



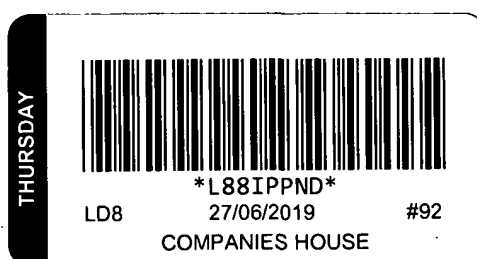
CANARY WHARF
GROUP PLC

CANARY WHARF (FS TWO) LIMITED

Registered number: 7321433

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018



CANARY WHARF (FS TWO) LIMITED

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CANARY WHARF (FS TWO) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2018

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

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 invest in the 20 Fenchurch Street development in London.

RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £209,883 (2017 - £879,417).

No dividends have been paid in the year (2017 - £2,385,143).

DIRECTORS

The directors who served during the year were:

Sir George Iacobescu CBE
P Westermann
C Zhiwei
M Al-Hashmi
J Sun (alternate director to C Zhiwei)

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 2018 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.

DISCLOSURE OF INFORMATION TO AUDITOR

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

POST BALANCE SHEET EVENTS

On 21 May 2019, subsequent to the year end, the company's investment in the 984,823 B redeemable £1 shares in 20 Fenchurch Street Developer Limited were redeemed at a total consideration of £1,319,089.

The A redeemable £1 shares were also redeemed. The redemption proceeds will be held on trust for the beneficial owner of the shares, LS Fenchurch Development Management Limited. The company's legal interest was cancelled.

The company continues to hold 500 A ordinary shares in 20 Fenchurch Street Developer Limited.

On 26 June 2019 the Company approved a reduction of share capital of £386,185 and, subsequently, the Board approved a distribution to the holders of all classes of Ordinary shares totalling £1,319,089, equivalent to £2.84641 per share

CANARY WHARF (FS TWO) LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2018**

This report was approved by the board on 26 June 2019 and signed on its behalf.

A handwritten signature in black ink, appearing to read 'J R Garwood', written in a cursive style.

J R Garwood
Secretary

CANARY WHARF (FS TWO) LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2018

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 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 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 for the company's financial statements and then apply them consistently;
- make judgements and accounting 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;
- 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.

CANARY WHARF (FS TWO) LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CANARY WHARF (FS TWO) LIMITED

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINION

In our opinion the financial statements of Canary Wharf (FS Two) Limited (the 'company'):

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its profit 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 Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of comprehensive income;
- the statement of financial position;
- the statement of changes in equity;
- the cash flow statement; and
- the related notes 1 to 15.

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).

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 financial statements section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council'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.

CONCLUSIONS RELATING TO GOING CONCERN

We are required by ISAs (UK) to report in respect of the following matters where:

- the directors' use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We have nothing to report in respect of these matters.

OTHER INFORMATION

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

CANARY WHARF (FS TWO) LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CANARY WHARF (FS TWO) LIMITED

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

RESPONSIBILITIES OF DIRECTORS

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

In preparing the financial statements, the directors are responsible for 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 the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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 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 financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters 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 take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

CANARY WHARF (FS TWO) LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CANARY WHARF (FS TWO) LIMITED

USE OF OUR REPORT

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.



Valerie Main (Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom
26 June 2019

CANARY WHARF (FS TWO) LIMITED**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Note	2018 £	2017 £
Administrative expenses		(5,528)	(11,613)
OPERATING LOSS		(5,528)	(11,613)
Income from fixed assets investments		-	1,081,614
Interest receivable and similar income	6	255,536	86,030
PROFIT BEFORE TAX		250,008	1,156,031
Tax on profit	7	(40,125)	(276,614)
PROFIT FOR THE FINANCIAL YEAR		209,883	879,417
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		209,883	879,417

The notes on pages 11 to 18 form part of these financial statements.

