

**A. J. IMMOBILIEN LIMITED**  
**UNAUDITED ACCOUNTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2017**

**A. J. IMMOBILIEN LIMITED**  
**UNAUDITED ACCOUNTS**  
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**A. J. IMMOBILIEN LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 OCTOBER 2017**

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|                          |                                                                                 |
|--------------------------|---------------------------------------------------------------------------------|
| <b>Directors</b>         | Mr J. Loher<br>Mr A. Abajoff                                                    |
| <b>Company Number</b>    | 08257421 (England and Wales)                                                    |
| <b>Registered Office</b> | 103 High Street<br>Waltham Cross<br>Hertfordshire<br>EN8 7AN                    |
| <b>Accountants</b>       | Brindley Goldstein Ltd<br>103 High Street<br>Waltham Cross<br>Herts.<br>EN8 7AN |

**A. J. IMMOBILIEN LIMITED**  
**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE**  
**PREPARATION OF THE UNAUDITED STATUTORY ACCOUNTS OF A. J. IMMOBILIEN**  
**LIMITED FOR THE YEAR ENDED 31 OCTOBER 2017**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of A. J. Immobilien Limited for the year ended 31 October 2017 as set out on pages 5 - 7 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](http://icaew.com/membershandbook).

This report is made solely to the Board of Directors of A. J. Immobilien Limited, as a body, in accordance with the terms of our engagement letter dated 3 August 2016. Our work has been undertaken solely to prepare for your approval the accounts of A. J. Immobilien Limited and state those matters that we have agreed to state to the Board of Directors of A. J. Immobilien Limited, as a body, in this report in accordance with AAF 07/16 as detailed at [icaew.com/compilation](http://icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than A. J. Immobilien Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that A. J. Immobilien Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of A. J. Immobilien Limited. You consider that A. J. Immobilien 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 accounts of A. J. Immobilien 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 accounts.

Brindley Goldstein Ltd  
Chartered Accountants

103 High Street  
Waltham Cross  
Herts.  
EN8 7AN

25 July 2018

**A. J. IMMOBILIEN LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 OCTOBER 2017**

|                                                       | Notes | 2017<br>£        | 2016<br>£        |
|-------------------------------------------------------|-------|------------------|------------------|
| <b>Current assets</b>                                 |       |                  |                  |
| Inventories                                           | 4     | 2,476,744        | 2,476,744        |
| Cash at bank and in hand                              |       | 9,100            | 19,417           |
|                                                       |       | <u>2,485,844</u> | <u>2,496,161</u> |
| <b>Creditors: amounts falling due within one year</b> | 5     | (2,529,434)      | (2,571,900)      |
| <b>Net current liabilities</b>                        |       | <u>(43,590)</u>  | <u>(75,739)</u>  |
| <b>Net liabilities</b>                                |       | <u>(43,590)</u>  | <u>(75,739)</u>  |
| <b>Capital and reserves</b>                           |       |                  |                  |
| Called up share capital                               | 6     | 100              | 100              |
| Profit and loss account                               |       | (43,690)         | (75,839)         |
| <b>Shareholders' funds</b>                            |       | <u>(43,590)</u>  | <u>(75,739)</u>  |

For the year ending 31 October 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

Approved by the Board on 25 July 2018.

Mr J. Loher  
Director

Company Registration No. 08257421

**A. J. IMMOBILIEN LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2017**

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**1 Statutory information**

A. J. Immobilien Limited is a private company, limited by shares, registered in England and Wales, registration number 08257421. The registered office is 103 High Street, Waltham Cross, Hertfordshire, EN8 7AN.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

These financial statements for the year ended 31 October 2017 are the first financial statements that comply with FRS 102 Section 1A Small Entities. The date of transition is 1 November 2015.

The transition to FRS 102 Section 1A Small Entities has resulted in a small number of changes in accounting policies to those used previously.

The nature of these changes and their impact on opening equity and profit for the comparative period are explained in the notes below.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

***Turnover***

Turnover represents the value, net of VAT and discounts, of goods provided to customers and work carried out in respect of services provided to customers.

***Inventories***

Inventories have been valued at the lower of cost and estimated selling price less costs to complete and sell. In respect of work in progress and finished goods, cost includes a relevant proportion of overheads according to the stage of manufacturing/completion.

***Going concern***

The financial statements have been prepared on a going concern basis. The company's ongoing activities are dependent upon the continued support of the directors who have undertaken to provide such support for the foreseeable future.

If the going concern basis were not appropriate, adjustments would have to be made to reduce the value of assets to their recoverable amount, to provide for any further liabilities that may arise and to reclassify fixed assets as current assets and long term liabilities as current liabilities.

**4 Inventories**

|                  | <b>2017</b>      | <b>2016</b>      |
|------------------|------------------|------------------|
|                  | <b>£</b>         | <b>£</b>         |
| Work in progress | 2,476,744        | 2,476,744        |
|                  | <u>2,476,744</u> | <u>2,476,744</u> |

**A. J. IMMOBILIEN LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 OCTOBER 2017**

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

|                           | <b>2017</b>      | <b>2016</b>      |
|---------------------------|------------------|------------------|
|                           | <b>£</b>         | <b>£</b>         |
| Bank loans and overdrafts | 1,100,000        | 1,100,000        |
| Other creditors           | 8,000            | 8,000            |
| Loans from directors      | 1,419,880        | 1,462,384        |
| Accruals                  | 1,554            | 1,516            |
|                           | <u>2,529,434</u> | <u>2,571,900</u> |

**6 Share capital**

|                                     | <b>2017</b> | <b>2016</b> |
|-------------------------------------|-------------|-------------|
|                                     | <b>£</b>    | <b>£</b>    |
| Allotted, called up and fully paid: |             |             |
| 100 Ordinary shares of £1 each      | <u>100</u>  | <u>100</u>  |

**7 Transactions with related parties**

The company was under the control of Mr J. Loher and Mr A. Abajoff throughout the current year. Mr J. Loher and Mr A. Abajoff are each personally interested in 50% of the company's issued share capital.

**8 Average number of employees**

During the year the average number of employees was 1 (2016: 1).

