CANARY WHARF GROUP INVESTMENT HOLDINGS PLC

Registered number: 05043352

UNAUDITED INTERIM ACCOUNTS
FOR THE 6 MONTH PERIOD ENDED 30 JUNE 2023

CANARY WHARF GROUP INVESTMENT HOLDINGS PLC

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HIGHLIGHTS

Summary Performance

Income statement	**Period ended 30 June 2023**	Period ended 30 June 2022	Change %
Operating (loss)/profit	**(£340.6m)**	£212.9m	(260.0%)
Underlying operating profit[1]	**£145.7m**	£118.3m	23.2%
(Loss)/profit before tax	**(£394.7)**	£324.2	(221.7%)
Underlying profit before tax[1]	**£44.2m**	£29.3m	50.9%
Capital and other items (loss)/profit[2]	**(£438.9m)**	£294.9m	(248.8%)
(Loss)/profit after tax	**(£395.6m)**	£323.4m	(222.3%)
Basic (loss)/earnings per share	**(53.4p)**	43.7p	(222.3%)

Balance Sheet	**30 June 2023 £m**	31 December 2022 £m	Change %
Carrying value of property portfolio[3]	**£7,728.7m**	£8,069.0m	(4.2%)
Fair value of property portfolio[3]	**£7,656.4m**	£8,008.3m	(4.4%)
Net assets	**£3,251.8m**	£3,628.3m	(10.4%)
Adjusted NAV per share[4]	**441p**	503p	(12.3%)
Unrestricted cash and available undrawn RCF[5]	**£215.9m**	£220.3m	
Net debt	**£4,168.7m**	£4,222.1m	
Look through LTV ratio[6]	**53.3%**	50.8%	
% of total debt at fixed interest rates or hedged interest	**93.8%**	87.1%	
Total debt secured, extended and refinanced	**£449.6m**	£401.0m	

Operational statistics	**30 June 2023**	31 December 2022
Office:		
– Occupancy (multi let / total)	**70.6% / 89.8%**	81.2% / 92.5%
– Lettings sq ft	**32,000**	417,000
Retail:		
– Occupancy (retail malls)	**97.5%**	97.9%
– Lettings sq ft	**73,000**	177,000
Residential:		
– Occupancy[7]	**93.3%**	96.7%
– Average rental growth achieved[8]	**9.1%**	6.8%

Notes

For further information on the above, refer to the Business Review and Financial Review sections. A list of defined terms is provided in Definitions.

1 Underlying operating profit and underlying profit before tax excludes 'capital and other items'.

2 Capital and other items include movement on property revaluations and the fair value of hedging instruments.

3 The fair value of the property portfolio is determined by independent external valuers. The IFRS carrying value of the property portfolio includes adjustments for tenant incentives, deferred negotiation costs and obligations under lease liabilities. See reconciliation of carrying value to fair value in Note 7.

4 Adjusted NAV is reconciled in Note 2.
The Group uses Alternative Performance Measures (APMs) which are not defined or specified within IFRS. The Directors use these measures in order to assess the underlying operational performance of the Group and allow greater comparability between periods but do not consider them to be a substitute for IFRS measures.

5 £130.0m RCFs available to the Group at 30 June 2023 and 31 December 2022, of which £nil was drawn in either period.

6 The Look through LTV ratio compares the aggregate of the fair value of the property portfolio (£7,656.4m) and the fair value of JVs and investments (£138.3m) against net debt excluding derivatives (£4,156.5m). Refer to Note 16 for reconciliation of the Look through LTV.

7 Figures for Residential include PRS asset (Newfoundland), and affordable and intermediate assets (30 Harbord Square, 40 Harbord Square and 75 Harbord Square).

8 Figure only includes the PRS asset (Newfoundland).

BUSINESS REVIEW

This Business Review has been prepared in order to provide additional information on the Group's strategic direction.

The Business Review contains certain forward looking statements. These statements are made by the Board in good faith based on the information available to them up to the time of their approval of this report and such statements should be treated with caution due to the inherent uncertainties, including economic and business risk factors, underlying any such forward looking information.

This Business Review has been prepared for the Group as a whole and therefore gives greater emphasis to those matters which are significant to the Company and its subsidiary undertakings when viewed as a whole.

A list of defined terms used throughout these interim financial statements is provided in Definitions.

Presentation of information

Information within the Business Review is presented excluding the Group's share of joint ventures unless stated.

Group Structure

Canary Wharf Group Investment Holdings plc is a subsidiary of the Stork Holdco LP group. Within the Stork Holdco LP group there is another sub group, Canary Wharf Group Residential Limited ('CWGRL') which contains 1 Park Drive and 10 Park Drive (the 2 Build to Sell residential properties), the Tribe hotel and the Braeburn joint venture (Build to Sell assets at Southbank) the results of which are not reflected in the results disclosed in these interim accounts. The operating results of the Tribe are included in the CWGRL group and a lease payment made to the CWGIH Group which owns the property asset.

Principal activities

The principal activity of the Group is the ownership, management and development of the Canary Wharf Estate (the 'Estate') in East London.

Estate overview

Canary Wharf is a 128 acre private Estate substantially owned by the Group. The Group develops, manages and currently owns interests in approximately 26.5 NIA m sq ft of mixed use space and over 1,100 Build to Rent apartments including properties held in joint ventures.

The Group has created a 24/7 city where people can live, work and thrive on the Canary Wharf Estate and enjoy all the benefits: great transport links, access to 16.5 acres of green spaces and waterside living; and a wide range of amenities including an award winning arts and events programme. The Estate's retail offering comprises over 70 bars, cafes and restaurants and over 300 shops, including 8 grocery stores, pharmacies and health clubs all within 15 minutes walk.

The Group's operations as well as its property portfolio are located on the Estate. The property portfolio is split into 4 categories: office, retail, PRS (including affordable and intermediate affordable housing) and development. A summary of the Estate's properties, including the properties owned and/or managed by the Group is set out below.

At 30 June 2023	Share	Number of properties	NIA m sq ft
Total Estate	–	56	26.5
Wholly owned:			
– Office	100%	12	6.9
– Retail	100%	19	1.2
– Residential	100%	4	0.8
Part Owned:			
– PRS: 8 Water Street and 10 George Street	50%	2	0.4
– Office: 10 Upper Bank Street	10%	1	1.0
No ownership or superior interest only(2)	–	18	8.7
Development(1)(3)	50–100%	–	7.5

Notes:
1 Comprises 2.1 m sq ft NIA under construction and 5.4 m sq ft NIA held for future development. All developments are either wholly owned or held in a joint venture by the Group.
2 Properties constructed by CWG but later disposed via disposal of freehold or overriding leasehold interest
3 Subsequent to 30 June 2023, the Group disposed of 1.2 m sq ft NIA relating to Wood Wharf Phase 3 to an affiliate of the Stork Holdco LP group. See Note 21.

BUSINESS REVIEW (Continued)

The Group generated rental income from its office, retail and PRS property interests. Income is also generated from managing the Estate as well as managing properties the Group wholly owns, part owns and certain buildings where the Group does not hold an ownership interest.

Estate performance

The Group has continued to add new amenities as well as enhance existing ones during the period. Virtually all retail and leisure on the Estate is wholly owned by the Group and fully occupied, which provides a significant benefit as the Group is able to curate space and bring in occupiers that complement one another to create a unique retail and leisure offer.

Footfall continues to perform exceptionally well following 2022, seeing the highest annual total in Canary Wharf's history. Footfall for the first 6 months of 2023 reached 32.9m visitors, 9.5m ahead of the same period in 2022.

Winter Lights, an event held on the Estate in January, saw record levels of footfall with an incremental 850,000 visitors above the average coming to the Estate over the 11 day event.

The Estate's residential community also continues to grow with over 2,300 residential units (1,100 units owned by Canary Wharf Group Investment Holdings plc) built and an additional 2,000 residential units under construction. There are now over 3,500 people living on the Estate and 150,000 people living within a one mile radius.

The Tribe hotel, which opened in August 2022, provides 312 rooms of accommodation and has introduced a hospitality offer directly on the Estate. Trading during the first 6 months of 2023 was positive with average occupancy at 73.3%.

During the period, the Group has continued to advance its greening plans for a green spine through the centre of the Estate which includes the construction outside the Jubilee underground station of a new podium into a waterfront boardwalk and access for sports such as open water swimming (which after a successful 2022 has been brought back for this summer), kayaking and paddle boarding. In tandem, new waterside cafés, restaurants, boardwalks, parks and art spaces will complement the Estate's collection of over 100 works of public art – the largest free collection in London. Works have been procured and early construction work has begun with the first phase due to complete in Q1 2024.

In 2022, the Group entered into a partnership with Eden Project. The Group is committed to working with Eden Project not just to make Canary Wharf a greener place, rich in biodiversity, but also to share what we learn in order to bring nature back to urban developments in the UK and across the globe. This includes creative planting of native species that help wildlife to connect people to the docks around the Estate so they can experience the marine species we've encouraged back to the dockside.

Office

	30 June 2023	31 December 2022
Number of properties	**12**	12
Total NIA (m sq ft)(1)	**6.9**	6.9
Fair value(1)	**£4,970.4m**	£5,261.4m
Rental income(3)	**£122.2m**	£118.2m
Lettings achieved (including renewals)(3)		
– Number	**4**	20
– Sq ft	**32,000**	417,000
– Average headline rent (£/psf)	**£51.46**	£59.69
– Average lease term (to expiry)	**11.4 years**	6.4 years
Occupancy (all buildings)	**89.8%**	92.5%
Occupancy (multi let buildings)(2)	**70.6%**	81.2%
WAULT (to expiry)	**10.7 years**	10.6 years
WAULT (to break)	**8.7 years**	8.7 years

Notes:
1 Fair value and NIA reflects total building, including non office elements.
2 Multi let buildings include One Canada Square, 40 Bank Street, 20 Water Street and 7 Westferry Circus.
3 For the period ending 30 June 2023 and 30 June 2022. Rental income for the year ending 31 December 2022 was £237.0m.

BUSINESS REVIEW (Continued)

The Central London office market is experiencing a flight to quality as office occupiers seek best in class buildings with strong ESG credentials, a rich mix of amenities such as onsite cafes, bookable meeting rooms and outside spaces such as terraces – a trend that can be seen within the Group's portfolio as well as across the Estate.

The investment and occupational markets have continued to face numerous challenges in the first half of 2023, including:

- geo political and economic uncertainty caused by the Ukraine/Russia conflict.
- the high inflationary environment and general economic uncertainty.
  landlords and developers facing increased cost of materials and labour.
- business still finding the balance between office based work and remote working in an attempt to better understand their future space needs, and delaying relocation decisions until they have achieved more clarity around this issue.

Some occupiers are delaying decision making and signing short term lease extensions until such a time that a decision can be made with greater certainty.

Take up in Central London is around 30.0% below long term average levels in the first half of 2023 with 4.2m sq ft being let against a 6.1m sq ft long term average. The Group is seeing this trend in its letting volumes during the period.

The Group signed 4 office lettings including renewals in the period (32,000 sq ft), generating £1.6m of rent per annum for an average term to expiry of 11.4 years at an average headline rent of £51.46 (£44.32 NER to expiry, £41.22 NER to break) per sq ft. A further 2 lettings (49,000 sq ft) are under offer at 30 June 2023 to life sciences occupiers, with a potential to generate a further £3.3m of rent per annum and further diversify the Group's occupier base, with a focus on life sciences.

Including the 2 lettings under offer, the Group now has over 100,000 sq ft let to life sciences tenants, furthering the Group's aim of developing a major life sciences cluster on the Estate and driving London forward as a science superpower.

Office portfolio occupancy has reduced from 92.5% at 31 December 2022 to 89.8% at 30 June 2023 due primarily to leases expiring at 40 Bank Street. Occupancy of the multi let buildings reduced from 81.2% at 31 December 2022 to 70.6% at 30 June 2023 driven by the factors noted above.

WAULT is broadly unchanged in the period at 10.7 years, with the 40 Bank Street lease expirations offsetting the shortening of existing leases in the calculation.

