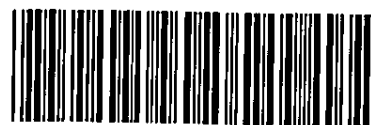


CANARY WHARF INVESTMENTS (FC4) LIMITED
Registered Number: 5389386

DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2007

SATURDAY



AJELT0YJ

A24

28/06/2008

21

COMPANIES HOUSE

CANARY WHARF INVESTMENTS (FC4) LIMITED

FINANCIAL STATEMENTS

CONTENTS

	PAGE
Directors' Report	1
Statement of the Directors' Responsibilities in Respect of the Financial Statements	3
Independent Auditors' Report	4
Profit and Loss Account	6
Balance Sheet	7
Notes to the Financial Statements	8

CANARY WHARF INVESTMENTS (FC4) LIMITED

THE DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2007

The directors present their report with the audited financial statements for the year ended 31 December 2007. This report has been prepared in accordance with the special provisions relating to small companies under section 246(4) of the Companies Act 1985.

BUSINESS REVIEW AND PRINCIPAL ACTIVITIES

The company is a wholly owned subsidiary of Canary Wharf Group plc and its ultimate parent undertaking is Songbird Estates plc.

The principal activity of the company is property investment.

As shown in the company's profit and loss account, the company recorded neither a profit nor loss after tax for the year (2006: £nil).

The balance sheet shows the company's financial position at the year end and indicates that net assets were £1 (2006: £1). Details of amounts owed to group companies are shown in Notes 8 and 9.

There have been no significant events since the balance sheet date.

DIVIDENDS AND RESERVES

The profit and loss account for the year ended 31 December 2007 is set out on page 6. No dividends have been paid or proposed.

DIRECTORS

The directors of the company throughout the year ended 31 December 2007 were:

A P Anderson II
G Iacobescu
R J J Lyons

The group has in place liability insurance covering the directors and other officers of group companies.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

Each director holding office at the date of this report has taken all the steps that he ought to have taken as a director in order to make himself aware of relevant audit information and to establish that the company's auditors are aware of that information. As far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware.

This confirmation is given and should be interpreted in accordance with the provisions of Section 234 ZA of the Companies Act 1985.

CANARY WHARF INVESTMENTS (FC4) LIMITED

THE DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2007

AUDITORS

Elective resolutions to dispense with holding annual general meetings, the laying of financial statements before the company in general meeting and the appointment of auditors annually are currently in force. The auditors, Deloitte & Touche LLP, will therefore be deemed to have been reappointed at the end of the period of 28 days, beginning the day on which copies of this report and financial statements are sent to members, unless a resolution is passed under section 393 of the Companies Act 1985 to the effect that their appointment be brought to an end.

BY ORDER OF THE BOARD



Joint Secretary

26 June 2008

A M Holland

Registered office
30th Floor
One Canada Square
Canary Wharf
London
E14 5AB

CANARY WHARF INVESTMENTS (FC4) LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of affairs of the company and of the profit or loss of the company for the year then ended. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

CANARY WHARF INVESTMENTS (FC4) LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CANARY WHARF INVESTMENTS (FC4) LIMITED

We have audited the financial statements of Canary Wharf Investments (FC4) Limited for the year ended 31 December 2007 which comprise the Profit and Loss Account, Balance Sheet and the related Notes 1 to 15. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the Directors' Report is consistent with the financial statements. In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

CANARY WHARF INVESTMENTS (FC4) LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CANARY WHARF INVESTMENTS (FC4) LIMITED

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion, we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the company's affairs as at 31 December 2007 and of its result for the year then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the Directors' Report is consistent with the financial statements



Deloitte & Touche LLP
Chartered Accountants and Registered Auditors
London

26 June 2008

CANARY WHARF INVESTMENTS (FC4) LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2007

	Note	Year Ended 31 December 2007 £	Year Ended 31 December 2006 £
TURNOVER		270,120	270,120
GROSS PROFIT		270,120	270,120
OPERATING PROFIT	2	270,120	270,120
Interest receivable and similar income	3	52,004	77,167
Interest payable and similar charges	4	(322,124)	(353,630)
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		—	(6,343)
Tax on loss on ordinary activities	5	—	6,343
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION FOR THE YEAR	12	—	—

Movements in reserves are shown in Note 12 of these financial statements

All amounts relate to continuing activities in the United Kingdom

There were no recognised gains and losses for the year ended 31 December 2007 or the year ended 31 December 2006 other than those included in the profit and loss account

The Notes on pages 8 to 14 form an integral part of these financial statements

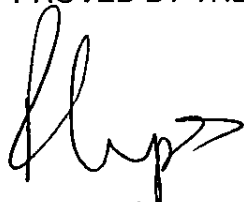
CANARY WHARF INVESTMENTS (FC4) LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2007

