Company registration number 03698310 (England and Wales)

CONDOR PROPERTIES (UK) LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

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CONDOR PROPERTIES (UK) LIMITED

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CONDOR PROPERTIES (UK) LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Investment property	**3**		10,570,000		8,249,247
Current assets					
Debtors	**4**	3,689,002		4,826,264	
Cash at bank and in hand		9,907		251,688	
		3,698,909		5,077,952	
Creditors: amounts falling due within one year	**5**	(2,466,134)		(2,879,952)	
Net current assets			1,232,775		2,198,000
Total assets less current liabilities			11,802,775		10,447,247
Creditors: amounts falling due after more than one year	**6**		(1,745)		(1,077,196)
Provisions for liabilities	**7**		(1,345,038)		(765,440)
Net assets			10,455,992		8,604,611
Capital and reserves					
Called up share capital			700,000		700,000
Profit and loss reserves	**9**		9,755,992		7,904,611
Total equity			10,455,992		8,604,611

For the financial year ended 31 March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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

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.

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

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

The financial statements were approved and signed by the director and authorised for issue on 3 March 2026

Mr N Bhoja
Director

Company registration number 03698310 (England and Wales)

1 Accounting policies

Company information

Condor Properties (UK) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Condor House, 700 Great Cambridge Road, Enfield, Middlesex, EN1 3EA.

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. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the director continues to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for rental services provided in the normal course of business, and is shown net of VAT and other sales related taxes.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

1.4 Investment property

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.

1.6 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.

1 Accounting policies **(Continued)**

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.

1.8 Taxation

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

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.

1 Accounting policies **(Continued)**

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.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

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 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Employees

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

	2025 Number	2024 Number
Total	1	1

3 Investment property

	2025 £
Fair value	
At 1 April 2024	8,249,247
Additions	2,900
Revaluations	2,317,853
At 31 March 2025	10,570,000

3 Investment property **(Continued)**

The director considers that the carrying value of investment properties as at 31 March 2025 is not materially different to its open market value.

4 Debtors

	2025	2024
Amounts falling due within one year:	**£**	**£**
Trade debtors	-	10,502
Other debtors	3,689,002	4,815,762
	3,689,002	4,826,264

5 Creditors: amounts falling due within one year

	2025	2024
	£	**£**
Bank loans and overdrafts	1,093,998	1,052,706
Trade creditors	25,829	10,260
Taxation and social security	34,045	35,700
Other creditors	1,312,262	1,781,286
	2,466,134	2,879,952

6 Creditors: amounts falling due after more than one year

	2025	2024
	£	**£**
Bank loans and overdrafts	1,745	1,077,196

Included within creditors are bank loans of £1,065,000 (2024: £2,099,937) which are secured against freehold properties owned by the company.

7 Provisions for liabilities

		2025	2024
		£	**£**
Deferred tax liabilities	**8**	1,345,038	765,440

8 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

Balances:	Liabilities 2025 £	Liabilities 2024 £
Investment property	1,345,038	765,440

Movements in the year:	2025 £
Liability at 1 April 2024	765,440
Charge to profit or loss	579,598
Liability at 31 March 2025	1,345,038

9 Profit and loss reserves

Included within retained earnings are non-distributable profits of £6,038,692 (2024: £4,300,437) from the revaluation of investment properties.

10 Related party transactions

At the balance sheet date an amount of £1,095,364 (2024: £2,471,767) is due from companies in which the director is also a director.

At the balance sheet date an amount of £1,776,366 (2024: £1,220,764) is due from related parties.

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