

2B INVESTMENTS LIMITED

COMPANY NUMBER 6090040

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 29TH FEBRUARY 2020



KING LOOSE & CO
ACCOUNTANTS
ST JOHN'S HOUSE
5 SOUTH PARADE
SUMMERTOWN
OXFORD OX2 7JL

2B INVESTMENTS LIMITED

COMPANY INFORMATION

FOR THE YEAR ENDED 29TH FEBRUARY 2020

Director	Mr M. Arshad
Secretary	Mr M. Arshad
Company number	6090040
Registered office	5 South Parade Summertown Oxford OX2 7JL
Accountants	King Loose & Co Accountants St John's House 5 South Parade Summertown Oxford OX2 7JL

2B INVESTMENTS LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 29TH FEBRUARY 2020

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2B INVESTMENTS LIMITED

**ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE
UNAUDITED FINANCIAL STATEMENTS OF 2B INVESTMENTS LIMITED**

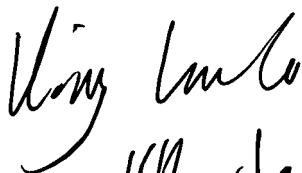
In accordance with the engagement letter, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company which comprise the Profit and Loss Account and Balance Sheet and related notes, from the accounting records and information you have given to us.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permissible by law, we do not accept nor assume responsibility to anyone other than the Company and the Company's Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with the technical guidance issued by the Institute of Chartered Accountants in England and Wales, and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet your duty to ensure that the company has kept proper accounting records and to prepare financial statements for the year ended 29th February 2020 that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.


16th January 2021

King Loose & Co
Accountants
St John's House
5 South Parade
Summertown
Oxford OX2 7JL

2B INVESTMENTS LIMITED**BALANCE SHEET (COMPANY NUMBER 6090040)****AS AT 29TH FEBRUARY 2020**

	Notes	<u>2020</u>	<u>2019</u>
		£	£
Fixed Assets			
Tangible assets	4	2,974,538	2,503,396
Current Assets			
Debtors	5	54,955	2,283
Cash at bank and in hand		418,686	639,875
		<u>473,641</u>	<u>642,158</u>
Creditors: amounts falling due within one year	6	<u>(1,606,919)</u>	<u>(1,282,610)</u>
Net Current liabilities		<u>(1,133,278)</u>	<u>(640,452)</u>
Total Assets Less Current Liabilities		1,841,260	1,862,944
Creditors: amounts falling due after more than one year	7	(911,051)	(953,637)
Provisions for Liabilities and Charges	9	<u>(137,128)</u>	<u>(137,128)</u>
Net Assets		<u><u>793,081</u></u>	<u><u>772,179</u></u>
Capital and Reserves			
Called up share capital	10	100	100
Profit and loss account		792,981	772,079
Total Shareholders' Funds		<u><u>793,081</u></u>	<u><u>772,179</u></u>

The director considers that for the year ended 29th February 2020 the company was entitled to exemption from the requirement to have an audit under the provisions of Section 477 of the Companies Act 2006. No member or members have deposited a notice requesting an audit for the current financial year under Section 476 of the Act.

The director acknowledges his responsibilities for ensuring that the company keeps accounting records which comply with Section 386 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of Sections 393 and 394, and which otherwise comply with the requirements of the Act relating to the financial statements, so far as applicable to the company.

The financial statements are prepared in accordance with the provisions of the Companies Act 2006 applicable to companies subject to the small companies regime.

No profit and loss account is presented in accordance with Section 444(5a) of the Companies Act 2006.

The financial statements were approved by the board of directors on 7/2/2021 2020

.....  Mr M. Arshad Director

The notes on pages 3 to 10 form an integral part of these financial statements.

2B INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 29TH FEBRUARY 2020

1. Company information

2B Investments Limited ('the company') is a limited company incorporated in the United Kingdom. The address of the registered office is:

5 South Parade
Summertown
Oxford OX2 7JL

The principal activity of the company is that of property letting.

These financial statements have been presented in sterling (£) as this is the currency of the primary economic environment in which the company operates.

2B INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 29TH FEBRUARY 2020

2. Accounting policies

Basis of preparation

These financial statements have been prepared under the historical cost convention, in accordance with the accounting policies set out below, FRS 102 Section 1A - The Financial Reporting Standard applicable in the UK and Republic of Ireland, and the Companies Act 2006.

Going concern

These financial statements have been prepared on a going concern basis.

