

**Brookfield Office Property Management
Limited**

**Directors' report and financial
statements**

Registered number 04852607

31 December 2013

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Directors' report

The directors present their report and the audited financial statements for the year ended 31 December 2013.

Principal activities

The Company continues to provide property management services for properties owned in the Brookfield Group. In April 2013 the Company began providing property management services to 99 Bishopsgate and has continued to provide property management services to 20 Canada Square.

In 2014, an additional property, 125 Old Broad Street, was added to the property management portfolio for part of the year.

Going concern basis

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

Further details regarding the adoption of the going concern basis can be found in the Statement of accounting policies in the financial statements.

Directors

The directors, who served throughout the year, and subsequently, except as noted, were as follows:

J Tuckey
S Ruck
M Jepson
B Davis

Auditors

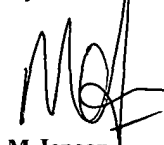
A resolution for the reappointment of Deloitte LLP as auditor of the Company is to be proposed at the Annual General Meeting.

Disclosure of information to auditors

The directors who held office at the date of approval of this Directors' Report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

By order of the board


M Jepson
Director

99 Bishopsgate
London
EC2M 3XD
30 October 2014

Strategic Report

Results and dividends

The results for the year ended 31 December 2013 are set out on page 5. The directors do not recommend the payment of a final dividend for the year (2012: £nil).

The performance of the business is assessed by considering the revenues and profits/ (losses) reported in the income statement, as well as ensuring that the Company meets its contractual obligations as managing agent.

The company charges management and administration fees for its services. During the year the Company generated a profit of £76k (2012 loss: £66k). The improved performance reflected the increased property management activity in the year. The company also reports the revenue and expenditure for running the service charge for 20 Canada Square.

Another key performance indicator is assessing the arrears to ensure outstanding balances are collected on time. Although the properties have ownership by related parties, predominantly all of the tenants are independent parties. Consequently the Company dedicates resources to proactively manage collections. The accounts receivable balance at year end is in line with the prior year (note 10).

The performance of the accounts payable function is also critical to ensure that the Company continues to meet credit checks of current and future suppliers.

The Company's accounting procedures for the service charge should adhere to RICS Professional Guidelines UK. The Company employs suitably qualified staff to ensure compliance of the code. The Company is also required to manage the property in accordance with Health and Safety requirements.

Principal risk and uncertainties

The potential risks and uncertainties, which could have a material impact on the Company's long-term performance include the inability to:

- Meet RICS guidelines for accounting procedures
- Manage properties in accordance with Health and Safety requirements
- Meet credit checks of current and new suppliers
- Collect all amounts owing from trade debtors

The principal risks and uncertainties facing the business are continuously monitored and managed.

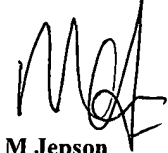
Financial risk management objectives and policies

The main financial risks arising from the Company's activities are credit risk and liquidity risks (note 12).

Credit risk - with this primarily attributable to trade debtors, thorough checks are undertaken on any new customers/contracts and the amounts carried in the balance sheet are net of allowances for any doubtful debtors.

Cash flow and liquidity risk - sufficient cash resources are available to ensure payments are met as they fall due.

By order of the board



M Jepson
Director

99 Bishopsgate
London
EC2M 3XD
30 October 2014

Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report, Strategic 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 International Financial Reporting Standards (IFRSs) as adopted by the European Union. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, International Accounting Standard 1 requires that directors:

- properly select and apply accounting policies;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in IFRSs are insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance; and
- make an assessment of the Company's ability to continue as a going concern.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

Independent auditor's report to the members of Brookfield Office Property Management Limited

We have audited the financial statements of Brookfield Office Property Management Limited for the year ended 31 December 2013 which comprise the income statement, statement of financial position, statement of changes in equity, cash flow statement and related notes 1 to 15. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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 auditor's 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 auditor

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2013 and of its profit for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report and Strategic Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



Mark Goodey (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
London, United Kingdom

October 2014

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Income statement

For the year ended 31 December 2013

	Notes	2013 £000	2012 £000
Continuing operations			
Revenue		6,849	1,672
Cost of sales		(6,313)	(1,579)
Operating profit/ (loss)	5	536	93
Administrative expenses		(460)	(159)
Profit/ (loss) before tax		76	(66)
Taxation	6	-	-
Total comprehensive profit/ (loss) for the year		76	(66)

All results relate to continuing operations.

There were no items of other comprehensive income other than those stated above and consequently no separate statement of other comprehensive income is presented.

