

A & M PROPERTIES (EUROPE) LIMITED

COMPANY NUMBER : 06466002

REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31ST JANUARY 2017

DIRECTORS:

A F MANNOUKAS  
M SOCRATES  
MRS B MANNOUKAS  
MRS K SOCRATES

SECRETARY

A F MANNOUKAS

REGISTERED OFFICE:

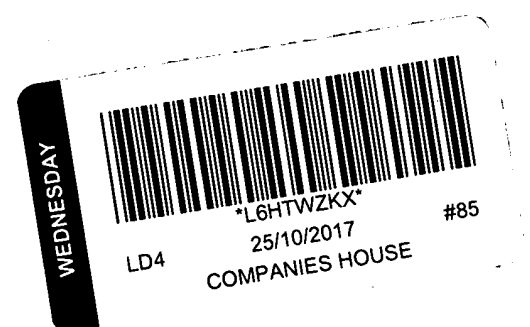
2 PAUL GARDENS  
CROYDON  
SURREY  
CR0 5QL

BUSINESS ADDRESS:

27 HAYES LANE  
BECKENHAM  
KENT  
BR3 6QS

REPORTING ACCOUNTANTS:

MESSRS MILTON & CO.  
INTERNATIONAL ACCOUNTANTS  
2 PAUL GARDENS  
CROYDON  
SURREY  
CR0 5QL



A & M PROPERTIES (EUROPE) LIMITED

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31ST JANUARY 2017

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A & M PROPERTIES (EUROPE) LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31ST JANUARY 2017

The Directors present their report and financial statements for the year ended 31st January 2017.

REVIEW OF THE BUSINESS AND PRINCIPAL ACTIVITIES

The principal activity of the Company is that of Property Investments and Management of Properties.

Both the level of business and the period's financial position were satisfactory.

RESULTS AND DIVIDENDS

A summary of the results of the year's trading is given in the Profit and Loss Account on page 4 of the financial statements.

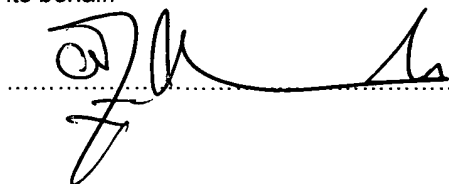
The Directors do not recommend the payment of any dividend,

DIRECTORS AND THEIR INTEREST

The Directors who served during the year and their beneficial interest in the company's issued Share Capital was:

	Ordinary Shares of £1 each	
	2017	2016
A F Mannoukas	1	1
M Socrates	1	1

This report was approved by the Board on the 24th March 2017 and signed on its behalf.



A F Mannoukas  
Director

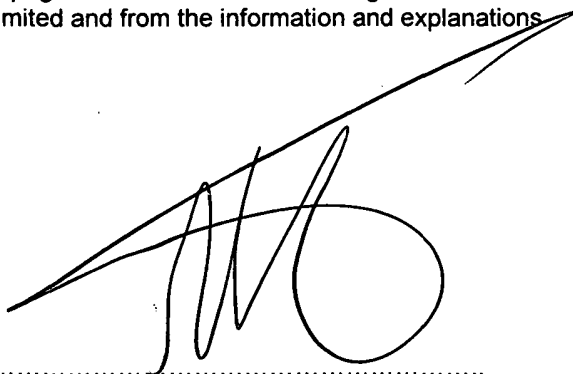
A & M PROPERTIES (EUROPE) LIMITED

ACCOUNTANTS' REPORT TO THE MEMBERS OF

A & M PROPERTIES (EUROPE) LIMITED

In accordance with instructions given to us, we have prepared, without carrying out an audit, the accounts on pages 3 to 6 from the accounting records of A & M Properties (Europe) Limited and from the information and explanations given to us.

Messrs Milton & Co  
International Accountants  
2 Paul Gardens  
Croydon  
CR0 5QL

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned over a dotted line.