The current economic conditions present increased risks for all businesses. In response to such conditions, the director has carefully considered these risks, including an assessment of uncertainty on future trading projections for a period of at least 12 months from the date of signing the financial statements, and the extent to which they might affect the preparation of the financial statements on a going concern basis.

The director considers that the going concern basis is appropriate to the presentation of the financial statements.

Revenue recognition

1. Sale of goods

Revenue from the sale of goods is recognised when all the following conditions are satisfied:-

- a. The company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- b. the company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- c. the amount of revenue can be measured reliably;
- d. it is probable that the economic benefits associated with the transaction will flow to the company; and
- e. the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue is therefore recognised when the customer accepts delivery of the product and the product is installed.

2. Rendering of services

When the outcome of a transaction involving the rendering of services can be estimated reliably the company recognises revenue associated with the transaction by reference to the stage of completion of the transaction at the end of the reporting period. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:-

- a. the amount of revenue can be measured reliably;
- b. it is probable that the economic benefits associated with the transaction will flow to the entity;
- c. the stage of completion of the transaction at the end of the reporting period can be measured reliably; and
- d. the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue for support services is therefore recognised proportionally over the performance of the service contract.

2B INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 29TH FEBRUARY 2020

3. Rental income

Operating lease income from investment properties is recognised in profit and loss on a straight line basis over the lease term.

4. Commission income

Commission revenue is earned where the company acts as an agent to provide services to third parties. Commissions are recognised as revenue when there is no obligation to provide further service.

5. Interest income

Interest income is recognised as interest accrues using the effective interest rate method.

6. Dividend income

Dividend income receivable is recognised when the rights to receive the distributions have been established.

Taxation

Tax expense for the period comprises current and deferred tax. Tax currently payable, relating to UK corporation tax, is calculated on the basis of the tax rates and laws that have been enacted or substantively enacted as at the reporting date.

Deferred tax is recognised on all timing differences that have originated but not reversed at the reporting date. Transactions or events that result in an obligation to pay more tax in the future, or a right to pay less tax in the future, gives rise to a deferred tax liability or asset. 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 expenses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted as at the reporting date that are expected to apply to the reversal of the timing difference. The tax expense is recognised in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense.

Foreign currencies

Foreign currency transactions are translated into Pounds Sterling using the exchange rate prevailing at the date the transactions took place. Where this is not possible to determine, income and expense items are translated using an average exchange rate for the period.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are reported at the rates of exchange prevailing at that date. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at the reporting date of monetary assets and liabilities are reported in profit and loss.

Tangible fixed assets

Tangible fixed assets held for the company's own use are stated at cost less accumulated depreciation and accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives at the following rates:

Land and buildings	-	Not depreciated, investment property held at fair value.
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2B INVESTMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
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Assets held under finance leases are depreciated in the same way as owned assets.

At each balance sheet date the company reviews the carrying amount of its tangible fixed assets to determine whether there is any indication that any items have suffered an impairment loss. If such an indication exists the recoverable amount of an asset is estimated in order to determine the extent of the impairment loss, if any. Where it is not possible to estimate the recoverable amount of the asset the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Investment property

Investment property 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. Changes in fair value are recognised in the profit and loss account.

The director believes that there is no movement in the fair values of the properties between the two balance sheet dates presented in these financial statements.

Provisions

Provisions are recognised when there is a present obligation (legal or constructive) as a result of a past event, it is probable that the obligation will be required to be settled, and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. Provisions are discounted when the time value of money is material.

Financial instruments

Financial assets and liabilities are recognised when the company becomes party to the contractual provisions of the financial instrument. The company holds basic financial instruments, which comprise cash and cash equivalents, trade and other receivables, equity investments, trade and other payables, and loans and borrowings. The company has chosen to apply the provisions of Section 11 Basic Financial Instruments in full.

Financial assets - classified as basic financial instruments

- i) Cash and cash equivalents
Cash and cash equivalents include cash in hand, deposits held with banks, and other short term highly liquid investments with original maturities of three months or less.
- ii) Trade and other receivables
Trade and other receivables that are receivable within one year are measured at the undiscounted amount of the cash expected to be received, net of any impairment.

At the end of each reporting period, the company assesses whether there is objective evidence that any receivable amount may be impaired. A provision for impairment is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of the estimated future cash flows, discounted at the effective interest rate. The amount of the provision is recognised immediately in profit and loss.