Statement of financial position
At 31 December 2013

	<i>Notes</i>	2013 £000	2012 £000
Non-current assets			
Other intangible assets	8	51	76
		51	76
Current assets			
Cash and cash equivalents	9	4,321	6,979
Trade and other receivables	10	1,000	2,555
		5,321	9,534
Total current assets		5,321	9,534
Total assets		5,372	9,610
Current liabilities			
Trade and other payables	11	(4,962)	(9,276)
		(4,962)	(9,276)
Total liabilities		(4,962)	(9,276)
Net assets		410	334
Equity			
Share capital	14	400	400
Retained earnings/ (accumulated losses)		10	(66)
		410	334
Total equity		410	334

The statement of financial position should be read in conjunction with the notes to the financial statements on pages 9 to 17.

These financial statements of Brookfield Office Property Management Limited, registered number 04852607, were approved by the board of directors and approved for issue on 30 October 2014. They were signed on its behalf by:



M Jepson
Director

Statement of changes in equity
For the year ended 31 December 2013

	Share Capital £000	Retained Earnings £000	Total £000
As at 1 January 2012	-	-	-
Loss for the year	-	(66)	(66)
Total recognised income and expenses for the year	400	(66)	(66)
Issue of share capital	400	-	400
As at 31 December 2012	400	(66)	334
	Share Capital £000	Retained Earnings £000	Total £000
As at 1 January 2013	400	(66)	334
Profit for the year	-	76	76
Total recognised income and expenses for the year	-	76	76
As at 31 December 2013	400	10	410

The statement of changes in equity should be read in conjunction with the notes to the financial statements on pages 9 to 17.

Cash flow statement

For the year ended 31 December 2013

	Notes	2013 £000	2012 £000
Cash flows from operating activities			
Net profit/ (loss) before tax		76	(66)
Amortisation		25	-
Operating profit/(loss) before changes in working capital		101	(66)
Decrease/(increase) in trade and other receivables	10	1,554	(2,555)
(Decrease)/Increase in trade and other payables	11	(4,313)	9,276
Net cash (used in)/ generated from operating activities		(2,658)	6,655
Cash flows from investing activities			
Purchase of intangible assets	8	(36)	(76)
Disposal of intangible assets	8	36	-
Net cash used in investing activities		-	(76)
Cash flows from financing activities			
Proceeds from issue of share capital		-	400
Net cash generated from financing activities		-	400
Net (decrease)/increase in cash and cash equivalents		(2,658)	6,979
Cash and cash equivalents at 1 January		6,979	-
Cash and cash equivalents at 31 December	9	4,321	6,979

Notes to the financial statements

(forming part of the financial statements)

1. General information

Brookfield Office Property Management Limited ("the Company") is a property management company. The Company is a limited liability company incorporated and domiciled in the United Kingdom. The address of its registered office is 99 Bishopsgate, London.

2. Adoption of new and revised 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 (and in some cases had not yet been adopted by the EU):

IFRS 9	Financial Instruments
IFRS 10	Consolidated Financial Statements
IFRS 10, IFRS 12 and IAS 27 (amended)	Investment entities
IFRS 11	Joint Arrangements
IFRS 12	Disclosure of Interests in Other Entities
IAS 27 (revised)	Separate Financial Statements
IAS 28 (revised)	Investments in Associates and Joint Ventures
IAS 19 (revised)	Employee Benefits
IAS 32 (amended)	Offsetting Financial Assets and Financial Liabilities
IFRS 15	Revenue from contracts with customers
IAS 36 (amended)	Impairment of Assets
IAS 39 (revised)	Financial Instruments: Recognition and Measurement
IFRIC 21	Leases

The directors do not expect that the adoption of the standards listed above will have a material impact on the financial statements of the company in future periods.

3. Significant accounting policies

Basis of accounting

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union.

The financial statements have been prepared under the historical cost basis. Historical cost is generally based on the fair value of the consideration given in exchange for the assets. The principal accounting policies are set out below.

Going concern

After making enquiries and considering the uncertainties derived from the current economic climate the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales-related taxes.

Notes to the financial statements (continued)

3. Significant accounting policies (continued)

Rendering of services

Management fees received under property management agreements are recognised according to the agreements on an accruals basis.

Taxation

The tax expense represents the sum of the tax currently payable and deferred tax. Current tax and deferred tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates, and interests in joint ventures, except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted at the balance sheet date. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited in other comprehensive income, in which case the deferred tax is also dealt with in other comprehensive income. Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

Intangible assets

Finite-lived intangible assets, which primarily comprise of software, are capitalised and amortised on a straight-line basis over a period of three years, their expected useful lives.

Trade receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables. The amount of provision is recognised in the income statement.

