

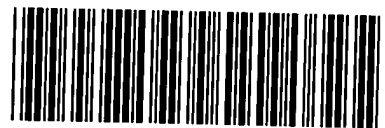
Registered number: 02859896

RBE INVESTMENTS LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2018

WEDNESDAY



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COMPANIES HOUSE

RBE INVESTMENTS LIMITED

COMPANY INFORMATION

DIRECTORS

J. Wainman
P. Wainman

COMPANY SECRETARY

J. Wainman

REGISTERED NUMBER

02859896

REGISTERED OFFICE

1st Floor Sackville House
143-149 Fenchurch Street
London
EC3M 6BL

RBE INVESTMENTS LIMITED

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RBE INVESTMENTS LIMITED
REGISTERED NUMBER: 02859896

BALANCE SHEET
AS AT 31 MARCH 2018

	Note	2018 £	2017 £
FIXED ASSETS			
Tangible assets	4	17,216,541	14,115,248
Investments		50	50
CURRENT ASSETS			
Debtors: amounts falling due within one year	5	2,638,790	1,810,295
Cash at bank and in hand		624,815	961,801
		<u>3,263,605</u>	<u>2,772,096</u>
Creditors: amounts falling due within one year	6	(4,559,991)	(1,502,847)
NET CURRENT (LIABILITIES)/ASSETS		<u>(1,296,386)</u>	<u>1,269,249</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>15,920,205</u>	<u>15,384,547</u>
Creditors: amounts falling due after more than one year	7	(100,000)	(100,000)
NET ASSETS		<u><u>15,820,205</u></u>	<u><u>15,284,547</u></u>
CAPITAL AND RESERVES			
Alloted, called up and fully paid share capital	8	2	2
Profit and loss account		15,820,203	15,284,545
EQUITY SHAREHOLDERS' FUNDS		<u><u>15,820,205</u></u>	<u><u>15,284,547</u></u>

RBE INVESTMENTS LIMITED
REGISTERED NUMBER: 02859896

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2018

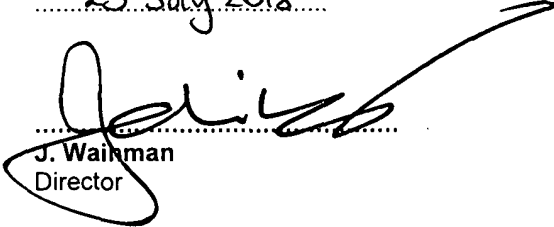
The directors consider that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The company has opted not to file the Directors' Report and Profit and Loss Account in accordance with the provisions applicable to companies subject to small companies' regime, under section 444 of Companies Act 2006.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on
.....25 July 2018.....


.....
J. Wainman
Director

The notes on pages 3 to 6 form part of these financial statements.

RBE INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

1. GENERAL INFORMATION

RBE Investments Limited (registered number: 02859896), having its registered office at 1st Floor Sackville House, 143-149 Fenchurch Street, London, EC3M 6BL, is a private limited company incorporated in England and Wales.

2. ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, section 1A, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Cash flow

The company has taken advantage of the exemption in Financial Reporting Standard 102, section 1A.7 from the requirement to provide a Statement of Cash Flows on the grounds that it is a small company.

2.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Investment property	- Not depreciated
Motor vehicles	- 25% reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of income and retained earnings.

2.5 Investment property

Investment property is 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. Changes in fair value are recognised in the Statement of Income and Retained Earnings.

RBE INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

2. ACCOUNTING POLICIES (CONTINUED)

2.6 Valuation of investments

Investments in associates are measured at cost less accumulated impairment.

2.7 Debtors

Short term debtors are measured at transaction price, less any impairment.

2.8 Cash and cash equivalents

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

2.9 Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, and loans from banks and other third parties.

Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the Balance Sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an 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.

2.10 Creditors

Short term creditors are measured at the transaction price.

2.11 Finance costs

Finance costs are charged to the Statement of Income and Retained Earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount.

2.12 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

2.13 Interest income

Interest income is recognised in the Statement of Income and Retained Earnings using the effective interest method.

RBE INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

2. ACCOUNTING POLICIES (CONTINUED)

2.14 Taxation

Tax is recognised in the Statement of income and retained earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current corporation tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date in the countries where the company operates and generates income.

3. EMPLOYEES

The average monthly number of employees, including directors, during the year was 2 (2017 - 2).

4. TANGIBLE FIXED ASSETS

	Investment Property £
COST	
At 1 April 2017	14,115,248
Additions	3,101,293
	<hr/>
At 31 March 2018	17,216,541
	<hr/>
NET BOOK VALUE	
	<hr/>
At 31 March 2018	17,216,541
	<hr/>
At 31 March 2017	14,115,248
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As at 31 March 2018, the Directors have valued the investment property held at an open market value of £17,216,541 (2016: £14,115,248).

The cost of land and buildings may be analysed further as follows:

	2018 £	2017 £
Long leasehold	17,216,541	14,115,248
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RBE INVESTMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018**

5. DEBTORS

	2018 £	2017 £
Due within one year		
Trade debtors	-	14,898
Other debtors	1,669,080	1,166,867
Prepayments and accrued income	969,710	628,530
	<u>2,638,790</u>	<u>1,810,295</u>

6. CREDITORS: Amounts falling due within one year

	2018 £	2017 £
Trade creditors	18,347	-
Corporation tax	115,263	208,676
Other creditors	4,102,273	1,176,812
Accruals and deferred income	324,108	117,359
	<u>4,559,991</u>	<u>1,502,847</u>

7. CREDITORS: Amounts falling due after more than one year

	2018 £	2017 £
Other creditors	100,000	100,000
	<u>100,000</u>	<u>100,000</u>

8. SHARE CAPITAL

	2018 £	2017 £
Allotted, called up and fully paid		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>

9. RELATED PARTY TRANSACTIONS

Included within other debtors are amounts due from related parties, of £1,659,632 (2017: £1,158,203). The company is related by virtue of common control.

Included within other creditors is an amount due to directors of the company of £4,102,273 (2017: £1,152,661).