CANARY WHARF (FS TWO) LIMITED
REGISTERED NUMBER: 7321433

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2018

	Note	2018 £	2017 £
FIXED ASSETS			
Investments	8	1	1
		<u>1</u>	<u>1</u>
CURRENT ASSETS			
Debtors: amounts falling due within one year	9	1,348,513	1,095,745
Cash at bank and in hand		238,690	874,356
		<u>1,587,203</u>	<u>1,970,101</u>
Creditors: amounts falling due within one year	10	(2,633)	(637,915)
NET CURRENT ASSETS		<u>1,584,570</u>	<u>1,332,186</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,584,571</u>	<u>1,332,187</u>
Deferred tax	12	(57,108)	(14,607)
NET ASSETS		<u>1,527,463</u>	<u>1,317,580</u>
CAPITAL AND RESERVES			
Called up share capital	13	463,422	463,422
Retained earnings		1,064,041	854,158
		<u>1,527,463</u>	<u>1,317,580</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 26 June 2019.



Sir George Iacobescu CBE
 Director

The notes on pages 11 to 18 form part of these financial statements.

CANARY WHARF (FS TWO) LIMITED**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2018	463,422	854,158	1,317,580
COMPREHENSIVE INCOME FOR THE YEAR			
Profit for the year	-	209,883	209,883
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	-	209,883	209,883
AT 31 DECEMBER 2018	<u>463,422</u>	<u>1,064,041</u>	<u>1,527,463</u>

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2017**

	Called up share capital £	Retained earnings £	Total equity £
At 1 January 2017	463,422	2,359,884	2,823,306
COMPREHENSIVE INCOME FOR THE YEAR			
Profit for the year	-	879,417	879,417
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	-	879,417	879,417
Dividends: Equity capital	-	(2,385,143)	(2,385,143)
AT 31 DECEMBER 2017	<u>463,422</u>	<u>854,158</u>	<u>1,317,580</u>

The notes on pages 11 to 18 form part of these financial statements.

CANARY WHARF (FS TWO) LIMITED**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2018**

	2018 £	2017 £
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit for the financial year	209,883	879,417
ADJUSTMENTS FOR:		
Interest receivable and income from investments	-	(1,081,722)
Fair value movements	(252,768)	(85,922)
Taxation charge	40,125	276,614
Decrease in debtors	-	(1,008,598)
Decrease in creditors	367	(36,069)
Corporation tax paid	(633,273)	-
NET CASH GENERATED FROM OPERATING ACTIVITIES	(635,666)	(1,056,280)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of share in joint ventures	-	(1)
Sale of share in joint ventures	-	43,274
Sale of units in Unit Trust	-	4,270,035
Interest received	-	108
NET CASH FROM INVESTING ACTIVITIES	-	4,313,416
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid	-	(2,385,143)
NET CASH USED IN FINANCING ACTIVITIES	-	(2,385,143)
(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(635,666)	871,993
Cash and cash equivalents at beginning of year	874,356	2,363
CASH AND CASH EQUIVALENTS AT THE END OF YEAR	238,690	874,356
CASH AND CASH EQUIVALENTS AT THE END OF YEAR COMPRISE:		
Cash at bank and in hand	238,690	874,356
	238,690	874,356

The notes on pages 11 to 18 form part of these financial statements.

CANARY WHARF (FS TWO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

1. GENERAL INFORMATION

Canary Wharf (FS Two) Limited is a 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 Director's Report.

2. ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value 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 company's accounting policies (see Note 3).

The principal accounting policies are summarised below:

2.2 Going concern

Having made the requisite enquiries and assessed the resources at the disposal of the company, the directors have a reasonable expectation that the company will have adequate resources to continue its operation for the foreseeable future. Accordingly they continue to adopt the going concern basis in preparing the financial statements.

2.3 Investments

Investments are stated at cost less any provision for impairment.

Income from investments is recognised as the company becomes entitled to receive payment. Dividend income from investments in companies is recognised when received or irrevocably declared.

