CANARY WHARF
GROUP PLC

BRAEBURN ESTATES B6/7 (LP) LIMITED

Registered number: 8756853

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2016

BRAEBURN ESTATES B6/7 (LP) LIMITED

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BRAEBURN ESTATES B6/7 (LP) LIMITED

DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2016

The directors present their report and the financial statements for the year ended 31 December 2016.

PRINCIPAL ACTIVITY

The company holds a limited partnership investment in Braeburn Estates (B6/7) Limited Partnership for and on behalf of Braeburn Estates Limited Partnership.

DIRECTORS

The directors who served during the year were:

K M E Al-Sayed
Sheikh J H Al-Thani
R D S Archer
J M Holmes (appointed 9 February 2016)
Sir George Iacobescu CBE
A J S Jordan
F L Toscano (resigned 9 February 2016)

J M Holmes was appointed as an alternate director to Sheikh J H Al-Thani on 26 November 2015.

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 2016 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 10 May 2017 and signed on its behalf.

J R Garwood
Secretary

BRAEBURN ESTATES B6/7 (LP) LIMITED
REGISTERED NUMBER: 8756853

STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2016

	Note	2016 £	2015 £
CURRENT ASSETS			
Trade and other receivables	3	1	1
TOTAL ASSETS LESS CURRENT LIABILITIES		1	1
NET ASSETS		1	1
EQUITY			
Called up share capital	5	1	1
		1	1

For the year ended 31 December 2016 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 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 10 May 2017.

A J S Jordan
Director

J M Holmes
Director

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016

1. GENERAL INFORMATION

Braeburn Estates B6/7 (LP) Limited is an English Limited Company registered at One Canada Square, Canary Wharf, London, E14 5AB.

The nature of the company's operations and its principal activities are set out in the Directors Report.

2. ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with International Financial Reporting Standards and International Financial Reporting Interpretations Committee interpretations as adopted by the EU.

The following new and revised accounting standards and interpretations have been adopted by the company in 2016. Their adoption has not had any significant impact on the amounts reported in these financial statements, but may impact the accounting for future transactions and arrangements:

IAS1 'Presentation of Financial Statements';
IAS19 (amendment) 'Defined Benefit Plus: Employee Contributions amendments to IAS19;
Annual improvements to the IFRS, 2010-2012 Cycle (various standards).

At the date of authorisation of these financial statements the following standards and interpretations which have not been applied in these financial statements, were in issue but not yet effective:

IFRS 9 Financial Instruments;
IFRS 11 (amendment) Accounting for acquisitions of interest in joint operation;
IFRS 15 Revenue from contracts with customers;
IFRS 16 Leases;
IAS 16 and IAS 38 (amendments) Clarification of acceptable methods of depreciation and amortisation;
IAS 27 (amendments) Equity method in separate financial statements;
Annual improvements to IFRS: 2012–2014 cycle (various standards).

The directors anticipate that the adoption of these standards in future periods will not have a material impact on the financial statements of the company.

The preparation of financial statements in compliance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Partnership's accounting policies.

The principal accounting policies are summarised below:

2.2 Going concern

At the year end, the company is in a net asset position.

Having made the requisite enquiries and assessed the resources at the disposal of the company, the directors have a reasonable expectation that the company will have adequate resources to continue its operation for the foreseeable future. Accordingly they continue to adopt the going concern basis in preparing the financial statements.

2. ACCOUNTING POLICIES (CONTINUED)

2.3 Financial instruments

Trade and other receivables

Debtors 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.

3. TRADE AND OTHER RECEIVABLES

	2016 £	2015 £
Amounts owed by Braeburn Estates Limited Partnership	1	1
	1	1

Amounts owed by Braeburn Estates Limited Partnership are interest free and repayable on demand.

4. FINANCIAL INSTRUMENTS

	2016 £	2015 £
FINANCIAL ASSETS		
Financial assets that are debt instruments measured at amortised cost	1	1
	1	1

Financial assets measured at amortised cost comprise group receivables.

5. SHARE CAPITAL

	2016 £	2015 £
Allotted, called up and fully paid		
1 Ordinary share of £1	1	1

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016

6. CONTROLLING PARTY

The company's immediate parent undertaking is Braeburn Estates (GP) Limited for and on behalf of Braeburn Estates Limited Partnership.

As at 31 December 2016, the smallest and largest group of which the company is a member and for which group financial statements are drawn up is the consolidated financial statements of Braeburn Estates Limited Partnership. Braeburn Estates Limited Partnership is a joint venture between Project Russet Property Unit Trust and Canary Wharf (PB) Unit Trust. Copies of the financial statements may be obtained from the Company Secretary, One Canada Square, Canary Wharf, London, E14 5AB.