

REGISTERED NUMBER: 02496472 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD
27 FEBRUARY 2022 TO 28 FEBRUARY 2023
FOR
EASTBURY INVESTMENTS LIMITED

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FOR THE PERIOD 27 FEBRUARY 2022 TO 28 FEBRUARY 2023**

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EASTBURY INVESTMENTS LIMITED
COMPANY INFORMATION
FOR THE PERIOD 27 FEBRUARY 2022 TO 28 FEBRUARY 2023

DIRECTOR: MS W PIROG

REGISTERED OFFICE: 18 ST CROSS STREET
4TH FLOOR
LONDON
EC1N 8UN

REGISTERED NUMBER: 02496472 (England and Wales)

ACCOUNTANTS: GOLDWYNS
CHARTERED ACCOUNTANTS
109 BAKER STREET
LONDON
W1U 6RP

BALANCE SHEET
28 FEBRUARY 2023

	Notes	2023 £	£	2022 £	£
FIXED ASSETS					
Investment property	4		1,000,000		1,000,000
CURRENT ASSETS					
Debtors	5	239,360		198,224	
Cash at bank		<u>181</u>		<u>530</u>	
		239,541		198,754	
CREDITORS					
Amounts falling due within one year	6	<u>1,792,617</u>		<u>1,738,492</u>	
NET CURRENT LIABILITIES			<u>(1,553,076)</u>		<u>(1,539,738)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(553,076)</u>		<u>(539,738)</u>
CAPITAL AND RESERVES					
Called up share capital	7		2,002		2,002
Investment property fair value gain reserve	8		14,157		14,157
Retained earnings	8		<u>(569,235)</u>		<u>(555,897)</u>
SHAREHOLDERS' FUNDS			<u>(553,076)</u>		<u>(539,738)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 28 February 2023.

The members have not required the company to obtain an audit of its financial statements for the period ended 28 February 2023 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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 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 19 March 2024 and were signed by:

MS W PIROG - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 27 FEBRUARY 2022 TO 28 FEBRUARY 2023**

1. STATUTORY INFORMATION

Eastbury Investments 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 as modified by the revaluation of certain assets.

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 £.

Going concern

The company incurred losses of £4,338 and is in a net liabilities position of £544,076 as at 28 February 2023. There is a material uncertainty as to whether the company will be able to continue trading as a going concern due to the parent company, who was providing financial support, being in administration. However, the company owns an investment property and is due to rental income. Hence the accounts have been prepared on a going concern basis. The financial statements do not include any adjustments that may arise from a failure to continue to receiving financial revenue or support.

Revenue

The company is a property investment company, which owns an investment property in East London.

Revenue comprises rent receivable and other related income, which is recognised in the accounting period to which it relates.

Investment property

Investment property is carried at fair value determined annually and determined from the current local market values. No depreciation is provided. Any permanent changes in Fair Value are recognised in the Statement of Comprehensive Income.

Taxation

Current tax represents the amount of tax payable or receivable in respect of the taxable profit (or loss) for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax represents the future tax consequences of transactions and events recognised in the financial statements of current and previous periods. It is recognised in respect of all timing differences, with certain exceptions. Timing differences are differences between taxable profits and total comprehensive income as stated in the financial statements that arise from the inclusion of income and expense in tax assessments in periods different from those in which they are recognised in the financial statements. 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.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of timing differences.

Debtors and creditors receivable/payable within on year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each balance sheet date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 27 FEBRUARY 2022 TO 28 FEBRUARY 2023

2. ACCOUNTING POLICIES - continued**Provisions**

Provisions are recognised when the company has an obligation at the balance sheet date as a result of a past event, it is probable that an outflow of economic benefits will be required in settlement and the amount can be reliably estimated.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was 1 (2022 - 1) .

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 27 February 2022	
and 28 February 2023	1,000,000
NET BOOK VALUE	
At 28 February 2023	1,000,000
At 26 February 2022	1,000,000

Fair value at 28 February 2023 is represented by:

	£
Valuation in 2023	1,000,000

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Other debtors	236,635	66,699
VAT	-	1,120
Prepayments and accrued income	2,725	130,405
	<u>239,360</u>	<u>198,224</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Trade creditors	3,450	57,669
VAT	2,806	-
Other creditors	1,767,661	1,678,623
Accruals and deferred income	18,700	2,200
	<u>1,792,617</u>	<u>1,738,492</u>

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2023 £	2022 £
2,002	Ordinary	£1	<u>2,002</u>	<u>2,002</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 27 FEBRUARY 2022 TO 28 FEBRUARY 2023

8. RESERVES

	Retained earnings £	Investment property fair value gain reserve £	Totals £
At 27 February 2022	(555,897)	14,157	(541,740)
Deficit for the period	<u>(13,338)</u>	<u> </u>	<u>(13,338)</u>
At 28 February 2023	<u>(569,235)</u>	<u>14,157</u>	<u>(555,078)</u>

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.