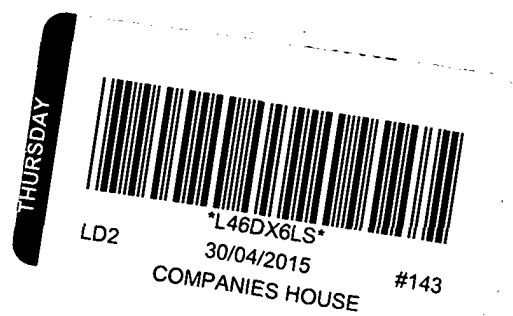


BRAEBURN ESTATES (B4B) T1 LIMITED
Registered Number: 8757363

**FINANCIAL STATEMENTS FOR THE PERIOD FROM INCORPORATION ON
31 OCTOBER 2013 TO 31 DECEMBER 2014**



BRAEBURN ESTATES (B4B) T1 LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2014

	Note	31 December 2014 £
CURRENT ASSETS		
Debtors	2	1
TOTAL ASSETS		1
NET ASSETS		1
CAPITAL AND RESERVES		
Called-up share capital	3	1
SHAREHOLDERS' FUNDS		1

The company recorded neither a profit or a loss during the period from 31 October 2013 to 31 December 2014.

For the period ended 31 December 2014 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring the company keeps accounting records which comply with section 386 of the Companies Act 2006; and
- preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit and loss for the financial period, in accordance with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

The Notes on page 2 form an integral part of these financial statements.

APPROVED BY THE BOARD ON 30 APRIL 2015 AND SIGNED ON ITS BEHALF BY:



G A PAGANO
B DIRECTOR



F L TOSCANO
C DIRECTOR

Registered Number: 8757363

BRAEBURN ESTATES (B4B) T1 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2014

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards, all of which have been applied consistently throughout the period.

In accordance with the provisions of FRS 1 (Revised) the company is exempt from the requirements to prepare a cash flow statement, as it is a wholly-owned subsidiary of Canary Wharf Group plc, which has prepared a consolidated cash flow statement.

2. DEBTORS

	31 December 2014 £
Amount owed by parent undertaking	<u>1</u>

3. CALLED-UP SHARE CAPITAL

Allotted, called up and fully paid:

	31 December 2014 £
1 Ordinary share of £1	<u>1</u>

The company was incorporated on 31 October 2013 with a share capital of 1 ordinary £1.00 shares, which was issued at par.

4. ULTIMATE PARENT UNDERTAKING AND RELATED PARTY TRANSACTIONS

The company's immediate parent undertaking is Braeburn Estates B4B (GP) Limited.

As at 31 December 2014, the smallest and largest group of which the company is a member and for which group financial statements are drawn up is the consolidated financial statements of Braeburn Estates Limited Partnership. Braeburn Estates Limited Partnership is a joint venture between Project Russet Property Unit Trust and Canary Wharf (PB) Unit Trust.

The directors have taken advantage of the exemption in paragraph 3(c) of FRS 8 allowing the company not to disclose related party transactions with respect to other group companies.