



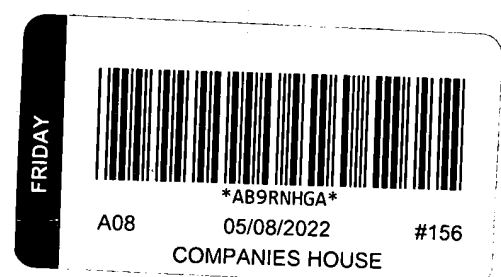
CANARY WHARF (FS HOLDCO) LIMITED

Registered number: 09872457

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021



CANARY WHARF (FS HOLDCO) LIMITED

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CANARY WHARF (FS HOLDCO) 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 a dormant holding company for Canary Wharf (FS Two) Limited. The directors intend to wind up the company in the foreseeable future.

RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £NIL (2020 - £NIL).

No dividends were paid in the year (2020 - £NIL).

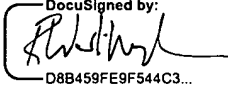
DIRECTORS

The directors who served during the year were:

M A A Al-Hashmi
Sir George Iacobescu CBE (resigned 1 July 2021)
J Sun
P Westermann
C Zhiwei (resigned 26 March 2021)
R J Worthington (appointed 1 July 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 3 August 2022 and signed on its behalf.

DocuSigned by:

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R J Worthington
Director

CANARY WHARF (FS HOLDCO) LIMITED
REGISTERED NUMBER: 09872457

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
FIXED ASSETS			
Investments	2	77,236	77,236
		<u>77,236</u>	<u>77,236</u>
CURRENT ASSETS			
Debtors: amounts falling due within one year	3	1	1
		<u>1</u>	<u>1</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>77,237</u>	<u>77,237</u>
NET ASSETS		<u>77,237</u>	<u>77,237</u>
CAPITAL AND RESERVES			
Called up share capital	4	77,237	77,237
		<u>77,237</u>	<u>77,237</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.

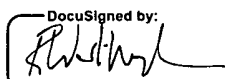
For the year ended 31 December 2021 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

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 3 August 2022.

DocuSigned by:

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R J Worthington
Director

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

CANARY WHARF (FS HOLDCO) LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****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 changes in equity

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

1.3 Cash flow statement

The company had no cash flows during the year or the prior year and accordingly has not produced a cash flow statement.

2. FIXED ASSET INVESTMENTS

	Investments in subsidiary companies £
COST	
At 1 January 2021	77,236
At 31 December 2021	<u>77,236</u>

The company owns the entire issued share capital of Canary Wharf (FS Two) Limited, comprising 23,171 A ordinary £1 shares, 18,022 B ordinary £1 shares, 18,022 C ordinary £1 shares and 18,022 D ordinary £1 shares. Canary Wharf (FS Two) Limited invests in the 20 Fenchurch Street development in London and is registered at One Canada Square, Canary Wharf, London, E14 5AB.

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.

3. DEBTORS

	2021 £	2020 £
Amounts owed by group undertakings	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>

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

CANARY WHARF (FS HOLDCO) LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021****4. SHARE CAPITAL**

	2021 £	2020 £
Allotted, called up and fully paid		
23,171 (2020 - 23,171) Ordinary A shares of £1.00 each	23,171	23,171
18,022 (2020 - 18,022) Ordinary B shares of £1.00 each	18,022	18,022
18,022 (2020 - 18,022) Ordinary C shares of £1.00 each	18,022	18,022
18,022 (2020 - 18,022) Ordinary D shares of £1.00 each	18,022	18,022
	<hr/>	<hr/>
	77,237	77,237
	<hr/>	<hr/>

The shares rank pari passu in all respects.

5. CONTROLLING PARTY

The company is owned by the following: 30% by Canary Wharf (FS Invest) Limited; 23.33% by Chessboard Sarl, 23.33% by Qatar Holding Netherlands BV and 23.33% by Chengdong Investment Corporation.