing the company's corporate administration and, in 2018, REM supplied construction management staff and services for which it charged the company fees.

(v) St Thomas Street Development Limited ["STSD"] is a related party by virtue of common majority ownership. Certain insurance cover is arranged by the company for STSD and recharged at cost.

(vi) Vesta PC Limited ["VPC"] is a related party by virtue of common majority ownership. Certain insurance cover is arranged by the company for VPC and recharged at cost.

Registered No. 06031254

Notes to the financial statements

for the year ended 31 December 2018 (continued)

15. Parent undertaking and ultimate controlling party

The company's immediate parent undertaking is LBQ Two Limited, a company incorporated in Jersey, whose registered address is 1st Floor, Liberation House, Castle Street, St Helier, Jersey, JE1 1GL. The smallest group for which consolidated financial statements have been prepared, which include results of this company, is LBQ Limited, a company incorporated in Jersey. The largest group for which consolidated financial statements have been prepared, which include results of this company, is Shard Funding Limited, a company incorporated in Jersey. Financial statements of LBQ Limited and Shard Funding Limited are not available to the public. In the opinion of the directors, at the date of approval of the financial statements, the ultimate controlling party is The State of Qatar.

16. Company details

Teighmore Construction Limited is a private company, limited by share capital, incorporated and domiciled in England and Wales under the registration number 06031254. The registered address of the company is 32 London Bridge Street, London, SE1 9SG. The company's principal activity is the procurement of development services on behalf of two fellow group undertakings in connection with development works at the Shard and the News Building in Shard Quarter (formerly London Bridge Quarter).