REGISTERED NUMBER: 08099402 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

FOR

TRIANGLE INVESTMENTS LIMITED

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FOR THE YEAR ENDED 30 JUNE 2018

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TRIANGLE INVESTMENTS LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 30 JUNE 2018

DIRECTORS:	Mr J S Aytan Mr S Singh Johal Mr J Singh
SECRETARY:	Mr J S Aytan
REGISTERED OFFICE:	187 High Road Leyton London E15 2BY
REGISTERED NUMBER:	08099402 (England and Wales)
ACCOUNTANTS:	Ashford Louis Chartered Certified Accountants 187 High Road Leyton London E15 2BY

BALANCE SHEET
30 JUNE 2018

	Notes	30.6.18 £	£	30.6.17 £	£
FIXED ASSETS					
Investment property	3		814,940		814,940
CURRENT ASSETS					
Debtors	4	21,061		23,600	
Cash at bank and in hand		2,610		17,150	
		23,671		40,750	
CREDITORS					
Amounts falling due within one year	5	406,424		391,789	
NET CURRENT LIABILITIES			(382,753)		(351,039)
TOTAL ASSETS LESS CURRENT LIABILITIES			432,187		463,901
CREDITORS					
Amounts falling due after more than one year	6		379,483		428,621
NET ASSETS			52,704		35,280
CAPITAL AND RESERVES					
Called up share capital			300		300
Retained earnings			52,404		34,980
SHAREHOLDERS' FUNDS			52,704		35,280

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2018 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

(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 notes form part of these financial statements

continued...

BALANCE SHEET - continued
30 JUNE 2018

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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 25 March 2019 and were signed on its behalf by:

Mr J S Aytan - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

1. STATUTORY INFORMATION

Triangle 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 the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Turnover
Turnover represents net invoiced value of rental income excluding value added tax receivable during the year.

Investment property
Investment property, which comprises property held for rental, is revalue annually and aggregate surplus or deficit transferred to the revaluation reserve except where any deficit is deemed permanent when it is taken to the profit and loss account. No provision is made for depreciation of investment property. This is a departure from the requirement of the Regulations, which require all properties to be depreciated, is in the opinion of the Directors, necessary for financial statement to show a true and fair view in accordance with applicable accounting standards. If this departure had not been made, the profit for the financial year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified, because depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

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.

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3. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 July 2017 and 30 June 2018	814,940
NET BOOK VALUE	
At 30 June 2018	814,940
At 30 June 2017	814,940

4. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.18	30.6.17
	£	£
Trade debtors	7,000	23,600
Prepayments	14,061	-
	21,061	23,600

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	30.6.18	30.6.17
	£	£
Bank loans and overdrafts	47,976	47,815
Trade creditors	24,722	20,526
Taxation and social security	4,071	4,358
Other creditors	329,655	319,090
	406,424	391,789

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

	30.6.18	30.6.17
	£	£
Bank loans	379,483	428,621

7. RELATED PARTY DISCLOSURES

Other creditors includes an amount payable to the directors of £26,717 (2017: £6,717).

At the balance sheet date, the company owed £50,000 (2017: £50,000) to AMC Agencies Ltd, a company control by a connected party.

At the balance sheet date, the company owed £93,944 (2017: £93,944) to AMC International Ltd, a company control by a connected party.

At the balance sheet date, the company owed £35,000 (2017:35,000) to Longwood Property London Ltd, a company in which Mr J S Aytan is a director.

8. ULTIMATE CONTROLLING PARTY

The company is controlled by the directors.

CHARTERED CERTIFIED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF TRIANGLE INVESTMENTS LIMITED

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Triangle Investments Limited for the year ended 30 June 2018 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at http://www.accaglobal.com/rulebook.

This report is made solely to the Board of Directors of Triangle Investments Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Triangle Investments Limited and state those matters that we have agreed to state to the Board of Directors of Triangle Investments Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at http://www.accaglobal.com/factsheet163. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Triangle Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Triangle Investments Limited. You consider that Triangle Investments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Triangle Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Ashford Louis
Chartered Certified Accountants
187 High Road Leyton
London
E15 2BY

25 March 2019

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.