	Note	31 December 2007 £	31 December 2006 £
FIXED ASSETS			
Tangible assets	6	3,410,000	3,410,000
CURRENT ASSETS			
Debtors	7	678,548	1,375,964
Cash at bank		1,272,791	6,587
		1,951,339	1,382,551
CREDITORS: Amounts falling due within one year	8	(1,680,413)	(1,056,163)
NET CURRENT ASSETS		270,926	326,388
TOTAL ASSETS LESS CURRENT LIABILITIES		3,680,926	3,736,388
CREDITORS: Amounts falling due after more than one year	9	(3,680,925)	(3,736,387)
NET ASSETS		1	1
CAPITAL AND RESERVES			
Called-up share capital	11	1	1
SHAREHOLDERS' FUNDS	13	1	1

The Notes on pages 8 to 14 form an integral part of these financial statements

APPROVED BY THE BOARD ON 26 JUNE 2008 AND SIGNED ON ITS BEHALF BY



R J J LYONS
DIRECTOR

CANARY WHARF INVESTMENTS (FC4) LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES

A summary of the principal accounting policies of the company, all of which have been applied consistently throughout the year and the preceding year, is set out below

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with applicable United Kingdom accounting standards

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

Interest receivable and interest payable

Interest receivable and payable are recognised in the period in which they fall due

Turnover

Turnover, representing rents receivable, is recognised net of VAT in the period in which the rents become due and arises wholly in the United Kingdom

Tangible fixed assets

Tangible fixed assets, comprising leasehold investment properties, are revalued annually and in accordance with SSAP 19 (Accounting for Investment Properties) no provision is made for depreciation. This departure from the requirements of the statutory accounting rules, which require all properties to be depreciated is, in the opinion of the directors, necessary for the accounts to show a true and fair view. Depreciation is only one of the factors reflected in the annual valuation and the amount attributable to this factor is not capable of being separately identified or quantified. Surpluses or deficits are transferred to the revaluation reserve, unless a deficit is expected to be permanent and exceeds previous surpluses recognised on the same property, in which case the excess is charged to the profit and loss account.

Debt

Debt instruments are stated initially at the amount of the net proceeds. The finance costs of such debt instruments are allocated to periods over the term of the debt at a constant rate on the carrying amount. The carrying amount is increased by the finance cost in respect of the reporting period and reduced by payments made in respect of the debt of that period. Finance costs are charged to the profit and loss account.

Leases

As required by SSAP 21 and FRS 5, finance leases are recorded in the balance sheet as an asset and as an obligation to pay future rentals. Finance lease receivables are recorded in the balance sheet as an asset. Rentals payable/receivable are apportioned between the finance cost/revenue and a reduction in the outstanding amounts payable/receivable.

The total finance cost/revenue is allocated to accounting periods over the lease term so as to produce a constant periodic charge/return on the remaining balance for each accounting period.

CANARY WHARF INVESTMENTS (FC4) LIMITED

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

Deferred taxation

Deferred tax assets and liabilities arise from timing differences between the recognition of gains and losses in the financial statements and their recognition in the corporation tax return

Under FRS 19 deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is not recognised when fixed assets are revalued unless by the balance sheet date there is a binding agreement to sell the revalued assets and the gain or loss expected to arise on sale has been recognised in the financial statements.

Deferred tax is measured on a discounted basis to reflect the time value of money over the period between the balance sheet date and the dates on which it is estimated that the timing differences will reverse, or where the timing differences are not expected to reverse, a period not exceeding 50 years. Discount rates of 3.1% to 3.2% have been adopted reflecting the post-tax yield to maturity that can be obtained on government bonds with similar maturity dates and currencies to those of the deferred tax assets or liabilities.

2. OPERATING PROFIT

None of the directors received any emoluments in respect of their services to the company during the year or the prior year.

No staff were employed by the company during the year or the prior year.

Auditor's remuneration of £1,500 (2006: £1,000) for the audit of the company for the year has been borne by another group undertaking.

CANARY WHARF INVESTMENTS (FC4) LIMITED

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

3. INTEREST RECEIVABLE AND SIMILAR INCOME

	Year Ended 31 December 2007 £	Year Ended 31 December 2006 £
Finance lease income (Note 7)	<u>52,004</u>	<u>77,167</u>

4. INTEREST PAYABLE AND SIMILAR CHARGES

	Year Ended 31 December 2007 £	Year Ended 31 December 2006 £
Finance lease charges (Note 10)	23,158	2,123
Interest payable to group undertakings	298,966	351,507
	<u>322,124</u>	<u>353,630</u>

5. TAXATION

	Year Ended 31 December 2007 £	Year Ended 31 December 2006 £
Current tax		
UK Corporation tax (see below)	<u>—</u>	<u>—</u>
Deferred tax		
Origination and reversal of timing differences	—	(6,343)
Tax reconciliation		
Loss on ordinary activities before tax	<u>—</u>	<u>(6,343)</u>
Tax on loss on ordinary activities at UK corporation tax rate of 30%	—	(1,903)
Effects of		
Tax losses and other timing differences	<u>—</u>	<u>1,903</u>
Current tax charge for the year	<u>—</u>	<u>—</u>

No charge for taxation has been made since the company recorded neither a profit or a loss, for tax purposes, for the year. It is anticipated that group relief and other reliefs will impact on future tax charges. There is no unprovided deferred taxation.

