

Company Registration No. 02580349 (England and Wales)

EUROPE ESTATES LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2016
PAGES FOR FILING WITH REGISTRAR

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EUROPE ESTATES LIMITED

COMPANY INFORMATION

Director	M.T.C. Cipolloni
Company number	02580349
Registered office	Suite 105 Viglen House Alperton Lane Wembley London United Kingdom HA0 1HD
Accountants	SMP Accounting & Tax Limited 5th Floor 86 Jermyn Street London SW1Y 6AW

EUROPE ESTATES LIMITED

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EUROPE ESTATES LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2016

	Notes	2016 £	£	2015 £	£
Fixed assets					
Investment properties	2		708,852		708,852
Current assets					
Cash at bank and in hand				26	
Creditors: amounts falling due within one year	3	(820,413)		(817,483)	
Net current liabilities			(820,413)		(817,457)
Total assets less current liabilities			(111,561)		(108,605)
Capital and reserves					
Called up share capital	4		10,000		10,000
Profit and loss reserves			(121,561)		(118,605)
Total equity			(111,561)		(108,605)

The director of the company have elected not to include a copy of the profit and loss account within the financial statements.

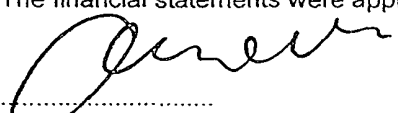
For the financial Year ended 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the Year in question in accordance with section 476.

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

The financial statements were approved and signed by the director and authorised for issue on 10/08/17


M.T.C. Cipolloni
Director

Company Registration No. 02580349

EUROPE ESTATES LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2016

	Share capital £	Profit and loss reserves £	Total £
Balance at 1 January 2015	10,000	(116,241)	(106,241)
Period ended 31 December 2015:			
Loss and total comprehensive income for the period	-	(2,364)	(2,364)
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2015	10,000	(118,605)	(108,605)
Period ended 31 December 2016:			
Loss and total comprehensive income for the period	-	(2,956)	(2,956)
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2016	<u>10,000</u>	<u>(121,561)</u>	<u>(111,561)</u>

EUROPE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

Company information

Europe Estates Limited is a private company limited by shares incorporated in England and Wales. The registered office is Suite 105, Viglen House, Alperton Lane, Wembley, London, United Kingdom, HA0 1HD.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements for the Year ended 31 December 2016 are the first financial statements of Europe Estates Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 January 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

1.2 Going concern

At the time of approving the financial statements, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the director continues to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.4 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.5 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

EUROPE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.6 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

2 Investment property

2016
£

Fair value

At 1 January 2016 and 31 December 2016

708,852

Investment property is included at directors opinion of open market value.

3 Creditors: amounts falling due within one year

2016
£

2015
£

Other creditors

820,413

817,483

EUROPE ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

4 Called up share capital

	2016	2015
	£	£
Ordinary share capital		
Issued and fully paid		
10,000 ordinary shares	<u>10,000</u>	<u>10,000</u>

EUROPE ESTATES LIMITED
("the company")

To the shareholders of the company

This notice is accompanied by a copy of the Company's annual financial statements for which are sent to you in accordance with Section 423 of the Companies Act 2006.

Date this: 10/08/17

By order of the Board


.....
Director

Registered Office
Suite 105, Viglen House
Wembley
United Kingdom, HA0 1HD
Company Registration No. 02580349
Registered in England and Wales

EUROPE ESTATES LIMITED
("the company")

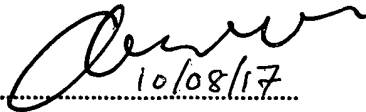
I, the undersigned, being the director of Europe Estates Limited, hereby resolve by Written Resolution:

1. THAT the financial statements of Europe Estates Limited for the Year ended 31 December 2016 and the director's report (the 'Accounts') be and are hereby approved and that the Accounts shall be signed on behalf of the Board by a director of EUROPE ESTATES LIMITED.

2. THAT the relevant company officer be authorised to send a copy of the Accounts to the members of EUROPE ESTATES LIMITED.

3. THAT the relevant company officer be authorised to deliver the Accounts (Full or Abbreviated as required) of EUROPE ESTATES LIMITED to the Registrar of Companies.

Dated this



10/08/17

M.T.C. Cipolloni