

REGISTERED NUMBER: 09269715 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2017

FOR

ABOLO INVESTMENT PROPERTIES LTD

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FOR THE YEAR ENDED 31 MAY 2017

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ABOLO INVESTMENT PROPERTIES LTD

COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2017

DIRECTOR: Mr D Mawji

REGISTERED OFFICE: 869 High Road
London
N12 8QA

REGISTERED NUMBER: 09269715 (England and Wales)

ACCOUNTANTS: EA
Chartered Accountants
869 High Road
London
N12 8QA

ABOLO INVESTMENT PROPERTIES LTD (REGISTERED NUMBER: 09269715)

STATEMENT OF FINANCIAL POSITION

31 MAY 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Tangible assets	4		985		1,314
Investment property	5		<u>6,671,322</u>		<u>6,671,322</u>
			6,672,307		6,672,636
CURRENT ASSETS					
Debtors	6	98,271		35,142	
Cash at bank		<u>8,708</u>		<u>6,133</u>	
		106,979		41,275	
CREDITORS					
Amounts falling due within one year	7	<u>4,463,498</u>		<u>4,399,003</u>	
NET CURRENT LIABILITIES			<u>(4,356,519)</u>		<u>(4,357,728)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			2,315,788		2,314,908
CREDITORS					
Amounts falling due after more than one year	8		<u>2,239,411</u>		<u>2,330,044</u>
NET ASSETS/(LIABILITIES)			<u>76,377</u>		<u>(15,136)</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>76,277</u>		<u>(15,236)</u>
SHAREHOLDERS' FUNDS			<u>76,377</u>		<u>(15,136)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2017 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 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.
- (b)

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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 on 18 May 2018 and were signed by:

Mr D Mawji - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2017

1. STATUTORY INFORMATION

Abolo Investment Properties Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

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

The financial statements have been prepared on a going concern basis as the director is satisfied that the company will have adequate resources to meet its liabilities to third parties as they fall due.

TURNOVER

Turnover represent rent receivable, excluding value added tax.

TANGIBLE FIXED ASSETS

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Computer equipment - 25% on cost

INVESTMENT PROPERTY

Investment properties are carried at fair value. Revaluation surpluses are recognised in the income statement. Deferred Taxation is provided on these gains at the rate expected to apply when the property is sold. No depreciation is provided in respect of investment properties.

The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in FRS 102 (Section 1A). The director considers that, because these properties are not held for consumption but for their investment potential, to depreciate them would not give a true and fair view and that it is necessary to adopt FRS 102 (Section 1A) in order to give a true and fair view. If this departure from the Act had not been made, the loss for the financial year would have been increased by the amount of depreciation.

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 statement of financial position date.

DEFERRED TAX

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 .

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017

4.	TANGIBLE FIXED ASSETS		Computer equipment £
	COST		
	At 1 June 2016 and 31 May 2017		<u>1,752</u>
	DEPRECIATION		
	At 1 June 2016		438
	Charge for year		<u>329</u>
	At 31 May 2017		<u>767</u>
	NET BOOK VALUE		
	At 31 May 2017		<u>985</u>
	At 31 May 2016		<u>1,314</u>
5.	INVESTMENT PROPERTY		Total £
	FAIR VALUE		
	At 1 June 2016 and 31 May 2017		<u>6,671,322</u>
	NET BOOK VALUE		
	At 31 May 2017		<u>6,671,322</u>
	At 31 May 2016		<u>6,671,322</u>
	Investment properties were valued on a fair value basis, on the 31 May 2017, by the director.		
6.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
		2017	2016
		£	£
	Trade debtors	-	855
	Amounts owed by group undertakings	93,621	-
	Other debtors	<u>4,650</u>	<u>34,287</u>
		<u>98,271</u>	<u>35,142</u>
7.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
		2017	2016
		£	£
	Bank loans and overdrafts	89,464	86,702
	Amounts owed to group undertakings	4,310,802	4,307,785
	Taxation and social security	15,709	-
	Other creditors	<u>47,523</u>	<u>4,516</u>
		<u>4,463,498</u>	<u>4,399,003</u>
8.	CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		
		2017	2016
		£	£
	Bank loans	<u>2,239,411</u>	<u>2,330,044</u>
	Amounts falling due in more than five years:		
	Repayable by instalments		
	Bank loans more 5 yr by instal	<u>1,864,118</u>	<u>2,042,088</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2017

9. SECURED DEBTS

The following secured debts are included within creditors:

	2017	2016
	£	£
Bank loans	<u>2,328,875</u>	<u>2,416,746</u>

The loans are secured by way of a fixed and floating charge over the assets of the company.

10. RELATED PARTY DISCLOSURES

Included in debtors, amounts falling due within one year, is an interest free amount of £93,621 (2016: £5,583 owed to) owed by Abolo (Uxbrige Road Limited, a fellow subsidiary company of Abolo Limited).

Included in creditors, amounts falling due within one year, is an interest free amount of £31,961 (2016:£32,061) owed to holding company, Abolo Limited.

Also included in creditors, amounts falling due within one year, are interest free amounts of £1,733,435 (2016: £1,735,968) and £2,545,406 (2016: £2,534,173), owed to Hickeltown Limited and SEDDR Properties Ltd, respectively. The companies are connected by being fellow subsidiaries of Abolo Limited.

11. ULTIMATE CONTROLLING PARTY

The ultimate controlling party is the director, Mr D Mawji, by virtue of his majority shareholding in the holding company.

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.