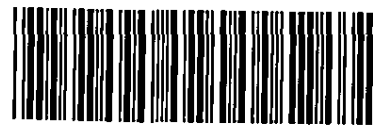


CANARY WHARF INVESTMENT HOLDINGS (DS5) LIMITED
Registered Number: 4218878

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2007

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CANARY WHARF INVESTMENT HOLDINGS (DS5) LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2007

	Note	31 December 2007 £	31 December 2006 £
FIXED ASSETS			
Investments	2	1	1
CURRENT ASSETS			
Debtors	3	501	501
CREDITORS: Amounts falling due within one year	4	(1)	(1)
NET CURRENT ASSETS		500	500
TOTAL ASSETS LESS CURRENT LIABILITIES		501	501
NET ASSETS		501	501
CAPITAL AND RESERVES			
Called-up share capital	5	1	1
Profit and loss account		500	500
SHAREHOLDERS' FUNDS		501	501

The company recorded neither a profit or a loss during the year ended 31 December 2007 or the year ended 31 December 2006

For the period ended 31 December 2007 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985

Members have not required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985

The directors acknowledge their responsibilities for

- i ensuring the company keeps accounting records which comply with section 221, and
- ii preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit and loss for the financial year, in accordance with the requirements of the Companies Act relating to accounts, so far as applicable to the company

The Notes on pages 2 to 3 form an integral part of these financial statements

APPROVED BY THE BOARD ON 14 AUGUST 2008 AND SIGNED ON ITS BEHALF BY



R J J LYONS
DIRECTOR

CANARY WHARF INVESTMENT HOLDINGS (DS5) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2007

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards, all of which have been applied consistently throughout the year and the preceding year

In accordance with the provisions of FRS 1 (Revised) the company is exempt from the requirements to prepare a cash flow statement, as it is a wholly-owned subsidiary of Canary Wharf Group plc, which has prepared a consolidated cash flow statement

2. INVESTMENTS

	Shares in Group Undertakings
	£
COST	
At 1 January 2007 and 31 December 2007	1
NET BOOK VALUE	
At 31 December 2007	1
At 31 December 2006	1

At 31 December 2007 the company's subsidiary undertaking was as follows

Name	Description of shares held	Principal activities
Canary Wharf Investments (DS5) Limited	Ordinary £1 shares	Property Investment

The above is a wholly owned subsidiaries registered in England and Wales

In accordance with section 228 of the Companies Act 1985, 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 2007 was not less than the amount shown in the company's balance sheet.

CANARY WHARF INVESTMENT HOLDINGS (DS5) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2007

3. DEBTORS

	31 December 2007 £	31 December 2006 £
Amount owed by parent undertaking	1	1
Amount owed by fellow subsidiary undertaking	500	500
	<u>501</u>	<u>501</u>

4. CREDITORS: Amounts falling due within one year

	31 December 2007 £	31 December 2006 £
Amount owed to subsidiary undertaking	<u>1</u>	<u>1</u>

5. CALLED-UP SHARE CAPITAL

Authorised share capital:

	31 December 2007 £	31 December 2006 £
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

Allotted, called up and fully paid:

	31 December 2007 £	31 December 2006 £
1 Ordinary share of £1	<u>1</u>	<u>1</u>

6. RELATED PARTIES

The company's immediate parent undertaking is Canary Wharf Investments Limited and its ultimate parent undertaking is Songbird Estates plc, both companies are registered in England and Wales

As at 31 December 2007, Songbird Estates plc was the parent company of the largest group of which the company is a member and Canary Wharf Group plc was the parent undertaking of the smallest group of which the company is a member. Copies of the financial statements of Canary Wharf Group plc may be obtained from the Company Secretary, One Canada Square, Canary Wharf, London E14 5AB

The directors have taken advantage of the exemption in paragraph 3(c) of FRS 8 allowing the company not to disclose related party transactions with respect to other group companies.