Retail

	30 June 2023	31 December 2022
Number of properties	**19**	19
Total NIA (m sq ft)(1)	**1.2**	1.2
Fair value(1)	**£1,119.1m**	£1,142.0m
Rental income(2)	**£33.1m**	£23.1m
Lettings achieved (including renewals)		
– Number	**34**	59
– Sq ft	**73,000**	177,000
– Average headline rent (£/psf)(3)	**£63.49**	£36.53
– Average lease term (to expiry)	**11.5 years**	11.6 years
Occupancy (retail malls)	**97.5%**	97.9%
WAULT (to expiry)	**6.0 years**	6.0 years
WAULT (to break)	**5.0 years**	5.6 years

Notes:
1 Fair value and NIA reflects total building, including storage elements.
2 For the period ending 30 June 2023 and 30 June 2022. Rental income for the year ending 31 December 2022 was £56.8m.
3 Excluding kiosk lettings and renewals, the average headline rent (£/psf) is £46.38 for 2023 (2022 – £35.78)

The retail business performed strongly in the period despite the wider ongoing economic uncertainty including inflation and associated pressures on consumer spending.

BUSINESS REVIEW (Continued)

The Group exchanged 34 retail lettings including renewals in the period (73,000 sq ft). New lettings generated £3.0m of rent per annum and renewals secured £1.3m. These figures include 3 lettings (40,000 sq ft) for the new Wood Wharf retail units, with only 3 further units still available to let at 30 June 2023. A further 29 lettings (82,000 sq ft) were with solicitors at 30 June 2023, with a potential to generate a further £6.5m of rent per annum. Included with solicitors at 30 June 2023 was a key letting of our second water pavilion to Hovarda, which subsequently exchanged on 3 July 2023.

Lettings achieved in the period have continued to expand the Estate's diverse amenities, opening 25 new retail and leisure outlets to suit the needs of office customers, residents, and visitors. These include restaurants Blacklock, Fish Game and Pho, retailers Aesop and Russell & Bromley, and nursery school Wood Wharf Kindergarten.

As the Estate evolves, repurposing space continues to be at the forefront. The construction of padel tennis courts with a basketball half court playground in Bank Street Park has progressed in the period and is expected to open in September 2023.

There have been 6 tenants enter liquidation and 2 administrations in the period, of which 4 of these units have been relet with rents in excess of previous rents.

Rent collection has been stable in the first half of 2023 at over 95.0% and negligible rent concessions being granted in the period.

At 30 June 2023, occupancy across the retail malls is 97.5%, with there being only 16 empty units across the entire retail portfolio, 5 of which are under offer and one exchanged.

Residential

	30 June 2023	31 December 2022
Number of properties[(1)]	**4**	4
Total NIA (m sq ft)[(1)]	**0.8**	0.8
Fair value[(1)(2)]	**£651.7m**	£665.0m
Rental income[(1)(4)]	**£14.5m**	£8.4m
Average rental growth achieved[(3)]	**9.1%**	6.8%
Retention rate achieved[(3)]	**52.5%**	46.0%
Occupancy – PRS only[(3)]	**90.0%**	96.0%
Occupancy[(1)]	**93.3%**	96.7%

Notes:
1 Includes PRS asset (Newfoundland) and affordable and intermediate assets (30 Harbord Square, 40 Harbord Square and 75 Harbord Square) and excludes the Group's share in 8 Water Street and 10 George Street (50.0% joint ventures).
2 Fair value reflects total building.
3 Figures for PRS asset (Newfoundland); excluding the affordable and intermediate housing.
4 For the period ending 30 June 2023 and 30 June 2022. Rental income for the year ending 31 December 2022 was £21.3m.

The residential leasing market across London remains strong with low stock levels driven by consistent applicant demand, buy to let landlords continuing to exit the market and minimal new housing delivery. This can be seen through the rental growth being achieved, which is 9.1% ahead of previous rent.

Post stabilisation in 2022, Newfoundland occupancy remains high at 90.0% at 30 June 2023. Retention has also been a focus during the period with 52.5% of tenants renewing their leases.

Properties under construction

The below table summarises the properties under construction on the Estate:

	Expected completion	Residential units	NIA m sq ft
Wood Wharf Phase 3	2026 and 2027	1,602	1.3
8 Harbord Square[(1)]	2023	82	0.1
3 West Lane and 15 West Lane (formerly 45 Charter Street and 10 Brannan Street)	2024	378	0.1
One Charter Street	2024	279	0.1
One North Quay	2027	–	0.5
		2,341	**2.1**

Notes:
1 Included as Properties held for sale at cost in Note 7.

BUSINESS REVIEW (Continued)

Wood Wharf Phase 3 (40 Charter Street, 50–60 Charter Street, 70–80 Charter Street, 13 Brannan Street)
Occupying prominent waterside positions, the 4 new buildings will deliver c1,300 PRS units and 300 affordable housing units, together with amenities, public realm and supporting retail space. The Group remains on target to complete the project in phases through 2026 and 2027. Subsequent to the period end, the Group disposed of Wood Wharf Phase 3 development assets to an affiliate of the Stork Holdco LP group. See Note 21.

8 Harbord Square
A PFS building comprising 82 loft style apartments. Construction works during the period have continued in line with budget and programme. The show flat was completed in April 2023 with the building officially being launched to the market in June 2023 with 11 apartments exchanged by the end of the period. The Group remains on target to achieve practical completion by December 2023.

3 West Lane and 15 West Lane (formerly 45 Charter Street and 10 Brannan Street)
378 serviced apartments across 2 new buildings to be operated by the Group's Vertus platform. Construction works during the period have continued in line with budget and programme, with the buildings now topped out and fit out works commenced. The development remains on target to complete by the end of 2024.

One Charter Street (50.0% joint venture with Edyn)
An aparthotel comprising 279 Edyn branded serviced residential apartments, a rooftop restaurant, ground floor retail and amenity space. Construction works during the period have continued with modular units installation ongoing. The development was delayed following the administration of Caledonian Modular Limited in March 2022, a key supplier on this development. The joint venture anticipates completing the project by the end of 2024.

One North Quay (50.0% joint venture with Kadans)
The first phase of the North Quay development comprises a single building extending to 535,000 sq ft NIA across 23 floors. Site enabling works in the period continue to budget and programme. The Group secured planning permission in July 2023. The development is expected to be completed in 2027.

Land

The below table summarises the Land on the Estate based on existing and/or proposed consents:

	Residential units	NIA m sq ft
North Quay (excluding One North Quay)	1,264	2.1
Park Place	–	0.5
10 Bank Street	–	0.8
7 Brannan Street	912	0.2
Wood Wharf offices[1]	–	1.8
	2,176	**5.4**

Note:
1 Comprises 1 Brannan Street, 7 Charter Street, 8 Union Square and 4 Charter Street.

North Quay
Outline planning consent is in place for a c2.5 m sq ft NIA masterplan (including 0.5m for One North Quay noted above) with flexibility across a range of uses including office, residential, hotel or serviced apartments, co living space and retail. The reserved matters planning consent for the 828,238 sq ft GIA first phase (One North Quay) was granted on 14 July 2023 and enabling works continue to progress.

Park Place
Detailed planning consent was achieved for a commercial office building. A planning application was made in 2022 for a 634 unit PRS scheme but was subsequently withdrawn due to a lack of Local Planning Authority support. A new planning brief for Park Place and the adjacent 15 Westferry Circus is being progressed.

10 Bank Street
Basement works have been completed for a new 832,000 sq ft office building. There are currently no plans for delivery ahead of securing a significant pre let.

In advance of securing a pre let occupier, the site has been repurposed to a park with padel tennis courts and a basketball half court playground under construction and expected to open in September 2023.

7 Brannan Street
A 912 bed PBSA scheme has been designed. A planning application has been held following Local Authority feedback and the site enabling works continued during the period. Options to unlock value through sale or JV are being explored.

BUSINESS REVIEW (Continued)

Wood Wharf Offices
The outline planning consent for Wood Wharf allows for a further 1.8m sq ft of commercial office space across 4 buildings. Site enabling works have been undertaken with pre let opportunities being marketed. There are currently no plans for deliver ahead of securing a significant pre let. Potentials for alternative use are under consideration.

GOING CONCERN

The Unaudited Interim Accounts are prepared on a going concern basis. The balance sheet shows the Group is in a net current liability position of £242.5m. Net current liabilities includes £247.4m of borrowings due within one year, of which £139.9m relates to facilities that expire within 12 months of the balance sheet date. At 30 June 2023 the Group had cash of £312.4m of which £85.9m was unrestricted and a further £130.0m is available to be drawn under the Group's revolving credit facilities – £30.0m of which expires in April 2024 and £100.0m in September 2027. There are a number of uncertainties during the going concern forecast period including refinancing of 2 debt facilities that expire within that period.

Given the refinancing of these loans is not yet committed the Group's ultimate shareholders, Brookfield and QIA, have confirmed that they intend to provide financial support to enable the Group to meet its liabilities if required for a period of at least 12 months from the date of approving these financial statements.

Having made the requisite enquiries, the Directors have a reasonable expectation that the Group has adequate resources to continue its operations for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

For more information see Note 1.

FINANCIAL REVIEW

The following review of the Group's operating results relates to the period ended 30 June 2023. The comparatives relate to the period ended 30 June 2022. Unless otherwise stated, references to 2023 and 2022 are for the 6 months ended 30 June 2023 and 30 June 2022 respectively.

	Period ended 30 June 2023	Period ended 30 June 2022
Underlying profit before tax	**£44.2m**	£29.3m
(Loss)/profit after tax	**(£395.6m)**	£323.4m
Basic (loss)/earnings per share	**(53.4)p**	43.7p

	30 June 2023	31 December 2022
Net assets	**£3,251.8m**	£3,628.3m
Fair value of property portfolio	**£7,656.4m**	£8,008.3m
Net assets per share	**439p**	490p
Adjusted NAV per share	**441p**	503p
Look through LTV ratio	**53.3%**	50.8%
Weighted average cost of debt	**5.1%**	4.6%

	Period ended 30 June 2023 £m	Period ended 30 June 2022 £m
Gross development, rental and related income	**249.8**	222.0
Cost of sales	**(91.0)**	(82.2)
Net development, rental and related income	**158.8**	139.8
Share of profit of joint ventures	**1.0**	-
Administrative expenses	**(24.4)**	(25.8)
Other income	**10.3**	4.3
Net financing costs	**(101.5)**	(89.0)
Underlying profit before tax	**44.2**	29.3

Revenue is generated primarily by the rents and service charges earned by the Group from its property interests on the Estate, together with turnover recognised on construction contracts and fees earned from construction and development management agreements. Net development, rental and related income for 2023 was £158.8m, an increase of £19.0m compared with 2022.

Total revenue for 2023 was £249.8m, compared with £222.0m for 2022, of which office and retail rental income (after adjustments required to spread lease incentives and committed rent increases) increased from £141.3m to £155.3m. Office rental income increased by £4.0m to £122.2m in 2023, despite occupancy falling by 2.7% from year end. Retail rental income increased by £10.0m from £23.1m in 2022 to £33.1m in 2023, attributable to 25 new lettings in 2023 generating £3.0m of rent per annum and the opening of retail units on the Wood Wharf estate in the latter half of 2022, with occupancy at 89.4% at 30 June 2023. Rental income for both years is stated net of adjustments for concessions granted to tenants.

Residential rental income of £14.5m (2022 – £8.4m) was recognised in 2023 from Newfoundland and the intermediate and affordable buildings, which completed during 2021 with the growth attributable to the stabilisation of the buildings.

Service charge income increased from £47.4m for 2022 to £58.1m for 2023 reflecting the increase in utility costs. Other tenant recoveries increased from £14.0m for 2022 to £16.2m for 2023, due to increasing activity on the Estate, with the start of 2022 being suppressed by Covid. Other tenant recoveries include energy services, insurance and the provision of tenant specific services other than the standard service charge. The Group recognised £1.4m (2022 – £2.2m) of fees on the provision of development and construction management services. In 2023, the Group also recognised £4.3m (2022 – £8.7m) from surrender premiums and dilapidations.

FINANCIAL REVIEW (Continued)

Cost of sales includes rents payable, property management costs, including repair costs and movements on provisions for certain lease commitments. Cost of sales also includes operating expenditure on the residential rental buildings, amortisation of negotiation costs, vacant space costs and bad debt expense.

Property management costs, other direct property costs and rates and insurance costs on vacant space totalled £81.1m for 2023 in comparison with £63.2m for 2022. Taking into account service charge income and other tenant recoveries totalling £74.3m for 2023 (2022 – £61.4m), a deficit was recorded on property management of £6.8m (2022 – £1.8m). The deficit was attributable in part to property management costs associated with the Estate's car parks and to unlet space, on which service charges, rates and insurance were not recoverable.

