

**JEFFERIES PROPERTY INVESTMENT LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2019**

Jefferies Property Investment Limited
Unaudited Financial Statements
For The Year Ended 31 August 2019

Contents

	Page
Balance Sheet	1—2
Notes to the Financial Statements	3—5

Jefferies Property Investment Limited
Balance Sheet
As at 31 August 2019

Registered number: 09728316

		2019		2018	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	3		725,000		785,849
			<u>725,000</u>		<u>785,849</u>
CURRENT ASSETS					
Debtors	4	750		818	
Cash at bank and in hand		<u>3,837</u>		<u>2,199</u>	
		4,587		3,017	
Creditors: Amounts Falling Due Within One Year	5	<u>(123,543)</u>		<u>(110,230)</u>	
NET CURRENT ASSETS (LIABILITIES)			<u>(118,956)</u>		<u>(107,213)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>606,044</u>		<u>678,636</u>
Creditors: Amounts Falling Due After More Than One Year	6		<u>(512,209)</u>		<u>(557,414)</u>
PROVISIONS FOR LIABILITIES					
Deferred Taxation			<u>(7,823)</u>		<u>(19,703)</u>
NET ASSETS			<u>86,012</u>		<u>101,519</u>
CAPITAL AND RESERVES					
Called up share capital	8		2		2
Profit and Loss Account			<u>86,010</u>		<u>101,517</u>
SHAREHOLDERS' FUNDS			<u>86,012</u>		<u>101,519</u>

Jefferies Property Investment Limited
Balance Sheet (continued)
As at 31 August 2019

For the year ending 31 August 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

Mr Michael Jefferies

Director

28/05/2020

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

Jefferies Property Investment Limited
Notes to the Financial Statements
For The Year Ended 31 August 2019

1. Accounting Policies

1.1. Basis of Preparation of Financial Statements

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

1.2. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

1.3. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

1.4. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

2. Average Number of Employees

Average number of employees, including directors, during the year was as follows: NIL (2018: NIL)

Jefferies Property Investment Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 August 2019

3. Tangible Assets

	Investment Properties £
Cost or Valuation	
As at 1 September 2018	785,849
Revaluation	(60,849)
As at 31 August 2019	<u>725,000</u>
Net Book Value	
As at 31 August 2019	<u>725,000</u>
As at 1 September 2018	<u>785,849</u>

4. Debtors

	2019 £	2018 £
Due within one year		
Prepayments and accrued income	<u>750</u>	<u>818</u>
	<u>750</u>	<u>818</u>

5. Creditors: Amounts Falling Due Within One Year

	2019 £	2018 £
Bank loans and overdrafts	44,795	44,549
Corporation tax	7,851	(8)
Other creditors	69,068	63,860
Directors' loan accounts	<u>1,829</u>	<u>1,829</u>
	<u>123,543</u>	<u>110,230</u>

6. Creditors: Amounts Falling Due After More Than One Year

	2019 £	2018 £
Bank loans	<u>512,209</u>	<u>557,414</u>
	<u>512,209</u>	<u>557,414</u>

Jefferies Property Investment Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 August 2019

7. Secured Creditors

Of the creditors falling due within and after more than one year the following amounts are secured.

	2019	2018
	£	£
Bank loans and overdrafts	557,004	601,963

8. Share Capital

	2019	2018
Allotted, Called up and fully paid	2	2

9. Related Party Transactions

At the year end, the Company owed its directors the sum of £1,829 (2018:£1,829).

The company also owed an amount of £61,568 (2018:£56,360) at the year end to another company owned by the directors.

10. General Information

Jefferies Property Investment Limited is a private company, limited by shares, incorporated in England & Wales, registered number 09728316. The registered office is 1st Floor, Apsley House, Apsley Road, New Malden, Surrey, KT3 3NJ.

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.