

Company Registration No. SC668395 (Scotland)

ZEPPELIN INVESTMENTS LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JULY 2021



ZEPPELIN INVESTMENTS LIMITED

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ZEPPELIN INVESTMENTS LIMITED

BALANCE SHEET **AS AT 31 JULY 2021**

	Notes	2021 £	£
Fixed assets			
Investment properties	2		843,772
Current assets			
Cash at bank and in hand		61,050	
Other debtors		4,233	
		<u>65,284</u>	
Creditors: amounts falling due within one year	3	<u>450,183</u>	
Net Current assets			<u>-384,899</u>
Total assets less current liabilities			458,873
Net Assets			<u><u>458,873</u></u>
Capital and reserves			
Called up share capital	4		2
Revaluation reserve			465,000
Profit and loss reserves			<u>-6,129</u>
Total equity			<u><u>458,873</u></u>

ZEPELIN INVESTMENTS LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 JULY 2021

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

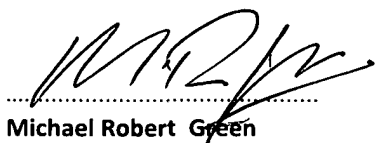
For the financial year ended 31 July 2021 the company was entitled to an exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance of section 476.

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

The financial statements were approved by the board of directors and authorised for issue on 9 November 2021 and are signed on its behalf by:



Michael Robert Green
Director

Company registration No. SC668395

ZEPELIN INVESTMENTS LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR EDNED 31 JULY 2021

	Share Capital	Revaluation reserves	Profit and loss reserves	Total
	£		£	£
Balance at 22 July 2020	2			2
Loss and total comprehensive income for the year			-6,129	-6,129
Revaluation		465,000		465,000
Balance at 31 July 2021	2	465,000	-6,129	458,873

ZEPPELIN INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR EDNED 31 JULY 2021

1 Accounting policies

Company information

Zeppelin Investments Limited is a private company limited by shares incorporates in Scotland. The registered office is Edgefield Industrial Estate, Loanhead, EH20 9TB

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principle accounting policies adopted are set out below.

1.2 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation 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 the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.3 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand and deposits held at call with banks.

1.4 Financial instruments

The company has elected to apply the provisions of Section 11 "Basic Financial Instruments" and section 12 'other Financial issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Basic financial assets

Basic financial assets, which include debtors and bank balances, are measured at transaction price including transaction costs.

Classification of financial liabilities

Financial liabilities and equity instruments are classed according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

ZEPPELIN INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021

1 Accounting policies

(continued)

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans are initially recognised at transaction price.

Trade Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if the payment due within one year or less.

1.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.6 Taxation

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

Current tax

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

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

ZEPPELIN INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021

1	Accounting policies	(continued)
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1.70	Leases
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Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

2	Investment property	2021
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Fair Value

Additions	378,772
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Revaluations	465,000
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At 31 July 2021	<u>843,772</u>
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The fair value investment property has been arrived at on the basis of a valuation carried out as at 31 July 2021 by the Directors. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

3	Creditors: amounts falling due within one year	2021
		£

Deposits held	4,296
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Other creditors	445,887
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<u>450,183</u>

4	Called up share capital	2021
		£

Ordinary share capital issued and fully paid

2 Ordinary shares of £1 each	<u>2</u>
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