REGISTERED NUMBER: 02166320 (England and Wales)

Pelican Properties Limited

Unaudited Financial Statements

for the Year Ended 31st March 2026

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Pelican Properties Limited

Company Information for the Year Ended 31st March 2026

DIRECTOR:	R Boileau
SECRETARY:	R Boileau
REGISTERED OFFICE:	48 Arwenack Street Falmouth Cornwall TR11 3JH
REGISTERED NUMBER:	02166320 (England and Wales)
ACCOUNTANTS:	Hodgsons Chartered Accountants 48 Arwenack Street Falmouth Cornwall TR11 3JH

Pelican Properties Limited (Registered number: 02166320)

Statement of Financial Position
31st March 2026

	Notes	2026 £	£	2025 £	£
FIXED ASSETS					
Investment property	4		**750,000**		750,000
CURRENT ASSETS					
Debtors	5	**17,108**		17,058	
Cash at bank		**10,409**		8,771	
		27,517		25,829	
CREDITORS					
Amounts falling due within one year	6	**661,561**		658,540	
NET CURRENT LIABILITIES			**(634,044)**		(632,711)
TOTAL ASSETS LESS CURRENT LIABILITIES			**115,956**		117,289
PROVISIONS FOR LIABILITIES			**17,597**		17,851
NET ASSETS			**98,359**		99,438
CAPITAL AND RESERVES					
Called up share capital	7		**2**		2
Retained earnings			**98,357**		99,436
SHAREHOLDERS' FUNDS			**98,359**		99,438

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st March 2026.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st March 2026 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 4th November 2026 and were signed by:

R Boileau - Director

The notes form part of these financial statements

Notes to the Financial Statements for the Year Ended 31st March 2026

1. STATUTORY INFORMATION

Pelican Properties 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 financial statements cover a single entity.

The presentation currency of the financial statements is the Pound Sterling (£). Monetary amounts in these financial statements have been rounded to the nearest Pound.

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.

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.

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 statement of financial position date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

Going concern
The company has net current liabilities and is reliant upon the continued support of the director. The financial statements have been prepared on the going concern basis and the director believes this is appropriate.

continued...

2. ACCOUNTING POLICIES - continued

Financial instruments
The company has chosen to adopt the Sections 11 and 12 of FRS 102 in respect of financial instruments.

(i) Financial assets

Basic financial assets, including trade and other receivables, cash and bank balances are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of future receipts, discounted at a market rate of interest.

(ii) Financial liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts, discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2025 - NIL).

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1st April 2025 and 31st March 2026	**750,000**
NET BOOK VALUE	
At 31st March 2026	**750,000**
At 31st March 2025	750,000

Fair value at 31st March 2026 is represented by:

	£
Valuation in 2023	**95,258**
Cost	**654,742**
	750,000

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

	2026 £	2025 £
Cost	**654,742**	654,742

Investment property was valued on a fair value basis on 31st March 2026 by the director .

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5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Trade debtors	**1,000**	1,900
Other debtors	**15,158**	15,158
Prepayments and accrued income	**950**	-
	17,108	17,058

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2026	2025
	£	£
Trade creditors	**4,429**	994
Other creditors	**980**	980
Directors' current accounts	**654,862**	654,862
Accruals and deferred income	**1,290**	1,704
	661,561	658,540

7. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2026	2025
			£	£
2	Ordinary	£1	**2**	2

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.