Cost of sales for 2023 also included a charge of £3.0m for refurbishment costs on space becoming vacated by tenants compared with £7.8m in 2022, costs associated with residential lettings of £3.5m (2022 – £4.8m), amortisation of negotiation costs of £1.0m, £1.2m of costs associated with the management fees charged in the year and a bad debt expense of £1.2m.

The share of losses from joint ventures after interest was £6.6m in 2023 in comparison to a loss of £1.4m in 2022. The loss in 2023 was primarily attributable to the Group's 50.0% share of the revaluation deficit in the One Charter Street joint venture of £7.0m and £0.6m in the Vertus joint ventures. This was partially offset by the share of profits of £1.8m in the Vertus joint ventures, comprising the PRS buildings at 10 George Street and 8 Water Street on Wood Wharf, resulting from successful leasing activity. Revaluation movements are classified as capital and other items.

The revaluation of investments deficit of £5.7m (2022 – £3.8m) relates to the Group's share of the revaluation deficit on 10 Upper Bank Street.

Underlying administrative expenses for 2023 were £24.4m in comparison with £25.8m for 2022, a decrease of £1.4m.

Other income of £10.3m was recorded in 2023 in comparison with £4.3m in the previous year. Included in 2023 is £5.5m of one off contract settlements, £1.9m of external asset management fees and £1.5m of advertising income.

A net property revaluation deficit of £473.0m (Note 4) was recognised in the Consolidated Income Statement for the period compared with a surplus of £99.8m in 2022. The changes in the property portfolio valuation are explained in more detail in the Valuations section below.

Underlying net financing costs (Note 5) for 2023 were £101.5m compared with £89.0m for 2022. Underlying net financing costs are stated net of £11.4m of interest which has been capitalised and transferred to certain Land (June 2022 – £11.7m). This amount includes the finance charge relating to the Group's borrowings which are deemed to have been utilised in financing those properties with significant development activity.

Excluding capitalised interest, the Group's interest payable was £117.2m for 2023, in comparison with £102.6m for 2022.

Net financing income classified as capital and other items was £47.4m for 2023, £152.9m lower than the prior period. The 2023 income included £56.8m (2022 – £204.1m) on the movement in the fair value of derivative financial instruments, a £nil (2022 – £1.4m) cost of breaking currency swaps and £9.4m (2022 – £2.4m) hedge reserve recycling.

Total losses before tax for 2023 were £394.7m, compared with profits of £324.2m in 2022. The change was driven by the significant property revaluation deficits in the period.

The tax charge for the period of £0.9m (2022 – charge of £0.8m) comprised a corporation tax charge of £2.1m (2022 – charge of £1.4m) and a deferred tax credit of £1.2m (2022 – £0.6m). The corporation tax receivable position reduced by £10.2m compared to 31 December 2022 primarily as a result of a tax refund receipt of £8.1m in the period. The tax position of the Group is further disclosed in Note 6.

(Loss)/earnings per share

The basic and diluted loss per share (Note 2) for 2023 was 53.4p (2022 – 43.7p earnings per share). There were no adjustments required in respect of dilutive instruments in any of the periods under review.

FINANCIAL REVIEW (Continued)

Valuations

The fair value of the Group's properties compared to their carrying value is presented below. The difference between the fair value and carrying value relates to adjustments for the present value of future ground rents payable (see Note 7 for detailed reconciliation):

	30 June 2023 Fair Value[(1)] £m	Share of total portfolio %	Weighted average initial yield[(1)] %	Weighted average equivalent yield[(1)] %	31 December 2022 Fair Value[(1)] £m	Share of total portfolio %	Weighted average initial yield[(1)] %	Weighted average equivalent yield[(1)] %
Investment properties								
Office	**4,970.4**	**64.9**	**4.3**	**5.6**	5,261.4	65.7	4.0	5.3
Retail [(2)]	**1,119.1**	**14.6**	**4.8**	**5.5**	1,142.0	14.3	4.6	5.3
PRS, including affordable	**651.7**	**8.5**	**3.8**	**–**	665.0	8.3	3.7	–
	6,741.2	**88.0**			7,068.4	88.3		
Properties under construction								
Wood Wharf Phase 2	**35.7**	**0.5**			22.4	0.3		
Wood Wharf Phase 3	**237.1**	**3.1**			215.0	2.7		
	272.8	**3.6**			237.4	3.0		
Land								
Wood Wharf later phases	**197.6**	**2.6**			208.0	2.6		
North Quay	**255.0**	**3.3**			285.0	3.6		
Park Place	**26.3**	**0.3**			33.0	0.4		
10 Bank Street	**111.8**	**1.5**			121.5	1.5		
	590.7	**7.7**			647.5	8.1		
Properties held for sale at cost								
Residential – 8 Harbord Square	**51.7**	**0.7**			55.0	0.6		
	7,656.4	**100.0**			8,008.3	100.0		

Note:
1 As determined by independent external valuers. A reconciliation of fair value to IFRS carrying value as included in the balance sheet is detailed in Note 7.
2 Excluding 15 Water Street the weighted average initial yield is 5.1% and the weighted average equivalent yield is 5.4% (2022 – 4.9%/5.2%).

The Group's overall property portfolio valuation was £7,656.4m at 30 June 2023, a reduction of £351.9m. Net of capital expenditure and the accounting adjustments required for tenant incentives and deferred negotiations costs, there was a valuation loss of £473.0m in the period.

The investment property (completed property) portfolio decrease of £327.2m during the period to £6,741.2m primarily relates to a £377.0m valuation loss offset by £36.0m of capital improvements. The valuation decline was driven primarily by the outward movement of yields reflecting the current negative economic sentiment partially offset by strong operating performance and rents achieved by Retail and Residential properties

Office properties have decreased £291.0m during the period to £4,970.4m. This is being driven by outward movement of yields as noted above with the weighted average initial yield increasing by 30bps and those office properties with shorter lease maturities and/or vacancy.

Retail properties have decreased £22.9m during the period to £1,119.1m, driven by a 20bps outward movement on the weighted average equivalent yield offset by growth in rents and ERV driven by increased footfall on the Estate.

PRS properties have decreased £13.3m during the period to £651.7m, being a 10bps movement in net initial yield.

The £35.4m increase in Properties under construction in the period to £272.8m reflects the continued development of Wood Wharf.

Land includes North Quay, Park Place, 10 Bank Street, and remaining Wood Wharf land.

FINANCIAL REVIEW (Continued)

Financing

	30 June 2023	31 December 2022
Securitised debt	**£1,412.8m**	£1,465.6m
Green Bonds	**£897.0m**	£902.4m
Other secured loans	**£1,824.5m**	£1,554.8m
Construction loans	**£346.8m**	£650.0m
Gross debt	**£4,481.1m**	£4,572.8m
Net debt (see Note 16)	**£4,168.7m**	£4,222.1m
Look through LTV	**53.3%**	50.8%
Secured debt as % of total debt	**79.8%**	79.7%
Weighted average maturity	**5.4 years**	5.5 years
Weighted average cost of debt	**5.1%**	4.6%
Fixed and capped debt	**93.8%**	87.1%

The Group's gross debt at 30 June 2023 of £4,481.1m has reduced by £91.7m compared to 31 December 2022. The reduction was predominantly due to the net impact of £309.4m of drawdowns on new secured loans offset by £317.1m of loan repayments on construction loans and a fair value gain on derivatives of £58.3m (Note 16).

In May 2023, Moody's issued an update to the credit rating of the Group's Senior Secured Green Notes to Ba3. The Fitch rating remains unchanged from BB+.

The Group signed £449.6m of new and refinanced debt during the first half of 2023, comprising:

- 15 and 20 Water Street (March 2023) – 12 month extension on the office construction loan that is secured on the 15 and 20 Water Street property assets. The loan facility was for a total of £186.0m, of which £119.9m was drawn. The undrawn commitment of £66.1m was cancelled.
- Newfoundland (March 2023) – New £309.4m loan facility secured against the Newfoundland property. The loan proceeds were used to repay the previous facilities against the building. The new facility is a 5 year term maturing in March 2028.
- 12 Bank Street – a waiver was obtained in respect of the facility until January 2024.

The Group has access to considerable financial resources; at 30 June 2023 the Group had cash totalling £312.4m, of which £85.9m was unrestricted and the Group has access to a £130.0m RCF, which was undrawn at the period end.

Key performance indicators

Net assets in the Group's Consolidated Balance Sheet were £3,251.8m at 30 June 2023 in comparison with £3,628.3m at 31 December 2022. The decrease in net assets over the period of £376.5m was primarily attributable to the loss after tax of £395.6m which includes valuation losses on the Group's wholly owned property portfolio of £473.0m and valuation gains on derivative financial instruments of £58.3m.

The Group's objective is to maximise NAV from managing the Group's property investments and development activities, although the Group is impacted by movements in the wider property market. The Board considers adjusted NAV per share attributable to members of the Company to be the most appropriate indicator of the Group's performance. This measure serves to capture the Board's judgements concerning, inter alia, letting strategy, redevelopment and capital structure.

Adjusted NAV per share excludes deferred tax and derivatives.

FINANCIAL REVIEW (Continued)

The calculation of adjusted NAV per share is set out in the following table:

	30 June 2023 £m	31 December 2022 £m
Balance sheet net assets	**3,251.8**	3,628.3
Derivatives[(1)]	**12.2**	88.0
Deferred tax[(2)]	**4.7**	5.9
Adjusted NAV	**3,268.7**	3,722.2
Adjusted NAV per share[(3)]	**441p**	503p

Note:
1 Comprises the mark to market of derivatives and the difference between the fair value and carrying value of debt disclosed in Note 16.
2 Refer to Note 6.
3 Calculation based on 740,374,616 Ordinary Shares in issue at each balance sheet date.

Cash flow

The net cash inflow from operating activities for the 6 month period to 30 June 2023 was £80.1m in comparison with an inflow of £149.8m for period to 30 June 2022. The inflow for 2023 was stated after positive adjustments for working capital of £36.6m (2022 – £139.2m positive). In 2023, corporation tax amounts of £8.1m were received compared with £12.2m payments in 2022.

Cash flows from investing activities resulted in a net cash outflow of £149.7m for 2023 compared with £85.1m for 2022. The cash outflow for 2023 included £121.6m of development expenditure on the Group's property portfolio (2022 – £86.9m).

The net cash inflow from financing activities for 2023 was £31.3m, compared with £65.1m net cash inflow for 2022. The net cash inflow for 2023 included £317.1m repayment under the Group's construction loan facilities (2022 – £nil) and £309.4m inflow from the investment loan secured on the Newfoundland building. The Group received £50.2m in related party loans from CWGRL (2022 – £nil) and £11.5m from the Group's North Quay joint venture.

J. Turner

Justin Turner
Secretary

Canary Wharf Group Investment Holdings plc
Registered number: 05043352

24 August 2023

CANARY WHARF GROUP INVESTMENT HOLDINGS PLC

INDEPENDENT REVIEW REPORT TO CANARY WHARF GROUP INVESTMENT HOLDINGS PLC

Conclusion

We have been engaged by the company to review the condensed set of financial statements in the half-yearly financial report for the 6 months ended 30 June 2023 which comprises the income statement, the balance sheet, the statement of changes in equity, the cash flow statement and related Notes 1 to 21.

Based on our review, nothing has come to our attention that causes us to believe that the condensed set of financial statements in the half yearly financial report for the 6 months ended 30 June 2023 is not prepared, in all material respects, in accordance with United Kingdom adopted International Accounting Standard 34 and the Disclosure Guidance and Transparency Rules of the United Kingdom's Financial Conduct Authority.

Basis for Conclusion

We conducted our review in accordance with International Standard on Review Engagements (UK) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Financial Reporting Council for use in the United Kingdom (ISRE (UK) 2410). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing (UK) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

As disclosed in Note 1, the annual financial statements of the group are prepared in accordance with United Kingdom adopted international accounting standards. The condensed set of financial statements included in this half yearly financial report has been prepared in accordance with United Kingdom adopted International Accounting Standard 34, "Interim Financial Reporting".

Conclusion Relating to Going Concern

Based on our review procedures, which are less extensive than those performed in an audit as described in the Basis for Conclusion section of this report, nothing has come to our attention to suggest that the directors have inappropriately adopted the going concern basis of accounting or that the directors have identified material uncertainties relating to going concern that are not appropriately disclosed.

This Conclusion is based on the review procedures performed in accordance with ISRE (UK) 2410; however future events or conditions may cause the entity to cease to continue as a going concern.

Responsibilities of the Directors

The Directors are responsible for preparing the half yearly financial report in accordance with the Disclosure Guidance and Transparency Rules of the United Kingdom's Financial Conduct Authority.

