

## KBR2 PROPERTY INVESTMENTS LTD

Unaudited Financial Statements

### **Period of accounts**

**Start date:** 01 September 2021

**End date:** 31 August 2022

**KBR2 PROPERTY INVESTMENTS LTD**  
**Statement of Financial Position**  
**As at 31 August 2022**

	<b>Notes</b>	<b>2022</b> <b>£</b>	<b>2021</b> <b>£</b>
<b>Fixed assets</b>			
Tangible fixed assets	3	514,918	0
		<u><b>514,918</b></u>	<u><b>0</b></u>
<b>Current assets</b>			
Cash at bank and in hand		16,565	100
<b>Creditors: amount falling due within one year</b>	4	(176,115)	0
<b>Net current liabilities</b>		<u><b>(159,550)</b></u>	<u><b>100</b></u>
<b>Total assets less current liabilities</b>		355,368	100
<b>Creditors: amount falling due after more than one year</b>	5	(370,826)	0
<b>Net liabilities</b>		<u><u><b>(15,458)</b></u></u>	<u><u><b>100</b></u></u>
<b>Capital and reserves</b>			
Called up share capital		100	100
Profit and loss account		(15,558)	0
<b>Shareholder's funds</b>		<u><u><b>(15,458)</b></u></u>	<u><u><b>100</b></u></u>

For the year ended 31 August 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

1. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.
2. The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of Part 15 of the Companies Act 2006. In accordance with Section 444 of the Companies Act 2006, the income statement has not been delivered to the Registrar of Companies.

The financial statements were approved by the board of directors on 27 October 2023 and were signed on its behalf by:

-----

Humayun KABIR  
Director

# KBR2 PROPERTY INVESTMENTS LTD

## Notes to the Financial Statements

For the year ended 31 August 2022

### General Information

KBR2 PROPERTY INVESTMENTS LTD is a private company, limited by shares, registered in England and Wales, registration number 13225503, registration address Flat 284 41 Millharbour, LONDON, E14 9NH.

The presentation currency is £ sterling.

### 1. Accounting policies

#### Significant accounting policies

##### Statement of compliance

These financial statements have been prepared in compliance with FRS 102 – The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

##### Basis of preparation

The financial statements have been prepared under the historical cost convention as modified by the revaluation of land and buildings and certain financial instruments measured at fair value in accordance with the accounting policies.

The financial statements are prepared in sterling which is the functional currency of the company.

##### Going concern basis

The directors believe that the company is experiencing good levels of sales growth and profitability, and that it is well placed to manage its business risks successfully. Accordingly, they have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

##### Turnover

Turnover comprises the invoiced value of goods and services supplied by the company, net of Value Added Tax and trade discounts.

##### Tangible fixed assets

Tangible fixed assets, other than freehold land, are stated at cost or valuation less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Land and Buildings	0% Reducing Balance
--------------------	---------------------

## 2. Average number of employees

Average number of employees during the year was 0 (2021 : 0).

## 3. Tangible fixed assets

<b>Cost or valuation</b>	<b>Land and Buildings</b>	<b>Total</b>
	<b>£</b>	<b>£</b>
At 01 September 2021	-	-
Additions	514,918	514,918
Disposals	-	-
At 31 August 2022	<b>514,918</b>	<b>514,918</b>
<b>Depreciation</b>		
At 01 September 2021	-	-
Charge for year	-	-
On disposals	-	-
At 31 August 2022	-	-
<b>Net book values</b>		
Closing balance as at 31 August 2022	<b>514,918</b>	<b>514,918</b>
Opening balance as at 01 September 2021	-	-

## 4. Creditors: amount falling due within one year

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Accrued Expenses	1,020	0
Rent Deposit	2,800	0
Directors' Current Accounts	172,295	0
	<b>176,115</b>	<b>0</b>

## 5. Creditors: amount falling due after more than one year

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Bank Loans & Overdrafts (secured)	370,826	0
	<b>370,826</b>	<b>0</b>

registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.