



## **CANARY WHARF NFLA LIMITED**

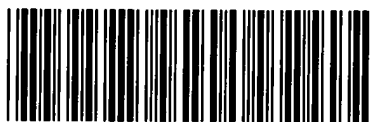
**Registered number: 09442320**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

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## **CANARY WHARF NFLA LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2021**

The directors present their report and the financial statements for the year ended 31 December 2021.

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 is an investment holding company.

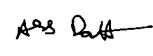
#### **DIRECTORS**

The directors who served during the year were:

A S J Daffern (appointed 6 May 2021)  
Sir George Iacobescu CBE (resigned 1 July 2021)  
S Z Khan  
K J Kingston (appointed 6 May 2021)  
R J J Lyons (resigned 21 May 2021)  
R J Worthington (appointed 6 May 2021)

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 2021 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 12 September 2022 and signed on its behalf.

DocuSigned by:  
  
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**A S J Daffern**  
Director

**CANARY WHARF NFLA LIMITED**  
**REGISTERED NUMBER: 09442320**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2021**

	Note	2021 £	2020 £
<b>FIXED ASSETS</b>			
Investments	3	4,696,187	4,696,187
		<u>4,696,187</u>	<u>4,696,187</u>
Creditors: amounts falling due within one year	4	(4,696,186)	(4,696,186)
<b>NET CURRENT LIABILITIES</b>		<u>(4,696,186)</u>	<u>(4,696,186)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		1	1
<b>NET ASSETS</b>		<u>1</u>	<u>1</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	5	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 2021 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 12 September 2022.

DocuSigned by:  
  
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**A S J Daffern**  
 Director

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

**CANARY WHARF NFLA LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021****1. GENERAL INFORMATION**

Canary Wharf NFLA Limited is a private 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 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").

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.

**2.2 Statement of changes in equity**

There have been no changes to equity and accordingly the company not produced a statement of changes in equity.

**2.3 Cash flow statement**

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

**3. FIXED ASSET INVESTMENTS**

	Investments in subsidiary companies £
<b>COST</b>	
At 1 January 2021	4,696,187
At 31 December 2021	<u>4,696,187</u>

**CANARY WHARF NFLA LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021****3. FIXED ASSET INVESTMENTS (CONTINUED)****SUBSIDIARY UNDERTAKINGS**

The following were subsidiary undertakings of the company:

<b>Name</b>	<b>Registered office</b>	<b>Principal activity</b>	<b>Class of shares</b>	<b>Holding</b>
Canary Wharf Properties (Burdett Road) Limited	England & Wales	Property investment	Ordinary	100%
Canary Wharf Properties (Barchester) Limited	England & Wales	Property investment	Ordinary	100%
Jollygate Limited	England & Wales	Property investment	Ordinary	100%
Highplan Limited	England & Wales	Property investment	Ordinary	100%
Guidecourt Management Limited	England & Wales	Property investment	Ordinary	100%

Subsidiaries incorporated in England and Wales are registered at One Canada Square, Canary Wharf, London E14 5AB.

In accordance with Section 400 of the Companies Act 2006, financial information is only presented in these financial statements about the company as an individual undertaking and not about its group because the company and its subsidiary undertakings are included in the consolidated financial statements of a larger group (Note 6).

The directors are of the opinion that the value of the company's investments at 31 December 2021 was not less than the amount shown in the company's balance sheet.

**4. CREDITORS: Amounts falling due within one year**

	2021 £	2020 £
Amounts owed to group undertakings	4,696,186	4,696,186
	<u>4,696,186</u>	<u>4,696,186</u>

Amounts owed to group undertakings are interest free and repayable on demand.

**5. SHARE CAPITAL**

	2021 £	2020 £
<b>Allotted, called up and fully paid</b>		
1 (2020 - 1) Ordinary share of £1.00	1	1
	<u>1</u>	<u>1</u>

**6. OTHER FINANCIAL COMMITMENTS**

At the 31 December 2021 and 31 December 2020, the company had fixed and floating charges over substantially all its assets to secure the commitments of certain other group undertakings.

## **CANARY WHARF NFLA LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **7. CONTROLLING PARTY**

The company's immediate parent undertaking is Canary Wharf Investments Limited.

As at 31 December 2021, 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 and 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.