Cash and cash equivalents

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Cash held on behalf of other entities is shown as restricted cash,

Trade payables

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Notes to the financial statements (continued)

3. Significant accounting policies (continued)

Employee benefits

Pension obligations

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due. Payments made to state-managed retirement benefit schemes are dealt with as payments to defined contribution schemes where the Company's obligations under the schemes are equivalent to those arising in a defined contribution retirement benefits scheme.

Share-based compensation

No share-based compensation schemes are operated by the Company.

Bonus plans

The Company recognises a liability and expense for bonuses where contractually obliged or where there is a past practice that has created a constructive obligation.

Financial instruments

Financial assets and financial liabilities are recognised in the Company's balance sheet when the Company becomes a party to the contractual provisions of the instrument.

Financial Assets

All financial assets are recognised and derecognised on a trade date where the purchase or sale of a financial asset is under a contract whose terms require delivery of the financial asset within the timeframe established by the market concerned, and are initially measured at fair value, plus transaction costs, except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value.

Financial assets are classified into the following specified categories: financial assets 'at fair value through profit or loss' (FVTPL), 'held-to-maturity' investments, 'available-for-sale' (AFS) financial assets and 'loans and receivables'. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

Loans and receivables

Trade receivables, loans, and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment. Interest income is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial.

Impairment of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected.

Objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- default or delinquency in interest or principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation.

For certain categories of financial asset, such as trade receivables, assets that are assessed not to be impaired individually are, in addition, assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Company's past experience of collecting payments, as well as observable changes in national or local economic conditions that correlate with default on receivables.

For financial assets carried at amortised cost, the amount of the impairment is the differences between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables, where the carrying amount is reduced through the use of an allowance account. When a trade receivable is considered uncollectable, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss.

Notes to the financial statements (continued)

3. Significant accounting policies (continued)

Impairment of financial assets

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

Derecognition of financial assets

The Company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

Financial liabilities and equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangement.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Financial liabilities

Financial liabilities are classified as either financial liabilities 'at FVTPL' or 'other financial liabilities'.

Other financial liabilities

Other financial liabilities, including borrowings, are initially measured at fair value, net of transaction costs.

Other financial liabilities are subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or they expire.

4. Critical accounting estimates and judgements

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, revenues, expenses and the accompanying disclosures. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

5. Operating profit/(loss)

	Year ended 31 Dec 2013 £000	Year ended 31 Dec 2012 £000
Operating profit/(loss) is stated after charging:		
Amortisation charge	25	-
Fees payable to the auditor in respect of these financial statements	8	8

Notes to the financial statements (continued)

6. Taxation

(a) Analysis of charge in period

	Year ended 31 Dec 2013 £000	Year ended 31 Dec 2012 £000
Current tax expense:		
Current year	-	-

(b) Factors affecting the tax charge for the current period

The tax assessed differs from the application of the standard rate of corporation tax in the UK of 23.25% (2012: 24.5%) to the entity's accounting profit before taxation for the following reasons:

	Year ended 31 Dec 2013 £000	Year ended 31 Dec 2012 £000
Profit/(Loss) before taxation	76	(66)
Result multiplied by the standard rate of corporation tax in the UK of 23.25% (2012: 24.5%)	18	(16)
Tax losses not recognised as a deferred tax asset	-	16
Deduct expenses deductible for tax but not for the accounts (Capital Allowance)	(13)	-
Non-Capital Incurred (Loss Applied)	(5)	-
Total current tax charge (note 6 (a))	-	-

The company's standard rate of corporation tax has decreased from 24.5% in 2012 to 23.25% in 2013 because of a decrease in UK tax rates. Further rate reductions have been enacted to reduce the main rate of corporation tax to 21% from 1 April 2014 and 20% from 1 April 2015.

The company had tax loss carried forward of £66k as at December 2012; of which £41k of the tax losses are being utilised to offset the FY 2013 taxable profits.

The company had a Plant & Machinery Capital Allowance pool of £73k at December 2012; of which the company will claim £13k of capital allowance to offset its FY 2013 taxable income.

7. Staff numbers and costs

The average number of administration staff employed by the company during the year was 33 (2012: 19).

The aggregate payroll costs of these persons were as follows:

	Year ended 31 Dec 2013 £000	Year ended 31 Dec 2012 £000
Wages and salaries	916	205
Social security costs	89	23
Pension	110	24
	1,115	252

None of the directors received any remuneration for their services as directors to this company in either the current or prior period.

