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CANARY WHARF
GROUP PLC

BRAEBURN ESTATES (B4B) T1 LIMITED

Registered number: 8757363

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019

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BRAEBURN ESTATES (B4B) T1 LIMITED

CONTENTS

	Page
Directors' Report	1
Statement of Financial Position	2
Notes to the Financial Statements	3 - 5

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BRAEBURN ESTATES (B4B) T1 LIMITED

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2019

The directors present their report and the financial statements for the year ended 31 December 2019.

PRINCIPAL ACTIVITY

The principal activity of the company is to act as a trustee.

DIRECTORS

The directors who served during the year were:

T K A A Al-Abdulla
A Al-Attiyah
R D S Archer
M Ashraf
Sir George Iacobescu CBE
A J S Jordan

Subsequent to the year end, on 29 January 2020 C T Bryant replaced R D S Archer as a director of the company and on 31 March 2020 B Vickers replaced A J S Jordan 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 2019 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 4 September 2020 and signed on its behalf.

DocuSigned by:
Oliver Tiernay
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O J Tiernay
Secretary

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BRAEBURN ESTATES (B4B) T1 LIMITED
REGISTERED NUMBER: 8757363

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2019

	Note	2019 £	2018 £
CURRENT ASSETS			
Trade and other receivables	3	1	1
		1	1
TOTAL ASSETS LESS CURRENT LIABILITIES		1	1
NET ASSETS		1	1
CAPITAL AND RESERVES			
Called up share capital	5	1	1
		1	1

For the year ended 31 December 2019 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 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 company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 4 September 2020.

DocuSigned by:
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B Vickers
Director

DocuSigned by:
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M Ashraf
Director

The notes on pages 3 to 5 form part of these financial statements.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

1. GENERAL INFORMATION

Braeburn Estates (B4B) T1 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 Directors' Report.

2. ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with International Financial Reporting Standards and International Financial Reporting Interpretations Committee interpretations as adopted by the EU and the Companies Act 2006 applicable to companies reporting under IFRS.

The following new and revised accounting standards and interpretations have been adopted by the company in 2019. Their adoption has not had any significant impact on the amounts reported in these financial statements, but may impact the accounting for future transactions and arrangements:

IFRS 16 'Leases'

Annual Improvements to IFRS 2015-2017 cycle (various standards):
Amendment to IAS 28 ' Investments in Associates'
IFRIC 23 'Uncertainty over income tax treatments'

At the date of authorisation of these financial statements the following standards and interpretations which have not been applied in these financial statements, were in issue but not yet effective (and in some cases had not yet been adopted by EU):

Annual Improvements to IFRS 2015-2017 cycle (various standards):
Amendment to IAS 19 'Employee Benefits'
IFRS 17 'Insurance Contracts'

The directors anticipate that the adoption of these standards in future periods will not have a material impact on the financial statements of the company.

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.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

2. ACCOUNTING POLICIES (CONTINUED)

2.3 Financial instruments

Trade and other receivables

Debtors 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.

3. TRADE AND OTHER RECEIVABLES

	2019 £	2018 £
Amounts owed by group undertakings	1	1
	1	1

Amounts owed by Braeburn Estates B4B (GP) Limited are interest free and repayable on demand.

4. FINANCIAL INSTRUMENTS

	2019 £	2018 £
FINANCIAL ASSETS		
Financial assets that are debt instruments measured at amortised cost	1	1

Financial assets measured at amortised cost comprise group receivables.

5. SHARE CAPITAL

	2019 £	2018 £
Allotted, called up and fully paid		
1 (2018 - 1) Ordinary share of £1.00	1	1

6. OTHER FINANCIAL COMMITMENTS

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

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7. CONTROLLING PARTY

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

As at 31 December 2019, 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. Copies of the financial statements may be obtained from the Company Secretary, One Canada Square, Canary Wharf, London, E14 5AB.