

**REGISTERED NUMBER: 05008739 (England and Wales)**

**Unaudited Financial Statements for the Year Ended 31 January 2017**

**for**

**3 Cube Real Estate Limited**

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**for the Year Ended 31 January 2017**

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**3 Cube Real Estate Limited**  
**Company Information**  
**for the Year Ended 31 January 2017**

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**DIRECTORS:** A Kahn  
P Akhtar

**SECRETARY:** A Kahn

**REGISTERED OFFICE:** 240 Canal Road  
Bradford  
West Yorkshire  
BD1 4SX

**REGISTERED NUMBER:** 05008739 (England and Wales)

**ACCOUNTANTS:** Isaacs  
Trust House  
St James Business Park  
5 New Augustus Street  
Bradford  
West Yorkshire  
BD1 5LL

**Balance Sheet**  
**31 January 2017**

	Notes	2017 £	£	2016 £	£
<b>FIXED ASSETS</b>					
Investment property	3		555,055		555,055
<b>CURRENT ASSETS</b>					
Debtors	4	-		551,600	
Cash at bank		4,690		8,713	
		<u>4,690</u>		<u>560,313</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>1,203,081</u>		<u>1,201,297</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(1,198,391)</u>		<u>(640,984)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>(643,336)</u>		<u>(85,929)</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	6		<u>244,468</u>		<u>254,514</u>
<b>NET LIABILITIES</b>			<u>(887,804)</u>		<u>(340,443)</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			10		10
Retained earnings			<u>(887,814)</u>		<u>(340,453)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>(887,804)</u>		<u>(340,443)</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2017 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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)

**Balance Sheet - continued**  
**31 January 2017**

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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 Board of Directors on 17 October 2017 and were signed on its behalf by:

A Kahn - Director

**Notes to the Financial Statements**  
**for the Year Ended 31 January 2017**

**1. STATUTORY INFORMATION**

3 Cube Real Estate Limited 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.

**Rental income**

Rental income has been included in the financial statements on a receivable basis, excluding value added tax.

**Investment property**

The investment properties are stated as the directors' estimate of open market value. Unrealised gains on revaluation are taken to the revaluation reserve. Permanent diminutions in value are included as exceptional items in the profit and loss account.

**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.

**3. INVESTMENT PROPERTY**

	<b>Total £</b>
<b>FAIR VALUE</b>	
At 1 February 2016	
and 31 January 2017	<u>555,055</u>
<b>NET BOOK VALUE</b>	
At 31 January 2017	<u>555,055</u>
At 31 January 2016	<u>555,055</u>

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 January 2017**

**4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Other debtors	<u>-</u>	<u>551,600</u>

**5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<b>9,600</b>	8,806
Trade creditors	<b>2,285</b>	1,536
Other creditors	<b>1,191,196</b>	1,190,955
	<u><b>1,203,081</b></u>	<u>1,201,297</u>

**6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans	<u><b>244,468</b></u>	<u>254,514</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Loans more than 5 years	<u><b>196,468</b></u>	<u>214,500</u>

**7. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans	<u><b>254,068</b></u>	<u>263,320</u>

Bank facilities are secured by a fixed charge on each of the company's investment properties.

**8. RELATED PARTY DISCLOSURES**

Other creditors include £100,252 (2016: £106,552) from Project Kahn Limited, £370,896 (2016: £365,555) from Kahn Landmark Limited. Mr A Kahn is a director and a beneficial holder of more than 20% of the issued share capital of Kahn Landmark Limited.

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.