

Unaudited Financial Statements  
for the Year Ended 31 December 2021  
for  
CERBERUS INVESTMENTS (UK) LTD

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for the Year Ended 31 DECEMBER 2021

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Balance Sheet  
31 DECEMBER 2021

	Notes	31.12.21 £	31.12.20 £
<b>FIXED ASSETS</b>			
Investment property	4	512,365	-
<b>CURRENT ASSETS</b>			
Debtors	5	-	1,000
Cash at bank	6	711	-
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>513,076</u>	<u>1,000</u>
<b>CREDITORS</b>			
Amounts falling due after more than one year	7	<u>(523,121)</u>	-
<b>NET (LIABILITIES)/ASSETS</b>		<u><u>(10,045)</u></u>	<u><u>1,000</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital		1,000	1,000
Retained earnings		<u>(11,045)</u>	-
<b>SHAREHOLDERS' FUNDS</b>		<u><u>(10,045)</u></u>	<u><u>1,000</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 27 September 2022 and were signed by:

J A S Frangou - Director

Notes to the Financial Statements  
for the Year Ended 31 DECEMBER 2021

1. **STATUTORY INFORMATION**

Cerberus Investments (UK) Limited is a private company, limited by shares, registered in England and Wales, registration number 07093599. The registered office is 137 Hazelwood Lane, London, England, N13 5HL.

The presentation currency of the financial statements is pound sterling (£) and the level of rounding is the nearest £1.

2. **ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Turnover**

Turnover represents rental income receivable.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Cash**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

**Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 .

4. **INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
Additions	512,365
At 31 December 2021	<u>512,365</u>
<b>NET BOOK VALUE</b>	
At 31 December 2021	<u>512,365</u>

The director of the company believes that fair value of the investment property as at 31 December 2021 was the same as its costs plus any additions when property purchased.

Notes to the Financial Statements - continued  
for the Year Ended 31 DECEMBER 2021

5.	<b>DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	31.12.21	31.12.20
		£	£
	Other debtors	-	1,000
		<u>-</u>	<u>1,000</u>
6.	<b>CASH AT BANK</b>	31.12.21	31.12.20
		£	£
	Bank account no. 1	711	-
		<u>711</u>	<u>-</u>
7.	<b>CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR</b>	31.12.21	31.12.20
		£	£
	Other creditors	523,121	-
		<u>523,121</u>	<u>-</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.