Company registration number 02968708 (England and Wales)

EBORLIGHT PROPERTIES LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

PAGES FOR FILING WITH REGISTRAR

EBORLIGHT PROPERTIES LIMITED

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 8

EBORLIGHT PROPERTIES LIMITED

BALANCE SHEET

AS AT 31 MARCH 2026

	Notes	2026 £	2026 £	2025 £	2025 £
Fixed assets					
Tangible assets	**3**		1,546		438
Investment property	**4**		3,266,500		1,421,125
Investments	**5**		570,614		497,379
			3,838,660		1,918,942
Current assets					
Debtors	**6**	20,342		21,033	
Cash at bank and in hand		123,404		161,642	
		143,746		182,675	
Creditors: amounts falling due within one year	**7**	(39,676)		(32,587)	
Net current assets			104,070		150,088
Total assets less current liabilities			3,942,730		2,069,030
Provisions for liabilities			(292,923)		(110)
Net assets			3,649,807		2,068,920
Capital and reserves					
Called up share capital	**8**		22,000		22,000
Share premium account			1,433,706		1,433,706
Other reserve			2,025,129		413,455
Profit and loss reserves			168,972		199,759
Total equity			3,649,807		2,068,920

The director of the company has elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 March 2026 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2026

The financial statements were approved and signed by the director and authorised for issue on 29 June 2026

Mr D A Thompson
Director

Company registration number 02968708 (England and Wales)

1 Accounting policies

Company information

Eborlight Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is Unit 1, Enterprise Complex, Walmgate, York, North Yorkshire, YO1 9TT.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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 £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received for the rental of property and is shown net of VAT.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	20% - 33% straight line
Fixtures, fittings & equipment	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, 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 profit or loss.

1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1 Accounting policies **(Continued)**

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

1 Accounting policies **(Continued)**

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

1.9 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.10 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2026 Number	2025 Number
Total	3	3

3 Tangible fixed assets

	Plant and machinery	Fixtures, fittings & equipment	Total
	£	£	£
Cost			
At 1 April 2025	46,329	13,238	59,567
Additions	1,907	-	1,907
Disposals	(24,895)	-	(24,895)
At 31 March 2026	23,341	13,238	36,579
Depreciation and impairment			
At 1 April 2025	45,891	13,238	59,129
Depreciation charged in the year	799	-	799
Eliminated in respect of disposals	(24,895)	-	(24,895)
At 31 March 2026	21,795	13,238	35,033
Carrying amount			
At 31 March 2026	1,546	-	1,546
At 31 March 2025	438		438

4 Investment property

	2026
	£
Fair value	
At 1 April 2025	1,421,125
Revaluations	1,845,375
At 31 March 2026	3,266,500

The fair value of the investment property has been arrived at on the basis of a valuation carried out in 2026. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

5 Fixed asset investments

	2026	2025
	£	£
Investments	570,614	497,379

5 **Fixed asset investments** **(Continued)**

Movements in fixed asset investments

	Investments other than loans £
Cost or valuation	
At 1 April 2025	497,379
Additions	14,400
Valuation changes	58,835
At 31 March 2026	570,614
Carrying amount	
At 31 March 2026	570,614
At 31 March 2025	497,379

6 **Debtors**

	2026 £	2025 £
Amounts falling due within one year:		
Trade debtors	7,407	16,010
Other debtors	12,935	5,023
	20,342	21,033

7 **Creditors: amounts falling due within one year**

	2026 £	2025 £
Trade creditors	11,813	19,705
Taxation and social security	23,178	8,419
Other creditors	4,685	4,463
	39,676	32,587

8 **Called up share capital**

	2026	2025
	£	£
Ordinary share capital		
Issued and fully paid		
2,000 Ordinary 'A' shares of £1 each	2,000	2,000
20,000 Ordinary 'B' shares of £1 each	20,000	20,000
	22,000	22,000

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.