REGISTERED NUMBER: 09360864 (England and Wales)

Financial Statements for the Year Ended 31 March 2022

for

London Capital Property Finance Limited

Contents of the Financial Statements
for the Year Ended 31 March 2022

Company Information
for the Year Ended 31 March 2022

DIRECTOR:	Mr N Christofi
REGISTERED OFFICE:	Sirus Property Finance 4 Copthall Avenue London EC2R 7DA
REGISTERED NUMBER:	09360864 (England and Wales)
ACCOUNTANTS:	CAS MCGEE LTD Chartered Certified Accountants 130a Darkes Lane Potters Bar Hertfordshire EN6 1AF

Balance Sheet
31 March 2022

	Notes	31.3.22 £	£	31.3.21 £	£
FIXED ASSETS					
Tangible assets	4		6,389		6,627
Investments	5		50,000		50,000
			56,389		56,627
CURRENT ASSETS					
Debtors	6	676,432		470,216	
Cash at bank		2,328		82,392	
		678,760		552,608	
CREDITORS					
Amounts falling due within one year	7	91,229		72,084	
NET CURRENT ASSETS			587,531		480,524
TOTAL ASSETS LESS CURRENT LIABILITIES			643,920		537,151
CREDITORS					
Amounts falling due after more than one year	8		(89,487)		(102,000)
PROVISIONS FOR LIABILITIES	10		(1,578)		(1,144)
NET ASSETS			552,855		434,007
CAPITAL AND RESERVES					
Called up share capital	11		100		100
Retained earnings	12		552,755		433,907
SHAREHOLDERS' FUNDS			552,855		434,007

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2022 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 March 2022

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 6 February 2023 and were signed by:

Mr N Christofi - Director

1. STATUTORY INFORMATION

London Capital Property Finance 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 Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Turnover
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 25% on reducing balance
Computer equipment	- 25% on reducing balance

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.

Pension costs and other post-retirement benefits
The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2021 - 3).

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4. **TANGIBLE FIXED ASSETS**

	Fixtures and fittings £	Computer equipment £	Totals £
COST			
At 1 April 2021	5,435	12,554	17,989
Additions	1,338	-	1,338
At 31 March 2022	6,773	12,554	19,327
DEPRECIATION			
At 1 April 2021	2,791	8,571	11,362
Charge for year	995	581	1,576
At 31 March 2022	3,786	9,152	12,938
NET BOOK VALUE			
At 31 March 2022	2,987	3,402	6,389
At 31 March 2021	2,644	3,983	6,627

5. **FIXED ASSET INVESTMENTS**

	Other investments £
COST	
At 1 April 2021 and 31 March 2022	50,000
NET BOOK VALUE	
At 31 March 2022	50,000
At 31 March 2021	50,000

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

	31.3.22 £	31.3.21 £
Trade debtors	-	3,025
Other loans	670,182	461,191
Prepayments	6,250	6,000
	676,432	470,216

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

	31.3.22 £	31.3.21 £
Tax	82,336	64,167
Other creditors	-	34
Directors' current accounts	733	984
Accrued expenses	8,160	6,899
	91,229	72,084

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8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.22	31.3.21
	£	£
Bank loans (see note 9)	89,487	102,000

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	89,487	102,000

9. LOANS

An analysis of the maturity of loans is given below:

	31.3.22	31.3.21
	£	£
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	89,487	102,000

10. PROVISIONS FOR LIABILITIES

	31.3.22	31.3.21
	£	£
Deferred tax		
Accelerated capital allowances	1,578	1,144

	Deferred tax
	£
Balance at 1 April 2021	1,144
Provided during year	434
Balance at 31 March 2022	1,578

11. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.22	31.3.21
			£	£
100	Ordinary shares	£1.00	100	100

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12. **RESERVES**

	Retained earnings £
At 1 April 2021	433,907
Profit for the year	155,848
Dividends	(37,000)
At 31 March 2022	552,755

13. **DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to a director subsisted during the years ended 31 March 2022 and 31 March 2021:

	31.3.22 £	31.3.21 £
Mr N Christofi		
Balance outstanding at start of year	984	643
Amounts advanced	-	341
Amounts repaid	(251)	-
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of year	733	984

14. **RELATED PARTY DISCLOSURES**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with other related entities.

15. **POST BALANCE SHEET EVENTS**

There were no essential either adjusting events or non-adjusting events in the period of time elapsing between the balance sheet date and the date on which these financial statements are prepared. The impact of COVID-19 is described in the Going Concern Consideration note.

The ongoing Russia-Ukraine conflict has resulted in going concern becoming a significant risk. The United States and Europe have avoided direct military conflict with Russia amid its conflict with Ukraine. They have however used a set of financial sanctions to limit Russia's access to financial resources. The impact of the sanctions may result in difficulties for the company to operate. Neither London Capital Property Finance Limited nor the owners are currently on the sanctions list at the time of this report, however this may change as the situation changes.

16. **ULTIMATE CONTROLLING PARTY**

The controlling party is Mr N Christofi.

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17. **GOING CONCERN CONSIDERATION**

The Company's management does not see a severe impact of COVID-19 outbreak to its activity. The Company tested the financial impact on the following areas of financial statements that can be affected:
- Breach of trade contracts
- Revenue
- Cost of sales
- Expenditure
- Inventories fair value measurements
- Debt repayment