



CANARY WHARF (FS HOLDCO) LIMITED

Registered number: 09872457

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018



CANARY WHARF (FS HOLDCO) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2018

The directors present their report and the financial statements for the year ended 31 December 2018.

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.

RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £NIL (2017 - £2,385,143).

Nil dividends have been paid in the year (2017 - £2,385,143).

DIRECTORS

The directors who served during the year were:

M A A Al-Hashmi
Sir George Iacobescu CBE
J Sun (alternate director to C Zhiwei)
P Westermann
C Zhiwei

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 2018 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 26 June 2019 and signed on its behalf.



J R Garwood
Secretary

CANARY WHARF (FS HOLDCO) LIMITED
REGISTERED NUMBER: 09872457

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2018

	Note	2018 £	2017 £
FIXED ASSETS			
Investments	2	463,421	463,421
		<u>463,421</u>	<u>463,421</u>
CURRENT ASSETS			
Debtors: amounts falling due within one year	3	1	1
		<u>1</u>	<u>1</u>
NET CURRENT ASSETS			
		<u>463,422</u>	<u>463,422</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<u>463,422</u>	<u>463,422</u>
NET ASSETS			
		<u>463,422</u>	<u>463,422</u>
CAPITAL AND RESERVES			
Called up share capital	4	463,422	463,422
		<u>463,422</u>	<u>463,422</u>

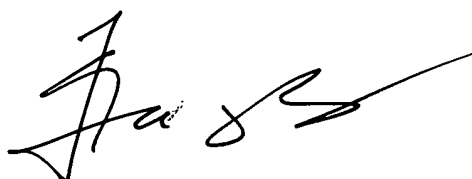
For the year ended 31 December 2018 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

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 26 June 2019.



Sir George Iacobescu CBE
Director

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

CANARY WHARF (FS HOLDCO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

1. ACCOUNTING POLICIES

1.1 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").

The principal accounting policies have been applied consistently throughout the year and the preceding year and are summarised below:

1.2 Statement of comprehensive income

The company has no realised or unrealised profits or losses for the period and has accordingly not produced a statement of comprehensive income.

1.3 Statement of changes in equity

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

1.4 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.

1.5 Investments

Investments are stated at cost less any provision for impairment.

Income from investments is recognised as the company becomes entitled to receive payment. Dividend income from investments in companies is recognised when received or irrevocably declared.

1.6 Financial Instruments

Trade and other receivables

Trade and other receivables 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.

CANARY WHARF (FS HOLDCO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. FIXED ASSET INVESTMENTS

	Investments £
COST OR VALUATION	
At 1 January 2018	463,421
At 31 December 2018	<u>463,421</u>
NET BOOK VALUE	
At 31 December 2018	<u>463,421</u>
At 31 December 2017	<u>463,421</u>

The company owns the entire share capital of Canary Wharf (FS Two) Limited, comprising 139,026 A ordinary £1 shares, 108,132 B ordinary £1 shares, 108,132 C ordinary £1 shares and 108,132 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 2018 was not less than the amount shown in the company's balance sheet.

3. DEBTORS

	2018 £	2017 £
Amounts owed by Canary Wharf (FS Two) Limited	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>

Amounts owed by Canary Wharf (FS Two) Limited are interest free and repayable on demand.

CANARY WHARF (FS HOLDCO) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

4. SHARE CAPITAL

	2018 £	2017 £
Allotted, called up and fully paid		
139,026 (2017 - 139,026) Ordinary A shares of £1.00 each	139,026	139,026
108,132 (2017 - 108,132) Ordinary B shares of £1.00 each	108,132	108,132
108,132 (2017 - 108,132) Ordinary C shares of £1.00 each	108,132	108,132
108,132 (2017 - 108,132) Ordinary D shares of £1.00 each	108,132	108,132
	<hr/>	<hr/>
	463,422	463,422
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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.