

**IAS INVESTMENTS LIMITED  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2021**

Sloane & Co. LLP

Chartered Certified Accountants & Business Advisors

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London  
W2 5SH

Ias Investments Limited  
Financial Statements  
For The Year Ended 30 November 2021

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**Ias Investments Limited**  
**Balance Sheet**  
**As at 30 November 2021**

Registered number: 09858783

		<b>2021</b>		<b>2020</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>					
Tangible Assets	<b>3</b>		938,084		485,566
			<u>938,084</u>		<u>485,566</u>
<b>CURRENT ASSETS</b>					
Cash at bank and in hand		17,402		10,611	
		<u>17,402</u>		<u>10,611</u>	
<b>Creditors: Amounts Falling Due Within One Year</b>	<b>5</b>	(4,105 )		(1,900 )	
		<u>(4,105 )</u>		<u>(1,900 )</u>	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			13,297		8,711
			<u>13,297</u>		<u>8,711</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			951,381		494,277
			<u>951,381</u>		<u>494,277</u>
<b>Creditors: Amounts Falling Due After More Than One Year</b>	<b>6</b>	(946,428 )		(494,163 )	
		<u>(946,428 )</u>		<u>(494,163 )</u>	
<b>NET ASSETS</b>			4,953		114
			<u>4,953</u>		<u>114</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	<b>7</b>	1		1	
Profit and Loss Account		4,952		113	
		<u>4,952</u>		<u>113</u>	
<b>SHAREHOLDERS' FUNDS</b>			4,953		114
			<u>4,953</u>		<u>114</u>

**Ias Investments Limited**  
**Balance Sheet (continued)**  
**As at 30 November 2021**

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For the year ending 30 November 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

On behalf of the board

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Mr Ian Compton

Director

**20 April 2022**

The notes on pages 3 to 5 form part of these financial statements.

**Ias Investments Limited**  
**Notes to the Financial Statements**  
**For The Year Ended 30 November 2021**

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**1. Accounting Policies**

**1.1. Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

**1.2. Turnover**

Turnover represents rental income receivable. Rental Income is recognised in accordance with the rental agreement.

**1.3. Tangible Fixed Assets and Depreciation**

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Fixtures & Fittings	25% Straight Line
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**1.4. Investment Properties**

Investment property, which is property held to earn rentals, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

**1.5. Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and assets reflect the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

**2. Average Number of Employees**

Average number of employees, including directors, during the year was as follows: 2 (2020: 2)

**Ias Investments Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 30 November 2021**

**3. Tangible Assets**

	<b>Investment Properties</b>	<b>Fixtures &amp; Fittings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
As at 1 December 2020	485,474	374	485,848
Additions	451,112	2,000	453,112
As at 30 November 2021	<u>936,586</u>	<u>2,374</u>	<u>938,960</u>
<b>Depreciation</b>			
As at 1 December 2020	-	282	282
Provided during the period	-	594	594
As at 30 November 2021	<u>-</u>	<u>876</u>	<u>876</u>
<b>Net Book Value</b>			
As at 30 November 2021	<u>936,586</u>	<u>1,498</u>	<u>938,084</u>
As at 1 December 2020	<u>485,474</u>	<u>92</u>	<u>485,566</u>

**4. Debtors**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Due within one year</b>	<u></u>	<u></u>

**5. Creditors: Amounts Falling Due Within One Year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Corporation tax	180	-
Rent deposit	2,725	1,300
Accruals and deferred income	900	600
Directors' loan accounts	300	-
	<u>4,105</u>	<u>1,900</u>

**6. Creditors: Amounts Falling Due After More Than One Year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Bank loans	555,524	251,024
Amounts owed to parent undertaking	390,904	243,139
	<u>946,428</u>	<u>494,163</u>

**Ias Investments Limited**  
**Notes to the Financial Statements (continued)**  
**For The Year Ended 30 November 2021**

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**7. Share Capital**

	<b>2021</b>	<b>2020</b>
Allotted, Called up and fully paid	<u>1</u>	<u>1</u>

**8. General Information**

Ias Investments Limited is a private company, limited by shares, incorporated in England & Wales, registered number 09858783 . The registered office is 128a Meadow House, Meadow Walk, Epsom, Surrey, KT19 0BA.

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.