CANARY WHARF
GROUP PLC

# CANARY WHARF (BP4) T2 LIMITED

**Registered number: 7724215**

## UNAUDITED

## DIRECTORS' REPORT AND FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2017

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**CANARY WHARF (BP4) T2 LIMITED**

## DIRECTORS' REPORT
## FOR THE YEAR ENDED 31 DECEMBER 2017

The directors present their report and the financial statements for the year ended 31 December 2017.

In preparing this report the directors have taken advantage of the small companies exemptions.

### PRINCIPAL ACTIVITY

The company's principal activity is that of a trustee landlord.

### DIRECTORS

The directors who served during the year were:

R D S Archer
A P Anderson II (appointed 13 February 2017)
Sir George Iacobescu CBE (appointed 13 February 2017)
A J S Jordan
R J J Lyons

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 2017 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 25 June 2018 and signed on its behalf.

**J R Garwood**
Secretary

**CANARY WHARF (BP4) T2 LIMITED**
**REGISTERED NUMBER: 7724215**

## STATEMENT OF FINANCIAL POSITION
## AS AT 31 DECEMBER 2017

| | Note | 2017 £ | 2016 £ |
|---|---|---|---|
| **CURRENT ASSETS** | | | |
| Debtors: amounts falling due within one year | 2 | 1 | 1 |
| | | 1 | 1 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES** | | 1 | 1 |
| **NET ASSETS** | | 1 | 1 |
| **CAPITAL AND RESERVES** | | | |
| Called up share capital | 3 | 1 | 1 |
| | | 1 | 1 |

For the year ended 31 December 2017 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 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 25 June 2018.

**R J J Lyons**
Director
The notes on pages 3 to 4 form part of these financial statements.

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

### 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 Statement of comprehensive income

The company has no realised or unrealised profits or losses for the year and has accordingly not produced a Statement of Comprehensive Income.

#### 1.3 Cash flow statement

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

### 2. DEBTORS

| | 2017<br>£ | 2016<br>£ |
|---|---|---|
| Amounts owed by group undertakings | 1 | 1 |
| | 1 | 1 |

### 3. SHARE CAPITAL

| | 2017<br>£ | 2016<br>£ |
|---|---|---|
| **Allotted, called up and fully paid** | | |
| 1 Ordinary share of £1 | 1 | 1 |

### 4. OTHER FINANCIAL COMMITMENTS

As at 31 December 2017 and 31 December 2016 the company had given fixed and floating charges over substantially all its assets to secure the commitments of certain other group undertakings.

### 5. POST BALANCE SHEET EVENTS

On 29 March 2018, Stork Holdings Limited, a direct subsidiary of Stork HoldCo L.P., listed its shares on The International Stock Exchange in Jersey and the group headed by Stork Holdings Limited, which includes the company, converted to a REIT.

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

### 6. CONTROLLING PARTY

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

As at 31 December 2017, 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.