In preparing the half yearly financial report, the Directors are responsible for assessing the group's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the review of the financial information

In reviewing the half yearly financial report, we are responsible for expressing to the company a conclusion on the condensed set of financial statements in the half-yearly financial report. Our Conclusion, including our Conclusion Relating to Going Concern, are based on procedures that are less extensive than audit procedures, as described in the Basis for Conclusion paragraph of this report.

Use of our report

This report is made solely to the company in accordance with ISRE (UK) 2410. Our work has been undertaken so that we might state to the company those matters we are required to state to it in an independent review 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, for our review work, for this report, or for the conclusions we have formed.

Deloitte LLP

Deloitte LLP
Statutory Auditor
London, UK

24 August 2023

UNAUDITED CONSOLIDATED INCOME STATEMENT
for the period ended 30 June 2023

Audited Year ended 31 December 2022 Underlying* £m	Audited Year ended 31 December 2022 Capital and other £m	Audited Year ended 31 December 2022 Total £m		Note	Unaudited Period ended 30 June 2023 Underlying* £m	Unaudited Period ended 30 June 2023 Capital and other £m	Unaudited Period ended 30 June 2023 Total £m	Unaudited Period ended 30 June 2022 (Restated) Underlying* £m	Unaudited Period ended 30 June 2022 Capital and other £m	Unaudited Period ended 30 June 2022 (Restated) Total £m
470.2	–	470.2	Gross development, rental and related income	3	**249.8**	–	**249.8**	222.0	–	222.0
(176.2)	–	(176.2)	Cost of sales		**(91.0)**	–	**(91.0)**	(82.2)	–	(82.2)
294.0	–	294.0	**Net development, rental and related income**	3	**158.8**	–	**158.8**	139.8	–	139.8
2.9	(7.3)	(4.4)	Share of profits/(losses) of joint ventures	8	**1.0**	**(7.6)**	**(6.6)**	–	(1.4)	(1.4)
–	(7.6)	(7.6)	Revaluation of investments		–	**(5.7)**	**(5.7)**	–	(3.8)	(3.8)
(66.9)	–	(66.9)	Administrative expenses		**(24.4)**	–	**(24.4)**	(25.8)	–	(25.8)
8.1	–	8.1	Other income		**10.3**	–	**10.3**	4.3	–	4.3
–	(566.8)	(566.8)	Property revaluation movements	4	–	**(473.0)**	**(473.0)**	–	99.8	99.8
238.1	(581.7)	343.6	**Operating profit/(loss)**		**145.7**	**(486.3)**	**(340.6)**	118.3	94.6	212.9
			Net financing costs							
4.6	357.2	361.8	– financing income	5	**4.3**	**56.8**	**61.1**	1.9	204.1	206.0
(202.8)	(9.8)	(212.6)	– financing costs	5	**(105.8)**	**(9.4)**	**(115.2)**	(90.9)	(3.8)	(94.7)
39.9	(234.3)	(194.4)	**(Loss)/profit before tax**		**44.2**	**(438.9)**	**(394.7)**	29.3	294.9	324.2
		15.0	Tax	6			**(0.9)**			(0.8)
		(179.4)	**(Loss)/profit after tax**				**(395.6)**			323.4
			(Loss)/earnings per share							
		(24.2)p	– basic and diluted	2			**(53.4)p**			43.7p

*As defined in Note 2.

Restated – The Group's share of interest payable by joint ventures of £2.2m has been reclassified from net financing costs to share of profit/(loss) of joint ventures for the period ended 30 June 2022. The split of net financing costs between financing income and financing costs for the period ended 30 June 2022 has been adjusted to reflect £1.8m of interest receivable from loans to CWGRL and Vertus, and £204.1m of positive movements in the fair value of derivatives as financing income. There was no impact on profit before tax or net assets. No adjustments have been made to the results for the full year to 31 December 2022 which already included these presentational adjustments.

UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
for the period ended 30 June 2023

Audited Year ended 31 December 2022 £m		Note	**Unaudited Period ended 30 June 2023 £m**	Unaudited Period ended 30 June 2022 £m
(179.4)	(Loss)/profit after tax		**(395.6)**	323.4
	Items that may be reclassified subsequently to profit or loss:			
	Cash flow hedges:			
20.4	Gains arising on effective hedges	5	**1.5**	6.2
(13.7)	Foreign exchange gains/(losses) on hedged instruments	16	**8.2**	(6.2)
8.4	Transferred from equity	5	**9.4**	2.4
15.1	Other comprehensive income for the period		**19.1**	2.4
(164.3)	**Total comprehensive (expense)/income for the period**		**(376.5)**	325.8

UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the period ended 30 June 2023

	Share Premium £m	Capital redemption reserve £m	Cancelled share reserve £m	**Total other reserves £m**	Hedging reserve £m	Retained earnings £m	Share capital £m	**Total £m**
At 1 January 2022 audited	1,195.1	2.5	59.5	**1,257.1**	(41.6)	2,503.1	74.0	**3,792.6**
Profit after tax	–	–	–	–	–	323.4	–	**323.4**
Net income recognised	–	–	–	–	–	323.4	–	**323.4**
Cash flow hedges:								
Gains arising on effective hedges	–	–	–	–	6.2	–	–	**6.2**
Foreign exchange loss on hedged instruments	–	–	–	–	(6.2)	–	–	**(6.2)**
Transferred to income	–	–	–	–	2.4	–	–	**2.4**
Total comprehensive income for the period	–	–	–	–	2.4	323.4	–	**325.8**
At 30 June 2022 unaudited	**1,195.1**	**2.5**	**59.5**	**1,257.1**	**(39.2)**	**2,826.5**	**74.0**	**4,118.4**
Loss after tax	–	–	–	–	–	(502.8)	–	**(502.8)**
Net expense recognised	–	–	–	–	–	(502.8)	–	**(502.8)**
Cash flow hedges:								
Gains arising on effective hedges	–	–	–	–	14.2	–	–	**14.2**
Foreign exchange loss on hedged instruments	–	–	–	–	(7.5)	–	–	**(7.5)**
Transferred to income	–	–	–	–	6.0	–	–	**6.0**
Total comprehensive (expense)/income for the period	–	–	–	–	12.7	(502.8)	–	**(490.1)**
At 31 December 2022 audited	**1,195.1**	**2.5**	**59.5**	**1,257.1**	**(26.5)**	**2,323.7**	**74.0**	**3,628.3**
Loss after tax	–	–	–	–	–	(395.6)	–	**(395.6)**
Net income recognised	–	–	–	–	–	(395.6)	–	**(395.6)**
Cash flow hedges:								
Gains arising on effective hedges	–	–	–	–	1.5	–	–	**1.5**
Foreign exchange gain on hedged instruments	–	–	–	–	8.2	–	–	**8.2**
Transferred to income	–	–	–	–	9.4	–	–	**9.4**
Total comprehensive (expense)/income for the period	–	–	–	–	19.1	(395.6)	–	**(376.5)**
At 30 June 2023 unaudited	**1,195.1**	**2.5**	**59.5**	**1,257.1**	**(7.4)**	**1,928.1**	**74.0**	**3,251.8**

CANARY WHARF GROUP INVESTMENT HOLDINGS PLC

UNAUDITED CONSOLIDATED BALANCE SHEET
at 30 June 2023

	Note	Unaudited 30 June 2023 £m	Audited 31 December 2022 £m
Assets:			
Non current assets			
Investment properties	7	**6,750.5**	7,077.7
Properties under construction	7	**273.8**	238.3
Land	7	**642.6**	699.4
Plant and equipment		**7.0**	7.1
		7,673.9	8,022.5
Other non current assets			
Investments in joint ventures	8	**111.9**	95.7
Other investments	9	**26.4**	27.6
Derivative financial instruments	15	**32.0**	13.1
		7,844.2	8,158.9
Current assets			
Properties held for sale at cost	7	**61.8**	53.6
Derivative financial instruments	15	**15.6**	21.2
Corporation tax debtor	6	**3.2**	13.4
Trade and other receivables	10	**119.4**	135.3
Cash and cash equivalents	11	**312.4**	350.7
		512.4	574.2
Total assets		**8,356.6**	8,733.1
Liabilities:			
Current liabilities			
Current portion of long term borrowings	13	**(247.4)**	(535.6)
Trade and other payables	12	**(507.5)**	(427.8)
		(754.9)	(963.4)
Non current liabilities			
Borrowings	14	**(4,221.5)**	(3,949.2)
Derivative financial instruments	15	**(59.8)**	(122.3)
Lease liabilities	17	**(62.2)**	(62.2)
Deferred tax liabilities	6	**(4.7)**	(5.9)
Provisions		**(1.7)**	(1.8)
		(4,349.9)	(4,141.4)
Total liabilities		**(5,104.8)**	(5,104.8)
Net assets		**3,251.8**	3,628.3
Equity			
Share capital		**74.0**	74.0
Hedging reserve		**(7.4)**	(26.5)
Other reserves		**1,257.1**	1,257.1
Retained earnings		**1,928.1**	2,323.7
Total equity attributable to members of the Company		**3,251.8**	3,628.3

Approved by the Board and authorised for issue on 24 August 2023 and signed on its behalf by:

Shoaib Z Khan
Chief Executive Officer

CANARY WHARF GROUP INVESTMENT HOLDINGS PLC

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS
for the period ended 30 June 2023

Audited Year ended 31 December 2022 £m		Note	**Unaudited Period ended 30 June 2023 £m**	(Restated) Unaudited Period ended 30 June 2022 £m
225.1	**Cash from operations**	18	**179.7**	253.9
(199.9)	Interest paid		**(112.0)**	(93.8)
4.6	Interest received		**4.3**	1.9
(46.5)	Income taxes received/(paid)		**8.1**	(12.2)
(16.7)	**Net cash inflow/(outflow) from operating activities**		**80.1**	149.8
	Cash flows from investing activities			
(110.9)	Development expenditure		**(121.6)**	(86.9)
5.0	Disposal of property		**–**	–
(3.5)	Purchase of plant and equipment		**(1.3)**	(0.5)
(3.4)	Investment in joint ventures and other investments	8, 9	**(27.3)**	–
0.8	Receipts from investments		**0.5**	–
2.3	Release of monetary deposit		**–**	2.3
(109.7)	**Net cash outflow from investing activities**		**(149.7)**	(85.1)
	Cash flows from financing activities			
(29.3)	Redemption of securitised debt	16	**(14.7)**	(14.7)
59.3	Draw down of secured loans	16	**309.4**	59.3
(21.3)	Repayment of secured loans	16	**(11.7)**	(13.2)
74.8	Draw down of construction loans	16	**16.4**	40.2
(2.4)	Repayment of construction loans	16	**(317.1)**	–
(6.0)	Payment of lease liabilities	17	**(3.0)**	(3.0)
(17.6)	Payments for derivative financial instruments	16	**(6.4)**	–
(1.4)	Swap break costs		**–**	(1.4)
(3.3)	New loan fees		**(3.3)**	(2.1)
134.3	Loans received from related parties		**61.7**	–
48.9	Loan repayments received from related parties		**–**	–
236.0	**Net cash inflow from financing activities**		**31.3**	65.1
109.6	Net movement in cash and cash equivalents		**(38.3)**	129.8
241.1	Cash and cash equivalents at start of period		**350.7**	241.1
350.7	**Cash and cash equivalents at end of period**	11	**312.4**	370.9

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023

1. BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

The Unaudited Interim Accounts have been prepared in accordance with United Kingdom adopted international accounting standards and International Financial Reporting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB) in conformity with the requirements of the Companies Act 2006.

In preparing the financial statements for the period ended 30 June 2023 the Directors have made certain restatements and reclassifications to the comparative figures for the period ended 30 June 2022. The Group's share of interest payable by joint ventures of £2.2m has been reclassified from net financing costs to share of profit/(loss) of joint ventures for the period ended 30 June 2022. The split of net financing costs between financing income and financing charges for the period ended 30 June 2022, has been adjusted to reflect £1.8m of interest receivable from loans to CWGRL and Vertus, and £204.1m of positive movements in the fair value of derivatives as financing income. There was no impact on profit before tax or net assets. No adjustments have been made to the results for the full year to 31 December 2022 which already included these presentational adjustments.

The financial information contained in this interim report does not constitute statutory accounts as defined in section 434 of the Companies Act 2006. The financial information for the year ended 31 December 2022 was derived from the statutory accounts for the year ended 31 December 2022, a copy of which has been delivered to the Registrar of Companies. The auditor's report on those accounts was unqualified, did not include a reference to any matters to which the auditor drew attention by way of emphasis of matter and did not contain a statement under section 498 (2) or (3) of the Companies Act 2006.

