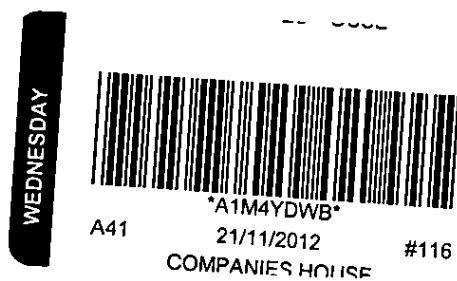


20 FENCHURCH STREET NOMINEE NO 1 LIMITED  
REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2012



## Directors' Report for the year ended 31 March 2012

The directors submit their report with the audited financial statements of the Company for the year to 31 March 2012

### RESULTS FOR THE PERIOD AND DIVIDEND

There was no activity in the profit and loss account for the year ended 31 March 2012 and consequently no profit and loss account has been disclosed

The directors do not recommend the payment of a dividend for the year ended 31 March 2012

### PRINCIPAL ACTIVITY

The Company is dormant No change in the Company's dormant status is anticipated in the foreseeable future

### DIRECTORS

The directors who held office during the period and up to the date of this report were

R D S Archer  
A J S Jordan  
C O'Shea  
S C Parsons  
N K Bates

(alternate director)

### INDEMNITY

The Company has made qualifying third party indemnity provisions for the benefit of the respective directors which were in place throughout the period and which remain in place at the date of this report

### AUDITORS

The Company has exercised its entitlement under the Companies Act 2006 to exempt itself from the provisions of the Act relating to the audit of accounts

Registered Office  
5 Strand  
London  
WC2N 5AF



By order of the Board  
L F Turner, for and on behalf of LS Company Secretaries Limited,  
Company Secretary  
15 November 2012

Registered in England and Wales  
Registered number 7244509

**Balance Sheet as at 31 March 2012**

	Notes	2012 £	2011 £
<b>Current assets</b>			
Debtors	2	1	1
<b>Net assets</b>		<u>1</u>	<u>1</u>
<b>Capital and reserves</b>			
Called up share capital	3	1	1
<b>Total shareholder's funds</b>		<u>1</u>	<u>1</u>

For the year ended 31 March 2012 the Company was entitled to exemption under section 480 of the Companies Act 2006 relating to dormant companies

The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to the accounting records and the preparation of the accounts

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime

The financial statements on pages 2 to 3 were approved and authorised for issue by the board directors on 15 November 2012 and were signed on its behalf by



Ms C O'Shea  
Director  
20 Fenchurch Street Nominee No 1 Limited



Mr A Jordan  
Director  
20 Fenchurch Street Nominee No 1 Limited

## 1. Accounting Policies

The financial statements have been prepared on the going concern basis, under the historical cost convention, in accordance with Companies Act 2006 and applicable United Kingdom accounting standards

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements

### (a) Profit and loss account

There was no activity in the profit and loss account for the year ended 31 March 2012 and consequently no profit and loss account has been disclosed

## 2. Debtors

	2012 £	2011 £
Amounts owed from a group undertaking	1	1

The unsecured loan to the group undertaking is interest free and is repayable on demand with no fixed repayment date

## 3. Called up share capital

	Allotted and fully paid 2012 £	2011 £
Ordinary shares of £1.00 each	1	1

## 4. Cash flow statement exemption

The Company is jointly controlled by Land Securities Group PLC and Songbird Estates plc, both of which prepare a consolidated cash flow statement. The Company has therefore elected to make use of the exemption provided in Financial Reporting Standard 1 (revised 1996) "Cash Flow Statements" not to produce its own cash flow statement

## 5. Related party transactions

There are no material undisclosed related party transactions

## 6. Parent company

The immediate parent company is 20 Fenchurch Street (GP) Limited

20 Fenchurch Street (GP) Limited is jointly owned by LS 20 Fenchurch Street (GP) Limited and Canary Wharf (FS Two) Limited

The ultimate parent companies at 31 March 2012 were Land Securities Group PLC and Songbird Estates plc, both of which are registered in England and Wales

Consolidated financial statements for the year ended 31 March 2012 for Land Securities Group PLC can be obtained from the Company Secretary, 5 Strand, London WC2N 5AF. This is the largest and smallest Group to include these accounts in its consolidated financial statements

Consolidated financial statements for the year ended 31 December 2011 for Songbird Estates plc can be obtained from the Company Secretary, One Canada Square, Canary Wharf, London, E14 5AB. This is the largest Group to include these accounts in its consolidated financial statements. The smallest Group to include these accounts in its consolidated financial statements is Canary Wharf Group plc. Consolidated financial statements for the year ended 31 December 2011 for Canary Wharf Group plc can be obtained from the Company Secretary, One Canada Square, Canary Wharf, London, E14 5AB