2B INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 29TH FEBRUARY 2020

- iii) **Equity investments**
Equity investments comprise ordinary equity shares, publicly traded in active markets for which a reliable fair value can be measured. Equity investments are initially recognised at fair value, which is the transaction price excluding transaction costs and subsequent changes in fair value are recognised through profit and loss.
- iv) **Trade and other payables and loans and borrowings**
Trade and other payables that are payable within one year are measured at the undiscounted amount of the cash expected to be paid.

Critical accounting judgements and key sources of estimation uncertainty

In applying the company's accounting policies, the director is required to make judgements, estimates and assumptions in determining the carrying amount of assets and liabilities. The estimates and assumptions are based on the best and most reliable evidence available at the time when the decisions are made, and are based on historical experience and other factors that are considered to be applicable. Due to the inherent subjectivity involved in making such judgements, estimates and assumptions, the actual results and outcomes may differ.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

3. Employees	2020	2019
	<u>Number</u>	<u>Number</u>
Number of employees		
The average monthly numbers of employees (including the director) during the year were:	<u>1</u>	<u>1</u>
4. Tangible assets	<u>Land and buildings freehold</u>	<u>Total</u>
	<u>£</u>	<u>£</u>
Cost		
At 1st March 2019	2,503,396	2,503,396
Additions	471,142	471,142
At 29th February 2020	<u>2,974,538</u>	<u>2,974,538</u>
Net book value		
At 29th February 2020	<u>2,974,538</u>	<u>2,974,538</u>
At 28th February 2019	<u>2,503,396</u>	<u>2,503,396</u>

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NOTES TO THE FINANCIAL STATEMENTS
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5. Debtors	<u>2020</u> £	<u>2019</u> £
Amounts owed by associated undertakings	51,815	-
Corporation tax recoverable	-	985
Other debtors	3,140	1,298
	<u>54,955</u>	<u>2,283</u>

6. Creditors: amounts falling due within one year	<u>2020</u> £	<u>2019</u> £
Bank loan - current element	21,000	-
Amounts owed to associated undertakings	1,499,855	1,199,855
Corporation tax	3,909	-
Director's current account	955	955
Other creditors	80,000	80,000
Accruals and deferred income	1,200	1,800
	<u>1,606,919</u>	<u>1,282,610</u>

The director current account is unsecured and non interest bearing.

As security for monies owed, Lloyds Bank Plc holds fixed and floating charges over certain of the company's freehold property, dated 10 November 2016 and 16 November 2016. Part of the charge dated 16 November 2016 was released on 17 January 2019.

7. Creditors: amounts falling due after more than one year	<u>2020</u> £	<u>2019</u> £
Bank loan - due in 1 - 2 years	18,567	-
Bank loan - due in more than 5 years	892,484	953,637
	<u>911,051</u>	<u>953,637</u>

As security for monies owed, Lloyds Bank Plc holds fixed and floating charges over certain of the company's freehold property, dated 10 November 2016 and 16 November 2016. Part of the charge dated 16 November 2016 was released on 17 January 2019.

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8. Provisions	<u>Deferred taxation (Note 9)</u> £	<u>Total</u> £
At 1st March 2019	137,128	137,128
At 29th February 2020	<u>137,128</u>	<u>137,128</u>

9. Deferred tax	<u>2020</u> £	<u>2019</u> £
Included in provision (note 8)	<u>137,128</u>	<u>137,128</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	<u>2020</u> £	<u>2019</u> £
Accelerated capital allowances	<u>137,128</u>	<u>137,128</u>

10. Share capital	<u>2020</u> £	<u>2019</u> £
Issued and fully paid		
100 ordinary shares of £1 each	<u>100</u>	<u>100</u>

11. Secured liabilities

As security for monies owed, Lloyds Bank Plc holds fixed and floating charges over certain of the company's freehold property, dated 10 November 2016 and 16 November 2016. Part of the charge dated 16 November 2016 was released on 17 January 2019.

2B INVESTMENTS LIMITED

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12. Related party transactions

The following balances are receivable from companies which are under the common control of Mr M. Arshad; the company director:

	<u>2020</u>	<u>2019</u>
	£	£
OX4 Properties Limited	-	5,166
RMA Assets Limited	730,966	742,719
RMA Properties Limited	37,922	37,922
RMA Investments Limited	730,967	414,048
	<u>1,499,855</u>	<u>1,199,855</u>

The following balances are payable to companies which are under the common control of Mr M. Arshad; the company director:

	<u>2020</u>	<u>2019</u>
	£	£
Randolph Street Construction Limited	<u>51,815</u>	<u>-</u>

An amount of £80,000 is payable to the director's son who purchased a property for the company in the year ended 28 February 2016.

No interest is payable or receivable on the loans.