At 30 June 2023, a number of standards, amendments to standards and interpretations have been issued by the IASB but are not effective for these financial statements.

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

Going concern

The Directors have adopted the going concern basis in preparing the Unaudited Interim Accounts and have concluded that there are no material uncertainties in relation to the Group going concern status. The going concern review period covers the period of 12 months from the date of approval of these financial statements.

The Group's business activities, together with the factors likely to affect its future development, performance and position are set out in the Strategic Report within the financial statements for the year ended 31 December 2022. The Strategic Report also sets out the Group's principal risks and uncertainties and the Directors have reached their conclusion on going concern after considering these principal risks. These are unchanged at 30 June 2023.

An update on the Group's activities for the period to 30 June 2023 is included in the Business Review and Financial Review on pages 2 to 12 of these financial statements. Details of the Group's liquidity position and borrowing facilities are set out in Note 16.

The Group has an annual business plan process which entails production of a 5 year business plan which was approved in the October 2022 Board meeting with an update conducted and approved at the June 2023 Board meeting. Progress against the plan is monitored on a quarterly basis as the year progresses and the plan is subject to review and updating should circumstances change.

The Group enjoys the benefit of leases with a weighted average unexpired lease term of 10.7 years or 8.7 years (assuming exercise of break options) for the office portfolio and 6.0 years or 5.0 years (assuming exercise of break options) for the retail portfolio and, at 30 June 2023, the occupancy level in the Group's office portfolio was 89.8% and retail portfolio was 97.5%. At 30 June 2023 the average maturity of the Group's loans was 5.4 years. In addition, the Group's private rental building has reached stabilisation and was 90.0% occupied at 30 June 2023. These leases support the income cash flow forecasts over the going concern period.

At 30 June 2023, the Group had cash totalling £312.4m of which £85.9m was unrestricted and a further £130.0m is available to be drawn under the Group's revolving credit facilities – £30.0m of which expires in April 2024 and £100.0m in September 2027.

Subsequent to the period end the Group disposed of its interest in certain property assets related to the Wood Wharf Phase 3 development project to Stork Holdings Limited, the Group's immediate parent company. Assets with a market value of £241.0m were disposed to reduce development risk within the CWGIH Group and to facilitate funding the build out of the 1,308 PRS units. The transaction completed on 9 August 2023. The disposal generated additional liquidity of £79m. Further details are included in Note 21.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

At 30 June 2023, the Group was in a net current liability position of £242.5m. Included in current liabilities are the following loans which mature within 12 months of the of the date of approval of these financial statements:

- The £119.9m construction loan which part funded the buildings at 15 Water Street and 20 Water Street and was fully drawn as at 30 June 2023 is due to expire in March 2024.
- The £20.3m secured loan on 12 Bank Street, of which £20.0m had been drawn as at 30 June 2023. The loan facility expires in April 2026 however the Group was in default under certain terms of the facility at 30 June 2023. The Group has received a waiver from the lender until 8 January 2024 and therefore, at 30 June 2023, the loan will be repayable at that date.

The Board is of the view that these loans, both of which expire within the going concern period, will either be refinanced or be able to be repaid within the going concern period. In addition, the loans are secured on the relevant property assets and have no recourse to the Group.

Given the 15/20 Water Street and 12 Bank Street loans are due for repayment within 12 months of the signing of the financial statements and the refinancing of these loans is not yet committed, the Group's ultimate shareholders, Brookfield and QIA, have confirmed that they intend to provide financial support to enable the Group to meet its liabilities if required for a period of at least 12 months from the date of approving these financial statements.

Having made the requisite enquiries and having considered the financial support from the Group's ultimate shareholders, the Directors have a reasonable expectation that the Group have adequate resources to continue their operations for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

2. PERFORMANCE MEASURES

Basic (loss)/earnings per share:

Year ended 31 December 2022			**Period ended 30 June 2023**		Period ended 30 June 2022	
Earnings £m	Per share p		**Earnings £m**	**Per share p**	Earnings £m	Per share p
39.9	5.4	Underlying profit before tax	**44.2**	**6.0**	29.3	4.0
(234.3)	(31.6)	Capital and other items	**(438.9)**	**(59.3)**	294.9	39.8
15.0	2.0	Tax	**(0.9)**	**(0.1)**	(0.8)	(0.1)
(179.4)	(24.2)	(Loss)/profit after tax	**(395.6)**	**(53.4)**	323.4	43.7

As shown in the Consolidated Income Statement, underlying profit before tax excludes movements on property revaluations, the fair value of ineffective hedging instruments and other derivatives and tax.

(Loss)/earnings per share has been calculated by reference to the profits and losses attributable to the weighted average number of shares in the current period and in both comparative periods. The weighted average number of shares for all periods was 740,374,616.

Adjusted NAV is calculated as follows:

	30 June 2023 £m	31 December 2022 £m
Balance sheet net assets	**3,251.8**	3,628.3
Adjustment for: deferred tax	**4.7**	5.9
Mark to market of derivatives	**12.2**	88.0
Adjusted NAV	**3,268.7**	3,722.2
Net assets per share	**439p**	490p
Adjusted NAV per share	**441p**	503p

The decrease in adjusted NAV per share for the period was 62p. Adjusted NAV per share has been calculated by reference to 740,374,616 Ordinary Shares.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

3. REVENUE

Year ended 31 December 2022 £m		**Period ended 30 June 2023 £m**	(Restated) Period ended 30 June 2022 £m
282.7	Rent receivable	**151.9**	134.4
11.1	Recognised incentives and committed rent increases	**3.4**	6.9
293.8		**155.3**	141.3
111.4	Service charge income	**58.1**	47.4
27.1	Other recoveries from tenants	**16.2**	14.0
21.3	Residential rent	**14.5**	8.4
11.9	Termination of leases	**4.3**	8.7
4.7	Management Fees	**1.4**	2.2
470.2	**Gross development, rental and related income**	**249.8**	222.0
(115.6)	Service charge	**(62.4)**	(49.0)
(25.1)	Other direct property expenses	**(17.2)**	(11.9)
(9.5)	Residential cost of sales	**(3.5)**	(4.8)
(9.0)	Costs associated with termination of leases	**(3.0)**	(7.8)
(2.1)	Costs associated with management fees	**(1.2)**	(1.5)
(4.8)	Amortisation of negotiation costs	**(1.0)**	(1.0)
(5.4)	Vacant space costs	**(1.5)**	(2.3)
(4.7)	Expected credit loss charge	**(1.2)**	(3.9)
(176.2)	**Cost of sales**	**(91.0)**	(82.2)
294.0	**Net development, rental and related income**	**158.8**	139.8

4. PROPERTY VALUATION MOVEMENTS

Year ended 31 December 2022 £m		**Period ended 30 June 2023 £m**	Period ended 30 June 2022 £m
	Revaluation of:		
(428.1)	– investment properties	**(377.0)**	84.8
26.3	– properties under construction	**(23.2)**	20.1
(165.0)	– land	**(72.8)**	(5.1)
(566.8)		**(473.0)**	99.8

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

5. NET FINANCING COSTS

Year ended 31 December 2022 £m		Period ended 30 June 2023 £m	(Restated) Period ended 30 June 2022 £m
	Financing income		
4.6	Deposits, other loans and securities	**4.3**	1.9
	Interest expense		
(80.9)	Notes and debentures	**(39.3)**	(40.5)
(30.5)	Green Bonds	**(15.2)**	(15.2)
(63.9)	Other secured loan interest	**(41.3)**	(28.6)
(28.5)	Construction loan interest	**(15.2)**	(11.7)
(9.4)	Other bank loans, overdrafts and other interest payable	**(3.2)**	(3.6)
(6.0)	Obligations under long term property lease	**(3.0)**	(3.0)
(219.2)		**(117.2)**	(102.6)
	Interest transferred to properties under construction and development:		
10.9	– General interest	**7.2**	6.9
5.5	– Construction loan finance costs	**4.2**	4.8
(202.8)	**Total underlying interest expense**	**(105.8)**	(90.9)
(198.2)	**Underlying – net financing charges**	**(101.5)**	(89.0)
	Capital and other		
	Financing income		
357.2	Valuation movements on fair value of derivatives	**56.8**	204.1
	Financing charges		
(1.4)	Swap break costs	**–**	(1.4)
(8.4)	Hedging reserve recycling	**(9.4)**	(2.4)
(9.8)		**(9.4)**	(3.8)
347.4	**Capital and other – net financing income**	**47.4**	200.3
	Net financing income/(charges)		
361.8	Total financing income	**61.1**	206.0
(212.6)	Total financing costs	**(115.2)**	(94.7)
149.2	**Net financing income/(charges)**	**(54.1)**	111.3

*As stated in Note 1, in the financial statements for the period ended 30 June 2022 have been restated to reflect £2.2m of interest payable by joint ventures being reclassified from net financing costs to share of profit/(loss) of joint ventures, and, £1.8m of interest receivable from loans to CWGRL and Vertus and £204.1m of positive movements in fair value of derivatives being split into financing income from financing charges.

Capitalised general interest has been calculated by reference to the costs incurred by the Group on developing the properties where construction is taking place and is being funded by the Group's general cash resources and the weighted average cost of related debt of 4.9% (year ended 31 December 2022 – 4.0%, period ended 30 June 2022 – 3.7%).

In 2023, £9.4m (year ended 31 December 2022 – £8.4m, period ended 30 June 2022 – £2.4m) was recycled to the Consolidated Income Statement from the hedging reserve as the corresponding hedged cash flows occurred.

In the current period, £1.5m of fair value gains (year ended 31 December 2022 – £20.4m gain, period ended 30 June 2022 – £6.2m gain) on interest rate swaps were taken to the hedging reserve.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

6. TAX

Year ended 31 December 2022 £m		**Period ended 30 June 2023 £m**	Period ended 30 June 2022 £m
	Tax credit/(charge)		
(2.4)	Current tax charge to income	**(1.4)**	(1.4)
15.9	Tax credit in respect of prior years	**(0.7)**	–
13.5	**Total current tax**	**(2.1)**	(1.4)
1.5	Deferred tax credit/(charge)	**1.2**	0.6
1.5	**Total deferred tax**	**1.2**	0.6
15.0	**Group total tax – credit/(charge)**	**(0.9)**	(0.8)
	Tax reconciliation		
(194.4)	Group (loss)/profit on ordinary activities before tax	**(394.7)**	324.2
36.9	Tax on loss/(profit) on ordinary activities at UK corporation tax rate of 23.5% (2022 – 19.0%)	**92.9**	(61.6)
	Effects of:		
0.3	Change in tax rate	**(0.1)**	(0.1)
16.3	Adjustments in respect of prior years	**0.7**	(0.2)
(34.0)	Profits and losses non taxable under the REIT regime	**(92.8)**	61.5
(1.9)	Movement in tax losses not recognised as deferred tax assets	**0.1**	–
(2.3)	Expenses not deductible for tax purposes	**0.1**	(0.1)
(0.3)	Other differences	**–**	(0.3)
15.0	**Group total tax**	**(0.9)**	(0.8)

The Finance Act 2021 increases the corporation tax rate from 19.0% to 25.0% in April 2023. The standard rate of corporation tax payable by the Group for the year ended 31 December 2023 is 23.5% (2022 – 19.0%). Deferred tax is provided at a tax rate of 25.0%.

Taking into account the availability of brought forward tax losses and other reliefs and adjusted for a provision for adjustments to liabilities of prior years, a corporation tax charge of £0.9m has been recognised in the period (year ended 31 December 2022 – £15.0m credit, period ended 30 June 2022 – £0.8m charge). The receivable for corporation tax decreased to £3.2m at 30 June 2023, in comparison with £13.4m at 31 December 2022.

