

**REGISTERED NUMBER: 04281790 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2019  
FOR  
JUAN LIMITED**

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FOR THE YEAR ENDED 31 JANUARY 2019**

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**JUAN LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 JANUARY 2019**

<b>DIRECTORS:</b>	Mr A Michaelides J.M. O'Keefe
<b>SECRETARY:</b>	J.M. O'Keefe
<b>REGISTERED OFFICE:</b>	Global House 303 Ballards Lane London N12 8NP
<b>REGISTERED NUMBER:</b>	04281790 (England and Wales)
<b>ACCOUNTANTS:</b>	Pittalis Gilchrist LLP Chartered Certified Accountants Global House 303 Ballards Lane London N12 8NP

**STATEMENT OF FINANCIAL POSITION  
31 JANUARY  
2019**

	Notes	31.1.19 £	£	31.1.18 £	£
<b>FIXED ASSETS</b>					
Investment property	4		<b>900,000</b>		900,000
<b>CURRENT ASSETS</b>					
Cash at bank and in hand		<b>53</b>		89	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u><b>51,724</b></u>	<u><b>(51,671)</b></u>	<u>55,675</u>	<u>(55,586)</u>
<b>NET CURRENT LIABILITIES</b>					
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>848,329</b>		844,414
<b>CREDITORS</b>					
Amounts falling due after more than one year	6		<b>(721,211)</b>		(731,331)
<b>PROVISIONS FOR LIABILITIES</b>	9		<u><b>(11,344)</b></u>		<u>(12,994)</u>
<b>NET ASSETS</b>			<u><b>115,774</b></u>		<u>100,089</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			<b>100</b>		100
Retained earnings			<u><b>115,674</b></u>		<u>99,989</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><b>115,774</b></u>		<u>100,089</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 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.

**STATEMENT OF FINANCIAL POSITION - continued**  
**31 JANUARY**  
**2019**

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Statement of Comprehensive Income has not been delivered.

The financial statements were approved by the Board of Directors on 19 March 2019 and were signed on its behalf by:

Mr A Michaelides - Director

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

**1. STATUTORY INFORMATION**

Juan 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**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.

**Turnover**

Turnover represents rents receivable from the investment properties owned by company. Rents are recognised up to the year end date.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**Financial instruments**

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

**Cash and cash equivalent**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2018 - 2 ).

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

**4. INVESTMENT PROPERTY**

**Total  
£**

**FAIR VALUE**

At 1 February 2018  
and 31 January 2019

**900,000**

**NET BOOK VALUE**

At 31 January 2019

**900,000**

At 31 January 2018

**900,000**

Fair value at 31 January 2019 is represented by:

Valuation in 2016  
Cost

**£  
64,968  
835,032  
900,000**

If the investment property had not been revalued it would have been included at the following historical cost:

	<b>31.1.19 £</b>	31.1.18 £
Cost	<b><u>835,032</u></b>	<u>835,032</u>

The investment property was valued on an open market basis on 31 January 2019 by the company directors.

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

	<b>31.1.19 £</b>	31.1.18 £
Bank loans and overdrafts (see note 7)	<b>30,285</b>	34,798
Taxation and social security	<b>3,292</b>	2,730
Other creditors	<b><u>18,147</u></b>	<u>18,147</u>
	<b><u>51,724</u></b>	<u>55,675</u>

**6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>31.1.19 £</b>	31.1.18 £
Bank loans (see note 7)	<b>290,293</b>	316,071
Amounts owed to group undertakings	<b><u>430,918</u></b>	<u>415,260</u>
	<b><u>721,211</u></b>	<u>731,331</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instalments	<b><u>229,722</u></b>	<u>246,474</u>

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

**7. LOANS**

An analysis of the maturity of loans is given below:

	<b>31.1.19</b>	31.1.18
	<b>£</b>	<b>£</b>
Amounts falling due within one year or on demand:		
Bank loans	<b><u>30,285</u></b>	<u>34,798</u>
Amounts falling due between one and two years:		
Bank loans - 1-2 years	<b><u>60,571</u></b>	<u>69,597</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instalments	<b><u>229,722</u></b>	<u>246,474</u>

**8. SECURED DEBTS**

The bank loan is secured by the way of legal charge over the company's investment property.

**9. PROVISIONS FOR LIABILITIES**

	<b>31.1.19</b>	31.1.18
	<b>£</b>	<b>£</b>
Deferred tax	<b><u>11,344</u></b>	<u>12,994</u>
		<b>Deferred tax</b>
		<b>£</b>
Balance at 1 February 2018		<b>12,994</b>
Provided during year		<b><u>(1,650)</u></b>
Balance at 31 January 2019		<b><u>11,344</u></b>

**10. RELATED PARTY DISCLOSURES**

At the year end the company owes £14,547 (2018 - £14,547) to its directors.

The company continued receiving rent from The Hotel Boutique Limited for the use of the investment property .It amounted to £32,210 (2018- £30,900) for the period.

The Hotel Boutique Limited is a related party by virtue of being controlled by Lola O'Keefe, daughter of Julie O'Keefe, director.

The amount shown in other creditors of £3,827.71 (2018 : £3,620) is owed to The Hotel Group Limited of £3,620 (2017 :£nil), Hotel Boutique Limited £65,090 (2018- £49,640) and A A.Michaelides (Brook Green) Limited of £362,000 (2018 : £362,000) . All companies are under the common control of the directors/shareholders.

**11. ULTIMATE CONTROLLING PARTY**

The company is under control of the directors who are also the shareholders.