CANARY WHARF (FS TWO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2.4 Financial instruments

Trade and other receivables

Trade and other receivables are recognised initially at fair value. A provision for impairment is established where there is objective evidence that the company 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.

Investment loans

The redeemable shares in related parties are treated as investment loans and carried at fair value.

2.5 Taxation

Current tax is provided at amounts expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted at the balance sheet date.

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 that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of timing difference. Deferred tax relating to investment property is measured using the tax rates and allowances that apply to the sale of the asset.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expenses or income.

CANARY WHARF (FS TWO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

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.

Valuation of investment loans

The redeemable shares in related parties are carried at fair value. Upon redemption the shares are entitled to the profits and losses within the related party. The directors have valued the investment loans at the share of the retained earnings shown in the related party's financial statements.

4. AUDITOR'S REMUNERATION

	2018 £	2017 £
Fees payable to the company's auditor for the audit of the company's annual accounts	570	837

5. EMPLOYEES

The Company has no employees other than the directors, who did not receive any remuneration (2017 - £NIL).

6. INTEREST RECEIVABLE

	2018 £	2017 £
Fair value adjustment on redeemable shares	252,768	85,922
Bank interest receivable	2,768	108
	255,536	86,030

CANARY WHARF (FS TWO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

7. TAXATION

	2018 £	2017 £
CORPORATION TAX		
Current tax on profits for the year	-	635,648
Adjustments in respect of previous periods	(2,376)	-
TOTAL CURRENT TAX	<u>(2,376)</u>	<u>635,648</u>
DEFERRED TAX		
Origination and reversal of timing differences	42,501	(359,034)
TOTAL DEFERRED TAX	<u>42,501</u>	<u>(359,034)</u>
TAXATION ON PROFIT ON ORDINARY ACTIVITIES	<u>40,125</u>	<u>276,614</u>

FACTORS AFFECTING TAX CHARGE FOR THE YEAR

The tax assessed for the year is different to the standard rate of corporation tax in the UK of 19.0% (2017 -19.25%). The differences are explained below:

	2018 £	2017 £
Profit on ordinary activities before tax	<u>250,008</u>	<u>1,156,031</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.0% (2017 -19.25%)	47,502	222,536
EFFECTS OF:		
Expenses not deductible for tax purposes	-	1,252
Adjustments to tax charge in respect of prior periods	(2,376)	5,308
Changes in the rates of tax	(5,001)	47,518
TOTAL TAX CHARGE FOR THE YEAR	<u>40,125</u>	<u>276,614</u>

FACTORS THAT MAY AFFECT FUTURE TAX CHARGES

Enacted in the Finance Act (No.2) 2015 is a reduction in the corporation tax rate to 17.0% on 1 April 2020. Deferred tax has been provided by reference to this enacted corporation tax rate.

CANARY WHARF (FS TWO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

8. FIXED ASSET INVESTMENTS

	Investment in joint ventures £
COST OR VALUATION	
At 1 January 2018	1
At 31 December 2018	1
NET BOOK VALUE	
At 31 December 2018	1
At 31 December 2017	1

The company acquired 500 A ordinary shares in 20 Fenchurch Street Developer Limited, representing 50% of the ordinary share capital, for a consideration of £1. The other 50% is owned by Canary Wharf Developments Limited, a subsidiary of Canary Wharf Group plc.

The company also acquired the legal interest in 984,823 A redeemable shares for £1 in 20 Fenchurch Street Developer Limited. The beneficial title to the A redeemable shares is held by LS Fenchurch Development Management Limited. As the holder of the legal interest in the A redeemable shares no value has been recognised for such shares.

On 21 May 2019, subsequent to the year end, the A redeemable £1 shares were redeemed. The redemption proceeds will be held on trust for the beneficial owner of the shares, LS Fenchurch Development Management Limited. The company's legal interest was cancelled.