All deferred tax assets and liabilities may potentially be offset. The amount at which deferred tax is stated, after offsetting for financial reporting purposes, comprises:

	Capital allowance £m	Revaluation deficit £m	**Total £m**
Deferred tax assets/(liabilities)			
1 January 2023	1.4	(7.3)	**(5.9)**
Credit to income	0.1	1.1	**1.2**
30 June 2023	**1.5**	**(6.2)**	**(4.7)**

At 30 June 2023, the net deferred tax liability relates primarily to the lifetime upward revaluation of owner occupied space, which is not anticipated to crystallise within one year.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

7. INVESTMENT, CONSTRUCTION AND LAND

Non current and current property assets at 30 June 2023 comprised:

	Investment properties £m	Properties under construction £m	Land £m	**Total non current assets £m**	Properties held for sale at cost £m	**Property portfolio total £m**
Carrying value at 1 January 2023	7,077.7	238.3	699.4	**8,015.4**	53.6	**8,069.0**
Additions	36.0	55.7	9.6	**101.3**	6.1	**107.4**
Capitalised interest	–	3.0	6.3	**9.3**	2.1	**11.4**
Transfers	–	–	–	–	–	–
Disposals	–	–	–	–	–	–
Revaluation movement	(377.0)	(23.2)	(72.8)	**(473.0)**	–	**(473.0)**
Movements in tenant incentives and negotiation costs	13.8	–	0.1	**13.9**	–	**13.9**
Carrying value at 30 June 2023	**6,750.5**	**273.8**	**642.6**	**7,666.9**	**61.8**	**7,728.7**
Adjust for:						
– obligations under long term property lease (Note 17)	(9.3)	(1.0)	(51.9)	**(62.2)**	–	**(62.2)**
– unrealised fair value movement	–	–	–	–	(10.1)	**(10.1)**
Fair value at 30 June 2023	**6,741.2**	**272.8**	**590.7**	**7,604.7**	**51.7**	**7,656.4**

Properties held for sale at cost, disclosed as current assets comprise the building at 8 Harbord Square which is being developed for the purpose of sale and is expected to reach practical completion in December 2023.

At 30 June 2023, the carrying value of the Group's total portfolio including its share of the carrying value of property assets held by joint ventures is as follows:

	Investment properties £m	Properties under construction £m	Land £m	**Total non current assets £m**	Properties held for sale at cost £m	**Property portfolio total £m**
Wholly owned	6,750.5	273.8	642.6	**7,666.9**	61.8	**7,728.7**
Joint ventures (Group Share):						
– Vertus	383.8	–	–	**383.8**	–	**383.8**
– One Charter Street	–	44.0	–	**44.0**	–	**44.0**
Total property portfolio	**7,134.3**	**317.8**	**642.6**	**8,094.7**	**61.8**	**8,156.5**

Subsequent to the period end certain property assets related to Wood Wharf Phase 3 with a market value of £241.0m were sold to an affiliated entity. Further details are included in Note 21.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

Non current and current property assets at 31 December 2022 comprised:

	Investment properties £m	Properties under construction £m	Land £m	**Total non current assets £m**	Properties held for sale at cost £m	**Property portfolio total £m**
Carrying value at 1 January 2022	7,123.6	264.2	981.6	**8,369.4**	31.3	**8,400.7**
Additions	19.7	10.6	123.0	**153.3**	20.0	**173.3**
Capitalised interest	–	2.5	11.6	**14.1**	2.3	**16.4**
Transfers	307.3	(59.6)	(247.7)	**–**	–	**–**
Disposals	–	–	(4.1)	**(4.1)**	–	**(4.1)**
Revaluation movement	(428.1)	26.3	(165.0)	**(566.8)**	–	**(566.8)**
Movements in tenant incentives and negotiation costs	55.2	(5.7)	–	**49.5**	–	**49.5**
Carrying value at 31 December 2022	**7,077.7**	**238.3**	**699.4**	**8,015.4**	**53.6**	**8,069.0**
Adjust for:						
– obligations under long term property lease (Note 17)	(9.3)	(0.9)	(51.9)	**(62.1)**	–	**(62.1)**
– unrealised fair value movement	–	–	–	**–**	1.4	**1.4**
Fair value at 31 December 2022	**7,068.4**	**237.4**	**647.5**	**7,953.3**	**55.0**	**8,008.3**

The carrying value of the entire portfolio at 31 December 2022 comprises:

	Investment properties £m	Properties under construction £m	Land £m	**Total non current assets £m**	Properties held for sale at cost £m	**Property portfolio total £m**
Wholly owned	7,077.7	238.3	699.4	**8,015.4**	53.6	**8,069.0**
Joint ventures (Group share):						
– Vertus	386.4	–	–	**386.4**	–	**386.4**
– One Charter Street	–	39.5	–	**39.5**	–	**39.5**
Total property portfolio	**7,464.1**	**277.8**	**699.4**	**8,441.3**	**53.6**	**8,494.9**

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

Valuation

The fair value of the Group's properties has been arrived at on the basis of valuations carried out by the external valuers CBRE and Savills at 30 June 2023. The valuations, which conform to International Valuation Standards, were arrived at by reference to market evidence of transaction prices for similar properties.

The properties have been valued individually and not as part of a portfolio and no allowance has been made for expenses of realisation or for any tax which might arise other than in respect of purchaser's costs and in particular, full liability for UK stamp duty as applicable at the valuation date.

Fair value of the Group's properties at 30 June 2023 analysed by valuer:

	30 June 2023			31 December 2022		
	Group £m	**Joint ventures £m**	**Total £m**	Group £m	Joint ventures £m	Total £m
CBRE	**4,610.1**	**274.8**	**4,884.9**	4,761.3	425.9	5,187.2
Savills	**3,042.3**	**–**	**3,042.3**	3,243.0	–	3,243.0
Internal valuation	**4.0**	**–**	**4.0**	4.0	–	4.0
Total property portfolio	**7,656.4**	**274.8**	**7,931.2**	8,008.3	425.9	8,434.2

Tenant incentives and deferred negotiation costs

	Rent free periods £m	Other tenant incentives £m	**Total tenant incentives £m**	Deferred negotiation costs £m	**Total £m**
At 1 January 2022	134.6	105.8	**240.4**	18.0	**258.4**
Incentives granted	–	41.1	**41.1**	–	**41.1**
Recognition of rent during rent free periods	37.8	–	**37.8**	–	**37.8**
Amortisation	(17.8)	(8.9)	**(26.7)**	(4.8)	**(31.5)**
Deferred lease negotiation costs	–	–	–	2.1	**2.1**
At 31 December 2022	**154.6**	**138.0**	**292.6**	**15.3**	**307.9**
Incentives granted	–	11.4	**11.4**	–	**11.4**
Recognition of rent during rent free periods	17.5	–	**17.5**	–	**17.5**
Amortisation	(9.1)	(5.0)	**(14.1)**	(1.0)	**(15.1)**
Deferred lease negotiation costs	–	–	–	0.1	**0.1**
At 30 June 2023	**163.0**	**144.4**	**307.4**	**14.4**	**321.8**

Lease incentives include rent free periods and other incentives given to lessees on entering into lease arrangements. Negotiation costs comprises letting agent and other professional fees incurred in securing lettings.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

8. INVESTMENTS IN JOINT VENTURES

Summary movement for the year of the investments in joint ventures

	Vertus £m	One Charter Street £m	20 Fenchurch Street £m	North Quay £m	**Total £m**
At 1 January 2023	86.7	8.9	0.2	(0.1)	**95.7**
Investment	–	10.7	–	12.1	**22.8**
Share of profits/(losses)	1.8	(0.9)	–	0.1	**1.0**
Revaluation deficit	(0.6)	(7.0)	–	–	**(7.6)**
At 30 June 2023	**87.9**	**11.7**	**0.2**	**12.1**	**111.9**

Details of the Group's joint ventures at 30 June 2023 are as follows:

	Partners	Property sector
Vertus: 8 Water Street and 10 George Street	QIA 25.0% / Brookfield 25.0%	Build to Rent
One Charter Street	Edyn	Hospitality
20 Fenchurch Street	Land Securities	Office – sold
North Quay	Kadans	Office

8 Water Street and 10 George Street (part of Vertus)

On 30 March 2017, the Group transferred 2 properties with a combined carrying value of £79.8m into a joint venture in which the Group has a 50.0% interest with the remaining 50.0% being owned by the Group's ultimate shareholders. The Group invested £14.3m of cash in the structure and incurred fees of £2.0m. The joint venture subsequently settled certain of its liabilities with the Group and as a result the initial carrying value of the investment was £70.2m. These properties were completed in 2020 and are now trading.

One Charter Street

In December 2020, the Group entered into a joint venture with Edyn for the development of One Charter Street, Wood Wharf, as an aparthotel. Under the terms of the agreements entered into on that date, a Group company will fund the development on a 50:50 basis. A Group subsidiary will act as construction manager and Edyn will be appointed as operator of the aparthotel on completion. Edyn is a subsidiary of the Group's ultimate 50.0% shareholder Brookfield. The building is expected to complete in late 2024.

20 Fenchurch Street

In October 2010, the Group entered into a joint venture with Land Securities to develop 20 Fenchurch Street. After syndication, the Group retained a 15.0% equity interest in the joint venture and acted as sole construction manager and joint development manager. In August 2017, the Group disposed of its interest in 20 Fenchurch Street by selling its share of the units in the Canary Wharf FS Unit Trust and its equity interest in 20 Fenchurch Street (GP) Limited. The Group retains an investment of £0.2m in the syndicate entities in which it holds a 30.0% interest and these will be wound up when their remaining obligations have been satisfied.

North Quay

On 25 March 2022, the Group entered into a joint venture with Kadans Science Partner for the development and operation of a proposed life science building at Plot NQ6, North Quay. Under the terms of this agreement the Group will have a 50.0% interest in the development and a Group subsidiary will act as construction manager. At 30 June 2023, the partnership had incurred contracted construction costs. The lease for the land is subject to certain start up criteria being met.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

Summarised profit and loss accounts for period ended 30 June 2023	Vertus £m	Charter Street £m	20 Fenchurch Street £m	North Quay £m	**Total £m**	Group share £m
Net operating income	7.2	–	–	–	**7.2**	3.6
Revaluation movement	(1.2)	(14.0)	–	–	**(15.2)**	(7.6)
Net interest expense	(4.6)	–	–	0.2	**(4.4)**	(2.2)
Tax (charge)/credit	1.0	(1.8)	–	–	**(0.8)**	(0.4)
(Loss)/profit after tax	**2.4**	**(15.8)**	**–**	**0.2**	**(13.2)**	**(6.6)**

9. OTHER INVESTMENTS

	30 June 2023 £m	31 December 2022 £m
10 Upper Bank Street	**26.2**	27.4
HighSpeed Office Limited	**0.2**	0.2
Total Other Investments	**26.4**	27.6

In June 2015, the Group acquired a 10.0% interest in an SLP established to acquire 10 Upper Bank Street. At 30 June 2023, the carrying value of the investment comprised the initial investment of £36.1m adjusted for the Group's share of the increase/decrease in the net assets of the SLP. During the period ended 30 June 2023 the Group injected £4.5m of additional capital into the joint venture. The loss for the period was £5.7m which included £6.6m related to property revaluation.

10. TRADE AND OTHER RECEIVABLES

	30 June 2023 £m	31 December 2022 £m
Trade receivables	**50.3**	51.7
Other receivables	**24.5**	17.6
Prepayments and accrued income	**35.7**	41.9
Deferred financing expenses	**0.2**	0.3
Amounts owed by JVs and other investments	**4.0**	13.7
Amounts owed by other members of the Stork Group	**4.7**	10.1
Total trade and other receivables	**119.4**	135.3
Amounts owed by JVs and other investments:		
Vertus undertakings	**2.8**	6.2
One Charter Street (Edyn group)	**1.1**	1.6
10 Upper Bank Street SLP	**0.1**	0.9
North Quay	**–**	5.0
	4.0	13.7
Amounts owed by other members of the Stork Group:		
Parent companies	**2.6**	2.1
Braeburn	**2.1**	8.0
	4.7	10.1

Trade receivables are shown after deducting a provision for impairment of £7.1m (31 December 2022 – £6.6m). The provision for doubtful debts is calculated as an expected credit loss on trade receivables in accordance with IFRS 9. The charge to the income statement in relation to doubtful debts was £1.2m (period ended 30 June 2022 – £3.0m charge).

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

Deferred financing expenses comprised fees incurred on loans entered into by the Group which had not been drawn down at the balance sheet date.

The amounts owed by associated undertakings are repayable on demand.

11. CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise:

	30 June 2023 £m	31 December 2022 £m
Unrestricted cash	**85.9**	90.3
Collateral for borrowings	**214.3**	252.6
Security for obligations	**12.2**	7.8
	312.4	350.7

Cash and cash equivalents comprise cash held by the Group and cash equivalents with an original maturity of 3 months or less. The carrying amount of these assets approximates their fair value.

The balance of cash collateral for borrowings disclosed above is held to reduce the exposure of the lenders to certain risks such as cash collateralising the Group's exposure on vacant property. These amounts are released from charge as and when such risks are eliminated in accordance with the terms of the loans.