Notes to the financial statements *(continued)*

8. Other intangible assets

	IT software £000	Total £000
<i>Cost</i>		
At 1 January 2012	-	-
Additions for the year	76	76
At 31 December 2012	76	76
Additions for the year	36	36
Disposals for the year	(36)	(36)
At 31 December 2013	76	76
<i>Amortisation</i>		
At 1 January 2012	-	-
Charge for the year	-	-
At 31 December 2012	-	-
Charge for the year	(25)	(25)
At 31 December 2013	(25)	(25)
<i>Net book value</i>		
At 31 December 2012	76	76
At 31 December 2013	51	51

9. Cash and cash equivalents

	2013 £000	2012 £000
Cash and cash equivalents	4,321	6,979

The carrying amount of these assets is equivalent to their fair value.

Of the cash and cash equivalents, £4,046k is considered restricted (2012: £5,080k) as it relates to service charge funds received in advance from tenants or is held on behalf of other related entities in the company's capacity as property manager.

Notes to the financial statements (continued)

10. Trade and other receivables

Amounts falling due within one year	2013 £000	2012 £000
Trade receivables	820	814
Other receivables	7	1,731
Amounts owing from related parties	173	-
Prepayments and accrued income	-	10
	<u>1,000</u>	<u>2,555</u>

Before accepting any new customers, the Company assesses a potential new customer's credit quality in accordance with the manner described in note 12. Given the nature of the Company's business activities which give rise to a low number of high value customers, and potentially a concentration of credit risk, the provision for doubtful debts is specifically assessed by management. As a result, the net carrying amount of trade receivables is considered by management to be approximately equal to their fair value. No interest has been charged on overdue receivables in the year, but the Company reserves the right to do so.

11. Trade and other payables

Amounts falling due within one year	2013 £000	2012 £000
Trade payables	(479)	(451)
Amounts owing to related parties	(2,106)	(5,578)
Other payables	(2,377)	(3,247)
	<u>(4,962)</u>	<u>(9,276)</u>

At the balance sheet date all intercompany and related party loans are non interest bearing and repayable on demand.

12. Financial instruments

Categories of financial instruments

The following table summarises the fair values of the financial assets and liabilities recorded in the Company's financial statements.

	2013		2012	
	Current £000	Non-current £000	Current £000	Non-current £000
Financial assets				
Trade and other receivables	1,000	-	2,555	-
Cash and cash equivalents	4,321	-	6,979	-
Financial liabilities				
Trade and other payables	(3,462)	-	(7,808)	-

Financial risk management objectives

Financial derivatives are not used to mitigate financial risks. The Company has no significant exposure to foreign exchange movements. The Company has no material contracts denominated in a foreign currency.

Notes to the financial statements (continued)

12. Financial instruments (continued)

Credit risk management

Credit risk refers to the risk that a customer will default on its contractual obligations resulting in financial loss to the Company. The Company only transacts with entities that are rated the equivalent to investment grade and above. This information is supplied by independent rating agencies where available and if not available the Company uses other publicly available financial information and its own trading records to assess its major customers. The Company does not have any significant credit risk exposure to any single counterparty or any group of counterparties having similar characteristics.

Capital risk management

The capital structure of the Company is managed by Group Treasury as part of the overall group position. The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern.

13. Related party transactions

Loans to and from related parties		Amounts owed by/ (to) related parties	
		Year ended 31 Dec 2013 £000	Year ended 31 Dec 2012 £000
Related Party loans	Relationship		
DS Four Limited	Indirect subsidiary of ultimate parent	(56)	(5,042)
DS Four Retail Limited	Indirect subsidiary of ultimate parent	19	(122)
Brookfield Europe Corporate Services	Indirect subsidiary of ultimate parent	(14)	(414)
Brookfield Developments Europe Ltd	Indirect subsidiary of ultimate parent	13	-
99 Bishopsgate Management Limited	Indirect subsidiary of ultimate parent	(1,569)	-
BOP 99 Bishopsgate Sarl	Indirect subsidiary of ultimate parent	(326)	-

14. Capital and reserves

Share capital

	2013 £000	2012 £000
<i>Authorised</i>		
400,001 ordinary shares of £1	400	400
<i>Allotted, called up and fully paid</i>		
400,001 ordinary shares of £1	400	400

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

There were no sales or purchases of shares during the current or prior year.

Notes to the financial statements *(continued)*

15. Ultimate parent undertaking and parent undertaking of larger group of which the Company is a member

The immediate parent company is Brookfield Office Properties (UK) Holdings Limited, a company incorporated in Canada. The ultimate parent and ultimate controlling party is Brookfield Asset Management Inc., a company incorporated in Canada.

The largest and smallest group in which the results of the company are consolidated is that headed by Brookfield Asset Management Inc, incorporated in Canada. The consolidated financial statements of Brookfield Asset Management Inc are available to the public and may be obtained from Brookfield Place, Suite 300, 181 Bay Street, Toronto, ON M5J 2T3.