CANARY WHARF (FS TWO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

9. DEBTORS

	2018 £	2017 £
Redeemable B shares in Fenchurch Street Developer Limited	1,323,513	1,070,745
Amounts owed by Canary Wharf (FS Holdings) Limited Partnership	25,000	25,000
	<u>1,348,513</u>	<u>1,095,745</u>

On 24 August 2017, the company subscribed for 984,823 B redeemable £1 shares in 20 Fenchurch Street Developer Limited at par. The shares are repayable following the completion of the development works at 20 Fenchurch Street.

On redemption of the B redeemable shares, the company will receive an amount calculated as the lower of:

i) £2,500,000; or

ii) an amount equal to 50% of the available profits of 20 Fenchurch Street Developer Limited.

The shares are therefore treated as a non-standard loan and held at fair value.

On 21 May 2019, subsequent to the year end, the B redeemable £1 shares were redeemed at a total consideration of £1,319,089.

10. CREDITORS: Amounts falling due within one year

	2018 £	2017 £
Amounts owed to Canary Wharf Limited	648	-
Corporation tax	-	635,649
Accruals and deferred income	1,985	2,266
	<u>2,633</u>	<u>637,915</u>

The amounts due to related parties are repayable on demand and interest free.

CANARY WHARF (FS TWO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

11. FINANCIAL INSTRUMENTS

	2018 £	2017 £
FINANCIAL ASSETS		
Bank current accounts	238,690	874,356
Financial assets that are debt instruments measured at amortised cost	25,000	25,000
Financial assets that are equity instruments measured at fair value	1,323,513	1,070,745
	<u>1,587,203</u>	<u>1,970,101</u>
FINANCIAL LIABILITIES		
Financial liabilities measured at amortised cost	<u>(2,633)</u>	<u>(2,266)</u>

12. DEFERRED TAXATION

	2018 £
At beginning of year	(14,607)
Released to profit or loss	(42,501)
AT END OF YEAR	<u>(57,108)</u>

The provision for deferred taxation is made up as follows:

	2018 £	2017 £
Tax losses carried forward	469	-
Revaluation of investment in preference shares	(57,577)	(14,607)
	<u>(57,108)</u>	<u>(14,607)</u>

CANARY WHARF (FS TWO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

13. SHARE CAPITAL

	2018 £	2017 £
Allotted, called up and fully paid		
139,026 (2017 -139,026) A Ordinary shares of £1.00 each	139,026	139,026
108,132 (2017 -108,132) B Ordinary shares of £1.00 each	108,132	108,132
108,132 (2017 -108,132) C Ordinary shares of £1.00 each	108,132	108,132
108,132 (2017 -108,132) D Ordinary shares of £1.00 each	108,132	108,132
	<hr/>	<hr/>
	463,422	463,422
	<hr/>	<hr/>

All classes of shares rank pari passu in all respects.

On 26 June 2019 the Company approved a reduction of share capital of £386,185.

14. RELATED PARTY TRANSACTIONS

At the year end there was an amount of £648 (2017 - Nil) owed to Canary Wharf Limited relating to invoices paid on behalf of this company. Canary Wharf Limited is consolidated within the same group as a significant shareholder of this company, Canary Wharf (FS Invest) Limited.

During the year the company was billed £5,162 (2017 - £5,011) by Canary Wharf (FS Invest) Limited for administrative services in relation to the 20 Fenchurch Street development. Other amounts outstanding at year end are disclosed in Note 10. Amounts due to the company at the year end are disclosed in Note 8.

15. POST BALANCE SHEET EVENTS

On 21 May 2019, the B redeemable £1 shares in 20 Fenchurch Street Developer Limited were redeemed at a total consideration of £1,319,089.

The A redeemable £1 shares in 20 Fenchurch Street Developer Limited were also redeemed. The redemption proceeds are being held on trust for the beneficial owner of the shares, LS Fenchurch Development Management Limited. The company's legal interest was cancelled.

The company continues to hold 500 A ordinary shares in 20 Fenchurch Street Developer Limited.

On 26 June 2019 the Company approved a reduction of share capital of £386,185.