12. TRADE AND OTHER PAYABLES

	30 June 2023 £m	31 December 2022 £m
Trade payables	**3.3**	14.9
Tax and social security costs	**6.4**	10.7
VAT	**55.8**	17.8
Other payables	**17.3**	14.8
Accruals	**122.0**	138.9
Deferred income	**132.1**	116.6
Amounts owed to CWGRL	**159.2**	114.1
Amounts owed to North Quay joint venture	**11.4**	–
Total trade and other payables	**507.5**	427.8

Subsequent to the period end as part of the disposal of the Wood Wharf Phase 3 assets the amounts owed to CWGRL were repaid in full and a payable to Stork Holdings Limited, the company's immediate parent undertaking of £42.3m was created. See Note 21.

13. CURRENT PORTION OF LONG TERM BORROWINGS

	30 June 2023 £m	31 December 2022 £m
Accrued interest payable	**46.1**	30.8
Repayable within one year:		
– securitised debt	**29.2**	29.3
– other secured loans	**50.4**	37.3
– construction loans	**121.7**	438.2
Total current portion of long term borrowings	**247.4**	535.6

The terms of the Group's loan facilities are summarised in Note 16.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

14. BORROWINGS

	30 June 2023 £m	31 December 2022 £m
Securitised debt	**1,333.6**	1,350.0
Green Bonds	**898.5**	905.1
Other secured loans	**1,763.3**	1,481.9
Construction loans	**226.1**	212.2
Total non current portion of long term borrowings	**4,221.5**	3,949.2

The terms of the Group's loan facilities are summarised in Note 16.

15. DERIVATIVE FINANCIAL INSTRUMENTS

Hedge accounting
The Group uses interest rate swaps and caps to hedge exposure to the variability in cash flows on floating rate debt, including its bank facilities and floating rate bonds, caused by movements in market rates of interest. At 30 June 2023, the fair value of these derivatives resulted in the recognition of a liability of £59.8m (31 December 2022 – £122.3m), and an asset of £47.6m (31 December 2022 – £34.3m) of which £47.6m net asset (31 December 2022 – £33.9m net asset) was recognised in respect of cash flow hedges which qualify for hedge accounting.

	30 June 2023		31 December 2022	
	Assets £m	**Liabilities £m**	Assets £m	Liabilities £m
Securitised debt	**–**	**(33.8)**	–	(73.1)
Green Bonds	**6.1**	**–**	7.4	–
Other secured loans	**40.5**	**(26.0)**	26.5	(49.2)
Construction loans	**1.0**	**–**	0.4	–
	47.6	**(59.8)**	34.3	(122.3)
Due within one year	**15.6**	**–**	21.2	–
Due after more than one year	**32.0**	**(59.8)**	13.1	(122.3)
	47.6	**(59.8)**	34.3	(122.3)

The fair value of the derivatives are stated net of a credit value/debit value adjustment reflecting the credit worthiness of the parties to the derivatives. This served to reduce the net liability of the derivatives by £3.6m from £15.8m (31 December 2022 – £5.5m from £93.5m).

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

16. NET DEBT

30 June 2023	Accrued interest £m	Borrowings £m	Derivatives £m	Gross £m
Securitised debt	16.2	1,362.8	33.8	**1,412.8**
Green Bonds	4.6	898.5	(6.1)	**897.0**
Other secured loans	25.3	1,813.7	(14.5)	**1,824.5**
Construction loans	–	347.8	(1.0)	**346.8**
Gross debt	**46.1**	**4,422.8**	**12.2**	**4,481.1**
Current	46.1	201.3	(15.6)	**231.8**
Non current	–	4,221.5	27.8	**4,249.3**
Gross debt	**46.1**	**4,422.8**	**12.2**	**4,481.1**
Cash and cash equivalents				**(312.4)**
Net debt				**4,168.7**

31 December 2022	Accrued interest £m	Borrowings £m	Derivatives £m	Gross £m
Securitised debt	13.2	1,379.3	73.1	**1,465.6**
Green Bonds	4.7	905.1	(7.4)	**902.4**
Other secured loans	12.9	1,519.2	22.7	**1,554.8**
Construction loans	–	650.4	(0.4)	**650.0**
Gross debt	**30.8**	**4,454.0**	**88.0**	**4,572.8**
Current	30.8	504.8	(21.2)	**514.4**
Non current	–	3,949.2	109.2	**4,058.4**
Gross debt	**30.8**	**4,454.0**	**88.0**	**4,572.8**
Cash and cash equivalents				**(350.7)**
Net debt				**4,222.1**

The amounts at which borrowings are stated comprise:

	Securitised debt £m	Green Bonds £m	Other secured loans £m	Construction loans £m	Total £m
At 1 January 2023	1,465.6	902.4	1,554.8	650.0	**4,572.8**
Drawn down	–	–	309.4	16.4	**325.8**
Effective interest rate adjustment	(1.0)	1.6	(3.2)	(0.1)	**(2.7)**
Accrued net finance charges	(1.1)	(0.2)	4.9	(2.0)	**1.6**
Foreign exchange loss	–	(8.2)	–	–	**(8.2)**
Payments for derivatives	–	–	(6.4)	–	**(6.4)**
Repaid in period	(14.7)	–	(11.7)	(317.1)	**(343.5)**
Movements in fair value of derivatives	(36.0)	1.4	(23.3)	(0.4)	**(58.3)**
At 30 June 2023	**1,412.8**	**897.0**	**1,824.5**	**346.8**	**4,481.1**
Payable within one year or on demand	45.4	4.6	75.7	121.7	**247.4**
Payable in more than one year	1,333.6	898.5	1,763.3	226.1	**4,221.5**
Derivatives	33.8	(6.1)	(14.5)	(1.0)	**12.2**
	1,412.8	**897.0**	**1,824.5**	**346.8**	**4,481.1**

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

In the current period, £58.3m fair value gains have been recognised with £56.8m (year ended 31 December 2022 – £357.2m gain, period ended 30 June 2022 – £204.1m gain) taken to net finance costs in the Consolidated Income Statement and £1.5m of fair value gains (year ended 31 December 2022 – £20.4m gain, period ended 30 June 2022 – £6.2m gain) on interest rate swaps taken to the hedging reserve.

Look through (LTV)

Look through LTV is the ratio of principal value of Gross debt less cash and cash equivalents and fair value of derivatives to the aggregate of properties:

	30 June 2023 £m	31 December 2022 £m
Group look through LTV	**53.3%**	50.8%
Gross debt	**4,481.1**	4,572.8
Less cash and cash equivalents	**(312.4)**	(350.7)
Less fair value of derivatives	**(12.2)**	(88.0)
Net debt for LTV calculation	**4,156.5**	4,134.1
Fair value of group's wholly owned property portfolio (Note 7)	**7,656.4**	8,008.3
Fair value of joint ventures and other investments	**138.3**	123.3
Total valuation for look through LTV	**7,794.7**	8,131.6

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

The principal terms of the Groups borrowings are:

Instrument	Commitment £m	Drawn £m	Interest rate	Hedged rate	Repayment
Securitised debt[1]:					
Securitised debt – A1	165.7	165.7	6.455%	–	By instalment to 2030
Securitised debt – A3	400.0	400.0	5.952%	–	By instalment from 2032 to 2035
Securitised debt – A7	222.0	222.0	SONIA plus 0.5943%	5.3985%	In 2035
Securitised debt – B	110.6	110.6	6.800%	–	By instalment to 2030
Securitised debt – B3	77.9	77.9	SONIA plus 0.8193%	5.5825%	In 2035
Securitised debt – C2	239.7	239.7	SONIA plus 1.4943%	6.2666%	In 2035
Securitised debt – D2	125.0	125.0	SONIA plus 2.2193%	7.0605%	In 2035
Green Bonds:					
Green Bonds	350.0	350.0	2.625%	–	April 2025
Green Bonds	€300.0	€300.0	1.75%	3.148%	April 2026
Green Bonds	300.0	300.0	3.375%	–	April 2028
Other secured loans:					
1 Bank Street	500.0	497.0	SONIA plus 1.8193%	Capped at 1.5%	November 2024
1 Bank Street	78.0	78.0	SONIA plus 5.3693%	Capped at 1.5%	November 2024
25 Churchill Place	384.0	384.0	SONIA plus 1.8193%	Capped at 2.0%	July 2025
25 Churchill Place	60.0	60.0	SONIA plus 5.0193%	Capped at 2.0%	July 2025
Wood Wharf Affordable[2]	59.3	59.3	SONIA plus 1.95%	2.00%	June 2029
One Churchill Place	425.3	416.9	SONIA plus 0.3193%	5.605%	By instalment to July 2034
12 Bank Street	20.3	20.0	Base rate plus 3.5%	–	April 2026
Newfoundland	309.4	309.4	SONIA plus 2.35%	50% Capped at 4.0% & 50% swap at 3.79%	March 2028
Construction loans:					
8 Harbord Square	49.2	27.8	SONIA plus 4.25%	–	July 2025
HCA infrastructure	194.6	197.1	EC reference rate plus 2.2%	–	March 2028
15 and 20 Water Street	119.9	119.9	SONIA plus 2.8693%	75.0% of the loan at 4.12-4.21%	March 2024
Revolving credit facility:					
Revolving credit facility	30.0	0.0	SONIA plus 2.495%	–	April 2024
Revolving credit facility	100.0	0.0	SONIA plus 1.35%	–	September 2027

Notes
1 The securitised debt is secured on 33 Canada Square, 40 Bank Street, One Canada Square, 10 Cabot Square and 20 Cabot Square.
2 The Wood Wharf Affordable loan facility is secured on 30, 50, 65 and 75 Harbord Square.

The Green Bonds and the revolving credit facilities are secured against the shares of the Company. The other borrowings of the Group are secured against designated property interests. Taking into account the loan waivers and extensions agreed during the year, the Group was in compliance with its lending covenants at 30 June 2023 and throughout the period then ended.

Transactions in the period and subsequent to the half year

On 3 March 2023 the Group secured a 12 month extension on its construction loan that is secured on the 15 and 20 Water Street property assets. The loan facility was for a total of £186.0m of which £119.9m was drawn and was repayable by 7 March 2023. In accordance with the terms of the extension the undrawn commitment was cancelled. Interest continues to be payable at SONIA plus 2.8693% and 75.0% of the loan is hedged at 4.12% – 4.21%. The Group has provided certain guarantees in respect of the loan facility.

On 17 March 2023, the Group entered into a new £309.4m loan facility secured against the Newfoundland property. The loan proceeds were used to repay the previous facilities secured against the building. The new facility is a 5 year term with interest payable at 2.35% over SONIA and a requirement to hedge 100.0% with either a swap or cap.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

The loan is subject to soft covenants based on LTV, interest cover and debt yield. The Group has provided certain guarantees in respect of the loan facility.

The waiver received from the lender in respect of the 12 Bank Street loan expired on 31 March 2023 and therefore the loan would have become due for repayment on that date. On the 30 March 2023, the covenant waiver was extended to 8 January 2024 with the quarterly interest rate payable increasing to UK Base Rate + 3.5% (previously UK Base Rate + 2.5%). The loan is subject to covenants based on LTV.

On 22 July 2023 the Group secured a £14.5m 12 month cap for the secured loan over 25 Churchill Place. The loan facility is for a total £444m which is repayable, or extendable by the Group for a further 12 months, in July 2024.

