

HERON QUAYS (HQ4) LIMITED
Registered Number: 4290559

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

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HERON QUAYS (HQ4) LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2013

	Note	31 December 2013 £	31 December 2012 £
FIXED ASSETS			
Investments	2	2	2
CURRENT ASSETS			
Debtors	3	1	1
CREDITORS: Amounts falling due within one year	4	(2)	(2)
NET CURRENT LIABILITIES		(1)	(1)
TOTAL ASSETS LESS CURRENT LIABILITIES		1	1
NET ASSETS		1	1
CAPITAL AND RESERVES			
Called-up share capital	5	1	1
SHAREHOLDERS' FUNDS		1	1

The company recorded neither a profit or a loss during the year ended 31 December 2013 or the year ended 31 December 2012.

For the period ended 31 December 2013 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

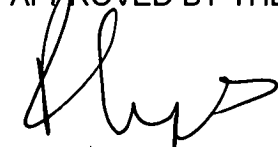
Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring the company keeps accounting records which comply with section 386 of the Companies Act 2006; and
- 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 2006 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 5 AUGUST 2014 AND SIGNED ON ITS BEHALF BY:



R J J LYONS
DIRECTOR

Registered Number: 4290559

HERON QUAYS (HQ4) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

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

	£
At 1 January 2013	2
At 31 December 2013	2

At 31 December 2013 the company's subsidiary undertakings were as follows:

Name	Description of shares held	Principal activities
Heron Quays (HQ4) T1 Limited	Ordinary £1 shares	Trustee
Heron Quays (HQ4) T2 Limited	Ordinary £1 shares	Trustee

The above are wholly owned subsidiaries registered in England and Wales.

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 7).

The directors are of the opinion that the value of the company's investments at 31 December 2013 was not less than the amount shown in the company's balance sheet.

3. DEBTORS

	31 December 2013 £	31 December 2012 £
Amount owed by parent undertaking	1	1

HERON QUAYS (HQ4) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2013

4. CREDITORS: Amounts falling due within one year

	31 December 2013 £	31 December 2012 £
Amounts owed to subsidiary undertakings	<u>2</u>	<u>2</u>

5. CALLED-UP SHARE CAPITAL

Allotted, called up and fully paid:

	31 December 2013 £	31 December 2012 £
1 Ordinary share of £1	<u>1</u>	<u>1</u>

6. CONTINGENT LIABILITIES AND FINANCIAL COMMITMENTS

As at 31 December 2013 and 31 December 2012 the company had given a fixed charge over substantially all its assets to secure the commitments of certain other group undertakings.

7. ULTIMATE PARENT UNDERTAKING AND RELATED PARTY TRANSACTIONS

The company's immediate parent undertaking is Heron Quays Holdings (HQ4) Limited.

As at 31 December 2013, 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 plc. The largest group of which the company is a member for which group financial statements are drawn up is the consolidated financial statements of Songbird Estates plc, the ultimate parent undertaking and controlling party. Copies of the financial statements of both companies 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.