



## **CANARY WHARF (BP4) T1 LIMITED**

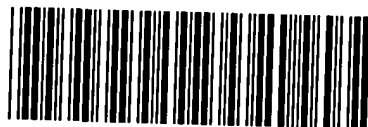
Registered number: 7724200

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

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## **CANARY WHARF (BP4) T1 LIMITED**

### **CONTENTS**

|                                          | <b>Page</b>  |
|------------------------------------------|--------------|
| <b>Directors' Report</b>                 | <b>1</b>     |
| <b>Statement of Financial Position</b>   | <b>2</b>     |
| <b>Notes to the Financial Statements</b> | <b>3 - 4</b> |

## **CANARY WHARF (BP4) T1 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 company's principal activity is that of a trustee landlord.

### **DIRECTORS**

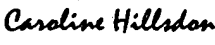
The directors who served during the year were:

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

On 10 May 2021, subsequent to the year end, A S J Daffern, K J Kingston and R J Worthington were appointed directors of the company. On 21 May 2021, R J J Lyons resigned 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 28 June 2021 and signed on its behalf.

DocuSigned by:  
  
F77CAF132268497...  
**C E Hillsdon**  
Secretary

**CANARY WHARF (BP4) T1 LIMITED**  
**REGISTERED NUMBER: 7724200**

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

|                                              | Note | 2020<br>£ | 2019<br>£ |
|----------------------------------------------|------|-----------|-----------|
| <b>CURRENT ASSETS</b>                        |      |           |           |
| Debtors: amounts falling due within one year | 2    | 1         | 1         |
|                                              |      | <u>1</u>  | <u>1</u>  |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |      | <u>1</u>  | <u>1</u>  |
| <b>NET ASSETS</b>                            |      | <u>1</u>  | <u>1</u>  |
| <b>CAPITAL AND RESERVES</b>                  |      |           |           |
| Called up share capital                      | 3    | 1         | 1         |
|                                              |      | <u>1</u>  | <u>1</u>  |

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.

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.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 28 June 2021.

DocuSigned by:  
  
 08DE91D3250E45D...  
**A S J Daffern**  
 Director

The notes on pages 3 to 4 form part of these financial statements.

**CANARY WHARF (BP4) T1 LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020****1. ACCOUNTING POLICIES****1.1 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.

**1.2 Cash flow statement**

The company had no cash flows during the year and has accordingly not produced a Cash Flow Statement.

**1.3 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. DEBTORS**

|                                    | 2020<br>£ | 2019<br>£ |
|------------------------------------|-----------|-----------|
| Amounts owed by group undertakings | 1         | 1         |
|                                    | <u>1</u>  | <u>1</u>  |

**3. SHARE CAPITAL**

|                                           | 2020<br>£ | 2019<br>£ |
|-------------------------------------------|-----------|-----------|
| <b>Allotted, called up and fully paid</b> |           |           |
| 1 (2019 - 1) Ordinary share of £1.00      | 1         | 1         |
|                                           | <u>1</u>  | <u>1</u>  |

**4. OTHER FINANCIAL COMMITMENTS**

As at 31 December 2020 and 31 December 2019 the company had given fixed and floating charges over substantially all its assets to secure the commitments of certain other group undertakings.

## **CANARY WHARF (BP4) T1 LIMITED**

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

#### **5. CONTROLLING PARTY**

The company's immediate parent undertaking is Canary Wharf (BP4) Limited.

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.