

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2019  
FOR  
EASTBURY INVESTMENTS LIMITED**

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FOR THE YEAR ENDED 31 AUGUST 2019**

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**EASTBURY INVESTMENTS LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 AUGUST 2019**

**DIRECTORS:** MS T ILIEVA  
A ANTONIOU

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

**REGISTERED NUMBER:** 02496472 (England and Wales)

**BALANCE SHEET**  
**31 AUGUST**  
**2019**

	Notes	2019 £	£	2018 £	£
<b>FIXED ASSETS</b>					
Investment property	4		1,360,000		1,360,000
<b>CURRENT ASSETS</b>					
Debtors	5	64,114		156,357	
Cash at bank		<u>24,090</u>		<u>3,788</u>	
		88,204		160,145	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>1,526,407</u>		<u>1,455,031</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(1,438,203)</u>		<u>(1,294,886)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>(78,203)</u>		<u>65,114</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	7		2,002		2,002
Investment property fair value gain reserve	8		374,157		374,157
Retained earnings	8		<u>(454,362)</u>		<u>(311,045)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>(78,203)</u>		<u>65,114</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2019 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 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 Board of Directors and authorised for issue on 28 May 2020 and were signed on its behalf by:

MS T ILIEVA - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2019**

**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.

**Going concern**

The company incurred losses of £143,317 for the year ended 31 August 2019 and is in a net liabilities position of £78,203 as at 31 August 2019. The financial statements have been prepared on a going concern basis, on the assumption of the continuing availability of financial support from the director and shareholders. The financial statements do not include any adjustments that would arise from a failure to obtain this financial support.

**Investment property**

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

**Taxation**

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

Current or deferred 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.

**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.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2018 - 1 ) .

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**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 31 AUGUST 2019**

4. **INVESTMENT PROPERTY**Total  
£**FAIR VALUE**At 1 September 2018  
and 31 August 20191,360,000**NET BOOK VALUE**

At 31 August 2019

1,360,000

At 31 August 2018

1,360,000

Fair value at 31 August 2019 is represented by:

Valuation in 2019

£  
1,360,0005. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019	2018
	£	£
Other debtors	52,947	156,357
Prepayments and accrued income	<u>11,167</u>	-
	<u><u>64,114</u></u>	<u><u>156,357</u></u>

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

	2019	2018
	£	£
Trade creditors	880	1,000
VAT	2,686	6,371
Other creditors	1,513,974	1,438,608
Accruals and deferred income	<u>8,867</u>	<u>9,052</u>
	<u><u>1,526,407</u></u>	<u><u>1,455,031</u></u>

7. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2019	2018
			£	£
2,002	Ordinary	£1	<u><u>2,002</u></u>	<u><u>2,002</u></u>

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 AUGUST 2019**

**8. RESERVES**

	Retained earnings £	Investment property fair value gain reserve £	Totals £
At 1 September 2018	(311,045)	374,157	63,112
Deficit for the year	<u>(143,317)</u>		<u>(143,317)</u>
At 31 August 2019	<u>(454,362)</u>	<u>374,157</u>	<u>(80,205)</u>