Maturity profile of borrowings

	Securitised debt £m	Green Bonds £m	Other secured loans £m	Construction loans £m	**Total £m**
Contractual undiscounted cash flows at 30 June 2023:					
Within one year	118.3	24.0	188.3	125.2	**455.8**
In one to 2 years	114.3	374.0	715.3	–	**1,203.6**
In 2 to 5 years	287.1	591.5	945.3	264.9	**2,088.8**
In 5 to 10 years	619.0	–	243.5	–	**862.5**
In 10 to 20 years	949.1	–	195.3	–	**1,144.4**
	2,087.8	**989.5**	**2,287.7**	**390.1**	**5,755.1**
Comprising:					
Principal repayments	1,340.9	906.3	1,824.6	344.8	**4,416.6**
Interest payments	746.9	83.2	463.1	45.3	**1,338.5**
	2,087.8	**989.5**	**2,287.7**	**390.1**	**5,755.1**

	Securitised debt £m	Green Bonds £m	Other secured loans £m	Construction loans £m	**Total £m**
Contractual undiscounted cash flows at 31 December 2022:					
Within one year	107.5	24.6	123.2	318.3	**573.6**
In one to 2 years	107.0	24.6	690.5	–	**822.1**
In 2 to 5 years	283.0	649.2	580.6	–	**1,512.8**
In 5 to 10 years	572.2	305.1	241.4	279.8	**1,398.5**
In 10 to 20 years	1,031.4	–	213.4	–	**1,244.8**
	2,101.1	**1,003.5**	**1,849.1**	**598.1**	**5,551.8**
Comprising:					
Principal repayments	1,355.5	906.4	1,526.9	598.1	**4,386.9**
Interest payments	745.6	97.1	322.2	–	**1,164.9**
	2,101.1	**1,003.5**	**1,849.1**	**598.1**	**5,551.8**

The above tables contain undiscounted cash flows (including interest) and therefore result in higher balances than the carrying values or fair values of the borrowings.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

Debt service

The weighted average interest rates paid on borrowings at the balance sheet dates were as follows:

	30 June 2023 %	31 December 2022 %
Securitised debt	**6.0**	6.1
Green Bonds	**2.6**	2.6
Other secured loans	**5.3**	4.5
Construction loans	**6.2**	4.6
Weighted Average Cost of Debt	**5.1**	4.6

Comparison of fair values and carrying amount

	30 June 2023			31 December 2022		
	Fair value £m	**Carrying amount £m**	**Difference £m**	Fair value £m	Carrying amount £m	Difference £m
Securitised debt	**1,190.1**	**1,379.0**	**(188.9)**	1,255.0	1,392.5	(137.5)
Green Bonds	**664.0**	**903.1**	**(239.1)**	711.9	909.8	(197.9)
Other secured loans	**1,839.0**	**1,839.0**	**–**	1,532.1	1,532.1	–
Construction loans	**347.8**	**347.8**	**–**	650.4	650.4	–
	4,040.9	**4,468.9**	**(428.0)**	4,149.4	4,484.8	(335.4)
Other financial liabilities:						
Interest rate derivatives	**12.2**	**12.2**	**–**	88.0	88.0	–
Cash	**(312.4)**	**(312.4)**	**–**	(350.7)	(350.7)	–
Total	**3,740.7**	**4,168.7**	**(428.0)**	3,886.7	4,222.1	(335.4)

17. LEASE LIABILITIES

	Ground rent obligation £m
At 1 January 2022	62.2
Accrued finance charges	6.0
Paid in year	(6.0)
At 31 December 2022	62.2
Accrued finance charges	3.0
Paid in period	(3.0)
At 30 June 2023	**62.2**

In January 2012, Canary Wharf Group acquired the remaining 50.0% effective interest in Wood Wharf from CRT for a total consideration of £52.4m. In conjunction with the acquisition, CRT granted a new 250 year lease of the site subject to a ground rent payment to CRT which was scheduled to increase to £6.0m per annum by 2016, followed by upwards only reviews linked to the passing rent achieved on the office buildings and the ground rents receivable from the completed residential apartments. The Net Present Value of the minimum contracted ground rents payable under the terms of the 250 year lease, discounted at the rate inherent in the lease, was estimated at £55.0m at the date of inception of the lease. In 2015, the terms of the ground rent arrangements were amended. As a result, an additional payment of £3.0m was made in 2015 followed by 3 annual payments of £1.7m each. The changes to the ground rent arrangements increased the carrying value of the obligation by £7.2m.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

18. NOTES TO THE STATEMENT OF CASH FLOWS

Reconciliation of profit on ordinary activities before tax to cash generated from operations.

Year ended 31 December 2022 £m		**Period ended 30 June 2023 £m**	Period ended 30 June 2022 £m
(194.4)	**(Loss)/profit on ordinary activities before tax**	**(394.7)**	324.2
	Non cash movements		
566.8	Net valuation movements on properties	**473.0**	(99.8)
4.4	Share of profit of joint ventures	**6.6**	1.4
(0.9)	Profit on sale of car park	**–**	–
7.6	Revaluation of investments	**5.7**	3.8
(8.4)	Spreading of tenant incentives, committed rent increases and letting fees	**(2.5)**	(6.4)
5.3	Depreciation	**1.4**	2.8
(149.2)	Net financing costs/(income)	**54.1**	(111.3)
425.6		**538.3**	(209.5)
231.2		**143.6**	114.7
	Changes to working capital and other cash movements		
45.8	(Increase)/decrease in receivables	**15.9**	60.6
(51.0)	Increase/(decrease) in payables	**20.8**	78.6
(0.1)	Utilisation of and other movements in provisions	**(0.1)**	–
(0.8)	Income from investments	**(0.5)**	–
225.1	**Cash inflow from operations**	**179.7**	253.9

19. CONTINGENT LIABILITIES AND FINANCIAL COMMITMENTS

In connection with the construction facilities secured against 8 Water Street, a joint venture of the group, CWG has entered into forward purchase agreements with the lenders. This agreement required CWG to purchase the property at an amount sufficient to repay the related construction facilities in the event of a failure to refinance the loans on maturity. The construction loan was refinanced in the period and the guarantee fell away.

Commitments of the Group for future expenditure relating to committed developments (gross of presale proceeds and funding from construction facilities):

	30 June 2023 £m	31 December 2022 £m
Joint ventures	**19.6**	7.4
Other construction projects	**402.8**	373.9
	422.4	381.3

Of this commitment for future expenditure, £82.6m related to completed investment properties (31 December 2022 – £41.3m).

The commitments for future expenditure relate to the completion of construction works where construction was committed at 30 June 2023, including funding commitments to joint venture undertakings. Any costs accrued or provided for in the Balance Sheet at 30 June 2023 have been excluded.

NOTES TO THE UNAUDITED INTERIM ACCOUNTS
for the period ended 30 June 2023 (Continued)

The Group has, in the normal course of its business, granted limited warranties or indemnities to its tenants in respect of building defects (and defects on the Estate or in the car parks) caused through breach of its obligations as developer contained in any pre let or other agreement. Offsetting this potential liability, the Group benefits from warranties from the trade contractors and suppliers who worked on such buildings.

HMRC has an ongoing enquiry into the deductibility of interest paid by a parent undertaking that generated tax deductions of £105.0m, which was subsequently utilised against the Group's tax charge sheltering £21.1m of tax in prior periods. The Directors do not consider it probable that this enquiry will result in an economic outflow to the Group and therefore no provision has been made.

The Group's other financial commitments are unchanged from 31 December 2022.

20. ULTIMATE PARENT UNDERTAKING AND RELATED PARTY TRANSACTIONS

At 30 June 2023, the smallest group of which the Company is a member and for which financial statements are drawn up is the consolidated financial statements of Stork Holdings Limited, an entity registered at 47 Esplanade, St Helier, Jersey, JE1 0BD. The largest group of which the group is a member and for which financial statements are drawn up is Stork HoldCo LP, an entity registered at 73 Front Street, Hamilton, HM12, Bermuda. Stork HoldCo LP is controlled as to 50.0% by Brookfield and as to 50.0% by QIA.

During the period to June 2023 the Group received short term interest free advances from CWGRL of £50.2m. In addition, the Group received an £11.5m infrastructure loan from the Group's North Quay joint venture to fund infrastructure works on the North Quay site up until the lease for the land is granted.

There have been no further significant related party transactions in the period to 30 June 2023.

There have been no changes to the related parties since 31 December 2022.

21. EVENTS AFTER THE BALANCE SHEET DATE

On 26 July 2023, the CWG Group secured a £535.0m loan for the next phase of development of its Wood Wharf residential scheme, Phase 3, from Cain International and Starwood Capital Group. Wood Wharf Phase 3 is a 1,308 home private build to rent scheme across 3 towers and 2 buildings, alongside c.26,300 sq ft NIA of ancillary commercial space. Its estimated completion is in phases from end of 2025 to Q1 2027 and when completed, Wood Wharf is anticipated to consist of over 3,600 new homes in addition to over 9 acres of public spaces, a GP surgery, and a school.

As part of this transaction the CWGIH Group disposed of its interest in part of the Wood Wharf Phase 3 development project to an affiliated entity owned by Stork Holdings Limited, the immediate parent company of CWGIH, at market value of £241.0m. The transaction completed on 9 August 2023. As part of the disposal, subsidiaries within the Group granted 238 year leases to the properties pertaining to Wood Wharf Phase 3, transferred certain special purpose property companies related to Wood Wharf Phase 3and entered into related agreements with the Wood Wharf Phase 3 Group. Subsidiaries within the Group will provide development and construction services for Wood Wharf Phase 3 pursuant to certain procurement agreements and will be compensated for such services at market rates.

As part of the Wood Wharf Phase 3 transaction, certain subsidiaries of the CWGIH Group on lent funds from the existing Wood Wharf Homes England facility to Wood Wharf Phase 3 entities for application towards the Wood Wharf Estate joint infrastructure. CWGIH has used the proceeds from the transaction to repay certain debt owed to its affiliates with net cash proceeds of £79m to be used for ongoing operational and business needs

On 22 July 2023 the Group secured a £14.5m 12 month cap for the secured loan over 25 Churchill Place. The loan facility is for a total £444.0m which is repayable, or extendable by the Group for a further 12 months, in July 2024.

DEFINITIONS

20 Fenchurch Street	A 690,000 sq ft building in the City of London
10 Upper Bank Street	10 Upper Bank Street Separate Limited Partnership, a 10% investment of the group.
Adjusted NAV	An alternate performance measure defined in Note 2.
Board	Board of Directors of the Company
Braeburn	Braeburn Estates Limited Partnership and subsidiaries, a Joint Venture of CWGRL
Brookfield	Brookfield Property Partners LP
Canary Wharf Group	CWG and its subsidiaries
Canary Wharf/Estate	Canary Wharf Estate including Heron Quays West, Wood Wharf, Park Place, and North Quay
Company	Canary Wharf Group Investment Holdings plc
CRT	Canal and River Trust
CWG	Canary Wharf Group plc
CWGIH	Canary Wharf Group Investment Holdings plc
CWGRL	Canary Wharf Group Residential Limited
EC	European Commission
ESG	Environmental, Social and Governance
Estate	The Canary Wharf Estate in the Docklands area of east London including Wood Wharf, Heron Quays West, Park Place and North Quay
GIA	Gross Internal Area
Green Bonds	£906.3m unsecured bonds issued in April 2021
Group	The Company and its wholly owned subsidiaries
HCA	Homes England (formerly Homes and Communities Agency)
HsO	HighSpeed Office Limited
IFRS	International Financial Reporting Standards
IFRS 9	International Financial Reporting Standard 9 Financial Instruments
ISRE (UK) 2410	International Standard on Review Engagements (UK) 2410
LTV	Loan to Value
NAV	Net Asset Value
NER	Net Effective Rent
Net Debt	Total cash and cash equivalents less total long-term debt including current year borrowings.
Look through LTV	The look through loan to value ratio compares the aggregate of the fair value of the property portfolio and the fair value of JVs and investments against net debt excluding derivatives.
NIA (m sq ft)	Net Internal Area
Ordinary Shares	Ordinary shares of 10p each
PBSA	Purpose Build Student Accommodation
PFS	Private For Sale
PRS	Private Rental Sector
psf	Per square foot
QIA	Qatar Investment Authority
REIT	Real Estate Investment Trust
RCF	Revolving Credit Facility
SLP	Separate Limited Partnership
SONIA	Sterling Overnight Index Average
sq ft	Square foot/square feet
Stork	Stork HoldCo LP, a Bermuda entity jointly owned by Brookfield and QIA
Stork Group	Stork and its wholly owned subsidiaries
Underlying profit	An alternate performance measure defined in Note 2.
VAT	Value Added Tax
Vertus	Trading name for PRS buildings including Newfoundland and the Vertus Joint Ventures.
Vertus Joint Ventures	Joint venture entities established with the ultimate parent undertakings to develop 2 new PRS buildings at Wood Wharf at 10 George Street and 8 Water Street.
WAULT	Weighted average unexpired lease term
Wood Wharf	A site on the east side of the Estate with consent for 5.3m sq ft of development
Wood Wharf Phase 1	15 Water Street, 20 Water Street, 40–50 Harbord Square, 65 Harbord Square, 75 Harbord Square, 20 Brannan Street, 25–30 Harbord Square
Wood Wharf Phase 2	45 Charter Street, 10 Brannan Street, 7 Charter Street, 8 Union Square, 8 Harbord Square, 1 Bellevue Square
Wood Wharf Phase 3	40 Charter St, 50–60 Charter St, 70–80 Charter St, 13 Brannan Street