CANARY WHARF INVESTMENTS (FC4) LIMITED

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

6. TANGIBLE FIXED ASSETS

	Freehold Property £
COST	
At 1 January 2007 and 31 December 2007	<u>3,410,000</u>
NET BOOK VALUE	
At 31 December 2007	<u>3,410,000</u>
At 31 December 2006	<u>3,410,000</u>

As at 31 December 2007 the company's freehold property interest was valued by the group's external property advisers, CB Richard Ellis Limited, Surveyors and Valuers, on the basis of Market Value in accordance with the Appraisal and Valuation Manual published by the Royal Institution of Chartered Surveyors. No allowance was made for any expenses of realisation nor for any taxation which might arise in the event of disposal.

7. DEBTORS

	31 December 2007 £	31 December 2006 £
Amount owed by parent undertaking	1	1
Finance lease receivables	633,586	922,820
Amount owed by fellow subsidiary undertaking	—	451,314
Other debtors	44,961	—
Prepayments and accrued income	—	1,829
	<u>678,548</u>	<u>1,375,964</u>

During the prior year the company acquired assets for use in the running of its property interest, subject to leases to a fellow subsidiary undertaking under finance lease terms.

The amount at which finance lease debtors are stated comprises

	31 December 2007 £	31 December 2006 £
Opening balance	922,820	—
At acquisition	—	905,485
At inception	—	330,816
Finance lease rents received	(341,238)	(390,648)
Finance lease income	52,004	77,167
Closing balance	<u>633,586</u>	<u>922,820</u>

CANARY WHARF INVESTMENTS (FC4) LIMITED

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

8. CREDITORS: Amounts falling due within one year

	31 December 2007 £	31 December 2006 £
Loan from fellow subsidiary undertaking	1,009,375	980,530
Amount owed to fellow subsidiary undertaking	671,038	66,309
Other creditors	—	9,324
	<u>1,680,413</u>	<u>1,056,163</u>

The loan from a fellow subsidiary undertaking bears interest at a rate linked to LIBOR, subject to certain caps and is repayable on demand

9. CREDITORS: Amounts falling due after more than one year

	31 December 2007 £	31 December 2006 £
Loans from fellow subsidiary undertaking	3,410,000	3,410,000
Finance lease agreements (Note 10)	270,925	326,387
	<u>3,680,925</u>	<u>3,736,387</u>

£3,069,000 (2006 £3,069,000) of the loans owed to a fellow subsidiary undertaking bears interest at 8% and is repayable on 22 February 2013

The remaining £341,000 (2006 £341,000) of the loans owed to a fellow subsidiary undertaking bears interest at 10%, subject to certain caps, and is repayable on 21 April 2015

CANARY WHARF INVESTMENTS (FC4) LIMITED

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

10. FINANCE LEASES

The amount at which finance lease obligations are stated comprises

	31 December 2007	31 December 2006
	£	£
At 1 January 2007	326,387	—
At inception	—	330,816
Finance rents paid	(78,620)	(6,552)
Finance lease charges	23,158	2,123
At 31 December 2007	<u>270,925</u>	<u>326,387</u>

The finance lease obligations fall due as follows

	31 December 2007	31 December 2006
	£	£
Amounts payable within 1 year	66,532	62,015
Amounts payable between 1 and 2 years	64,866	59,980
Amounts payable between 3 and 5 years	139,527	204,392
	<u>270,925</u>	<u>326,387</u>

The company's obligations under its finance lease are secured by fixed charges over the finance lease receivables which relate to the same asset and a charge over a fellow subsidiary undertaking. The rate of interest implicit in the finance lease, which is linked to LIBOR, was 8.09% at 31 December 2007 (2006 8.09%).

11. CALLED-UP SHARE CAPITAL

Authorised share capital:

	31 December 2007	31 December 2006
	£	£
20,000,000 Ordinary shares of £1 each	<u>20,000,000</u>	<u>20,000,000</u>

Allotted, called up and fully paid:

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

12. RESERVES

	Profit and loss account
	£
At 1 January 2007	—
At 31 December 2007	<u>—</u>

CANARY WHARF INVESTMENTS (FC4) LIMITED

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

13. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	31 December 2007 £	31 December 2006 £
Opening shareholders' funds	1	1
Closing shareholders' funds	<u>1</u>	<u>1</u>

14. CAPITAL COMMITMENTS

As at 31 December 2007 the company had given fixed and floating charges over substantially all its assets to secure the commitments of certain other group undertakings

15. RELATED PARTIES

The company's immediate parent undertaking is Canary Wharf Funding (FC2/FC4) 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 Songbird Estates plc and 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 FRS8 allowing the company not to disclose related party transactions with respect to other group companies