

**JABREAL LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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FOR THE YEAR ENDED 31 DECEMBER 2022**

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**JABREAL LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

<b>DIRECTORS:</b>	Mr A Mendelsohn Mrs R Mendelsohn
<b>REGISTERED OFFICE:</b>	34 St Georges Road London NW11 0LR
<b>REGISTERED NUMBER:</b>	09918636 (England and Wales)
<b>ACCOUNTANTS:</b>	Sugarwhite Meyer Accountants Ltd First Floor 94 Stamford Hill London N16 6XS

**BALANCE SHEET**  
**31 DECEMBER 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Investments	5		77,883		74,925
Investment property	6		<u>2,820,036</u>		<u>2,800,036</u>
			2,897,919		2,874,961
<b>CURRENT ASSETS</b>					
Debtors	7	148,870		130,210	
Cash at bank		<u>336,185</u>		<u>265,325</u>	
		485,055		395,535	
<b>CREDITORS</b>					
Amounts falling due within one year	8	<u>2,764,071</u>		<u>2,761,474</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(2,279,016)</u>		<u>(2,365,939)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>618,903</u>		<u>509,022</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			100		100
Revaluation reserve			69,073		69,073
Retained earnings			<u>549,730</u>		<u>439,849</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>618,903</u>		<u>509,022</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2022 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.

**BALANCE SHEET - continued**  
**31 DECEMBER 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 Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 28 September 2023 and were signed on its behalf by:

Mr A Mendelsohn - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**1. STATUTORY INFORMATION**

Jabreal 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. STATEMENT OF COMPLIANCE**

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.

**3. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements have been prepared on the historical cost basis, as modified to include investment properties measured at fair value through profit or loss.

**Significant judgements and estimates**

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. The estimates and underlying assumptions are reviewed on an ongoing basis.

**Turnover**

Turnover is recognised at the fair value of the consideration receivable in respect of services provided in the normal course of business. The turnover of the company is represented by rents and charges receivable in respect of the company's investment portfolio.

**Investments in associates**

Investments in associate undertakings are recognised at valuation.

**Investment property**

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. It is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

**Taxation**

Taxation for the year comprises current tax. Tax is recognised in the Profit and Loss Account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current 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.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**4. EMPLOYEES AND DIRECTORS**

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

**5. FIXED ASSET INVESTMENTS**

	Interest in associate £
<b>COST OR VALUATION</b>	
At 1 January 2022	74,925
Revaluations	2,958
At 31 December 2022	<u>77,883</u>
<b>NET BOOK VALUE</b>	
At 31 December 2022	<u>77,883</u>
At 31 December 2021	<u>74,925</u>

**6. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2022	2,800,036
Additions	20,000
At 31 December 2022	<u>2,820,036</u>
<b>NET BOOK VALUE</b>	
At 31 December 2022	<u>2,820,036</u>
At 31 December 2021	<u>2,800,036</u>

The fair value of the investment properties has been arrived at on the basis of a valuation carried out by the company's director who has the experience and expertise required to undertake such an exercise. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties in the same location.

The historical cost of investment properties at 31 December 2022 is £2,820,036.

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

	2022 £	2021 £
Trade debtors	33,946	-
Amounts owed by associates	70,000	82,000
Other debtors	<u>44,924</u>	<u>48,210</u>
	<u>148,870</u>	<u>130,210</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Taxation and social security	25,063	27,397
Other creditors	<u>2,739,008</u>	<u>2,734,077</u>
	<u><b>2,764,071</b></u>	<u><b>2,761,474</b></u>

**9. RELATED PARTY DISCLOSURES**

Other debtors include amounts aggregating £67,581 (2021: £33,635) due from related companies under common control.

Other creditors include amounts aggregating £506,169 (2021: £495,920) due to related companies under common control.

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.