



CANARY WHARF A2 SPV 2 LIMITED

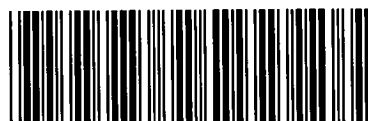
Registered number: 10663223

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

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CANARY WHARF A2 SPV 2 LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

The directors present their report and the financial statements for the year ended 31 December 2020.

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

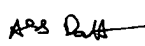
The directors who served during the year were:

Sir George Iacobescu CBE
S Z Khan
R J J Lyons

On 17 May 2021, subsequent to the year end, A S J Daffern, K J Kingston and R J Worthington were appointed directors of the company. On 21 May 2021, R J J Lyons resigned as a director of the company. On 1 July 2021, Sir George Iacobescu CBE resigned 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 2020 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 31 August 2021 and signed on its behalf.

DocuSigned by:

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A S J Daffern
Director

CANARY WHARF A2 SPV 2 LIMITED
REGISTERED NUMBER: 10663223

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2020

	Note	2020 £	2019 £
FIXED ASSETS			
Investments	3	500	500
		<u>500</u>	<u>500</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		500	500
NET ASSETS		<u>500</u>	<u>500</u>
CAPITAL AND RESERVES			
Called up share capital	4	500	500
		<u>500</u>	<u>500</u>

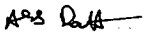
No statement of comprehensive income is presented with these financial statements because the company has not recognised any income, expenditure or any other items of comprehensive income in respect of the year or the prior year.

For the year ended 31 December 2020 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 31 August 2021.

DocuSigned by:

 08DE81D3750E45D...
A S J Daffern
 Director

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

CANARY WHARF A2 SPV 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1. GENERAL INFORMATION

Canary Wharf A2 SPV2 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 Cash flow statement

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

2.3 Statement of changes in equity

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

2.4 Investments

Investments in joint ventures are stated at cost less any provision for impairment.

CANARY WHARF A2 SPV 2 LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020****3. FIXED ASSET INVESTMENTS**

	Investment in joint ventures £
COST	
At 1 January 2020	500
At 31 December 2020	<u>500</u>

JOINT VENTURE

The following was a joint venture of the company:

Name	Registered office	Principal activity	Holding
Wood Wharf A2 GP Limited	England & Wales	General Partner	50%

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

The remaining 50% is owned 25% by BPY Vertus A2 Limited and 25% by F3 Holdings LLP. BPY Vertus A2 Limited is ultimately owned by Brookfield Property Partners LP. F3 Holdings LLP is ultimately owned by Qatar Investment Authority.

Wood Wharf A2 GP Limited acts as general partner for the Wood Wharf A2 Limited Partnership.

4. SHARE CAPITAL

	2020 £	2019 £
Allotted, called up and fully paid		
500 (2019 - 500) Ordinary shares of £1.00 each	<u>500</u>	<u>500</u>

CANARY WHARF A2 SPV 2 LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

5. CONTROLLING PARTY

The company's immediate parent undertaking is Vertus WW Properties Limited.

As at 31 December 2020, 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.