

REGISTERED NUMBER: 07150270 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2016

FOR

EPSILON REAL ESTATE PARTNERS LIMITED

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2016**

	Page
Company Information	1
Statement of Financial Position	2
Notes to the Financial Statements	4
Chartered Accountants' Report	6

EPSILON REAL ESTATE PARTNERS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31ST MARCH 2016**

DIRECTORS:

D R Lister
R Hatter

REGISTERED OFFICE:

2nd Floor
20 Thayer Street
London
W1U 2DD

REGISTERED NUMBER:

07150270 (England and Wales)

ACCOUNTANTS:

Leigh Philip & Partners
Chartered Accountants
2nd Floor
Devonshire House
1 Devonshire Street
London
W1W 5DS

STATEMENT OF FINANCIAL POSITION
31ST MARCH 2016

	Notes	2016 £	£	2015 £	£
FIXED ASSETS					
Tangible assets	4		1,030		1,388
CURRENT ASSETS					
Debtors	5	187,678		401,161	
Cash at bank		<u>18,611</u>		<u>39,963</u>	
		206,289		441,124	
CREDITORS					
Amounts falling due within one year	6	<u>204,644</u>		<u>439,809</u>	
NET CURRENT ASSETS			<u>1,645</u>		<u>1,315</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			2,675		2,703
PROVISIONS FOR LIABILITIES	7		<u>206</u>		<u>278</u>
NET ASSETS			<u>2,469</u>		<u>2,425</u>
CAPITAL AND RESERVES					
Called up share capital	8		150		150
Retained earnings			<u>2,319</u>		<u>2,275</u>
SHAREHOLDERS' FUNDS			<u>2,469</u>		<u>2,425</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2016 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
- (b) 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.

STATEMENT OF FINANCIAL POSITION - continued
31ST MARCH 2016

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 Statement of Comprehensive Income has not been delivered.

The financial statements were approved by the Board of Directors on 20th December 2016 and were signed on its behalf by:

D R Lister - Director

R Hatter - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2016**

1. STATUTORY INFORMATION

Epsilon Real Estate Partners 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.

Turnover

Turnover represents net invoiced sales of services, 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.

Plant and machinery etc - 20% on cost

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 5.

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1st April 2015	
and 31st March 2016	1,788
DEPRECIATION	
At 1st April 2015	400
Charge for year	358
At 31st March 2016	758
NET BOOK VALUE	
At 31st March 2016	1,030
At 31st March 2015	1,388

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016 £	2015 £
Trade debtors	87,442	99,288
Other debtors	44,494	53,623
Prepayments and accrued income	55,742	248,250
	<u>187,678</u>	<u>401,161</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST MARCH 2016

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2016	2015
	£	£
Trade creditors	31,219	26,112
Tax	520	462
Social security and other taxes	7,356	8,251
VAT	13,063	10,002
Other creditors	30,270	50,085
Accruals and deferred income	122,216	344,897
	<u>204,644</u>	<u>439,809</u>

7. PROVISIONS FOR LIABILITIES

	2016	2015
	£	£
Deferred tax	<u>206</u>	<u>278</u>
		Deferred tax
		£
Balance at 1st April 2015		278
Provided during year		<u>(72)</u>
Balance at 31st March 2016		<u>206</u>

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:		Nominal value:	2016	2015
Number:	Class:		£	£
150	Ordinary	£1	<u>150</u>	<u>150</u>

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
EPSILON REAL ESTATE PARTNERS LIMITED**

The following reproduces the text of the report prepared for the directors and members in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Statement of Comprehensive Income and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Epsilon Real Estate Partners Limited for the year ended 31st March 2016 which comprise the Statement of Comprehensive Income, Statement of Financial Position, and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Epsilon Real Estate Partners Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Epsilon Real Estate Partners Limited and state those matters that we have agreed to state to the Board of Directors of Epsilon Real Estate Partners Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Epsilon Real Estate Partners Limited Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Epsilon Real Estate Partners Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Epsilon Real Estate Partners Limited. You consider that Epsilon Real Estate Partners Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Epsilon Real Estate Partners Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Leigh Philip & Partners
Chartered Accountants
2nd Floor
Devonshire House
1 Devonshire Street
London
W1W 5DS

20th December 2016

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.