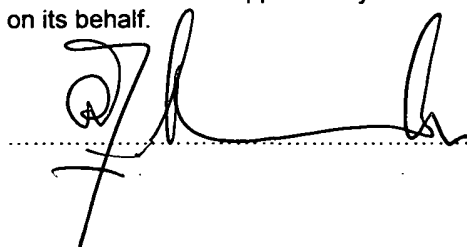
**A & M PROPERTIES (EUROPE) LIMITED****BALANCE SHEET AS AT 31ST JANUARY 2017**

	<u>Note</u>	<u>2017</u>		<u>2016</u>	
		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
<b><u>FIXED ASSETS</u></b>	<b>1</b>		<b>192927</b>		<b>771711</b>
<b><u>CURRENT ASSETS</u></b>					
Cash at Bank		44118		4304	
Debtors	<b>5</b>	<u>5230</u>	<u>49348</u>	<u>5230</u>	<u>9534</u>
			<u>242275</u>		<u>781245</u>
<b><u>CURRENT LIABILITIES</u></b>					
Creditors	<b>2</b>		<u>(814045)</u>		<u>(830808)</u>
<b><u>TOTAL ASSETS LESS CURRENT LIABILITIES</u></b>			<u><u>58230</u></u>		<u><u>(49563)</u></u>
<b><u>FINANCED BY</u></b>					
<b><u>SHARE CAPITAL AND RESERVES</u></b>					
Called up Share Capital	<b>3</b>		<b>2</b>		<b>2</b>
Profit and Loss Account	<b>4</b>		<u>58228</u>		<u>(49565)</u>
			<u><u>58230</u></u>		<u><u>(49563)</u></u>

**NOTE:**

- a. For the year ended 31st January 2017 the company was entitled to exemption from audit under section 477(2) of the Companies Act 2006 relating to the small companies regime.
- b. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.
- c. The Directors acknowledge their responsibility for:
- i) ensuring the company keeps accounting records which comply with section 386; and
  - ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial period, and of its Profit for the financial period, in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Companies Act relating to the accounts, so far as is applicable to the company.
- d. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The Accounts were approved by the Board on the 24th March 2017 and signed on its behalf.



A F Mannoukas  
Director

A & M PROPERTIES (EUROPE) LIMITEDPROFIT AND LOSS ACCOUNTFOR THE YEAR ENDED 31ST JANUARY 2017

	2017 £	2016 £
RENT RECEIVED	27633	42165
Other Income	179068	-
	<u>206701</u>	
Administrative Expenses	<u>56788</u>	<u>11656</u>
	149913	30509
Bank Loan Interest	<u>27488</u>	<u>43865</u>
<u>OPERATING PROFIT/LOSS BEFORE TAXATION</u>	122425	(13356)
Taxation	<u>14632</u>	<u>-</u>
<u>PROFIT/LOSS AFTER TAXATION RETAINED</u>	<u>107793</u>	<u>(13356)</u>

A & M PROPERTIES (EUROPE) LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31ST JANUARY 2017

**1 ACCOUNTING POLICIES**

**1.1 BASIS OF PREPARATION OF ACCOUNTS**

The accounts are prepared under the historical cost convention and includes the results of the Company's operations which are described in the Directors' report and all of which are continuing.

The Company has taken advantage of the exemption in Financial Reporting Standard No.1 from the requirements to produce a cash flow statement on the grounds that it is a small company.

**1.2 TURNOVER**

Turnover represents Rental Income Received.

A & M PROPERTIES (EUROPE) LIMITEDNOTES TO THE ACCOUNTSFOR THE YEAR ENDED 31ST JANUARY 2017

	<u>2017</u> <u>£</u>	<u>2016</u> <u>£</u>
1 <u>TANGIBLE FIXED ASSETS</u>		
<u>FREEHOLD PROPERTY</u>		
35 Whitworth Road		
South Norwood London SE25 6XJ		
At Cost	771711	771711
Less Sale	<u>578784</u>	<u>-</u>
	<u>192927</u>	<u>771711</u>
2 <u>CREDITORS</u>		
Amounts falling due within one year:		
Taxation	14632	
Director's Account	-	11954
Accruals	<u>3040</u>	<u>4125</u>
	17672	16079
Amounts falling due for more than one year:		
Bank Loan	<u>166373</u>	<u>814729</u>
	<u>184045</u>	<u>830808</u>
3 <u>SHARE CAPITAL</u>		
<u>AUTHORISED</u>		
1000 Ordinary Share of £1 each	<u>1000</u>	<u>1000</u>
<u>CALLED UP</u>		
Issued and Fully Paid		
2 Ordinary Shares of £1 each	<u>2</u>	<u>2</u>
4 <u>PROFIT AND LOSS ACCOUNT</u>		
Balance as at 1st February	(49565)	(36209)
Retained Profit/Loss for the year	<u>107793</u>	<u>(13356)</u>
Balance as at 31st January	<u>58228</u>	<u>(49565)</u>
5 <u>DEBTORS</u>		
Deposit Protect	<u>5230</u>	<u>5230</u>