Company registration number 09058607 (England and Wales)

# TLC PROPERTY TRADING LTD

## UNAUDITED FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 MAY 2025

## PAGES FOR FILING WITH REGISTRAR

# TLC PROPERTY TRADING LTD

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# TLC PROPERTY TRADING LTD

## BALANCE SHEET

***AS AT 31 MAY 2025***

| | Notes | 2025 £ | 2025 £ | 2024 £ | 2024 £ |
|---|---|---|---|---|---|
| **Fixed assets** | | | | | |
| Investment properties | **4** | | - | | 185,915 |
| Investments | **5** | | 1,050 | | 1,050 |
| | | | 1,050 | | 186,965 |
| **Current assets** | | | | | |
| Debtors | **7** | 376,423 | | 2,048 | |
| Cash at bank and in hand | | 14 | | - | |
| | | 376,437 | | 2,048 | |
| **Creditors: amounts falling due within one year** | **8** | (15,171) | | (8,555) | |
| **Net current assets/(liabilities)** | | | 361,266 | | (6,507) |
| **Total assets less current liabilities** | | | 362,316 | | 180,458 |
| **Creditors: amounts falling due after more than one year** | **9** | | - | | (21,621) |
| **Net assets** | | | 362,316 | | 158,837 |
| **Capital and reserves** | | | | | |
| Called up share capital | **10** | | 100 | | 100 |
| Profit and loss reserves | | | 362,216 | | 158,737 |
| **Total equity** | | | 362,316 | | 158,837 |

# TLC PROPERTY TRADING LTD

## BALANCE SHEET (CONTINUED)

### *AS AT 31 MAY 2025*

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 May 2025 the company was entitlec 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.

The financial statements were approved and signed by the director and authorised for issue on 26 May 2026

E R Sorsky
**Director**

**Company Registration No. 09058607**

**1 Judgements and key sources of estimation uncertainty**

In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

**2 Accounting policies**

**Company information**

TLC Property Trading Ltd is a private company limited by shares incorporated in England and Wales. The registered office is Gable House, 239 Regents Park Road, London, N3 3LF.

**2.1 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.

**2.2 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.

**2.3 Fixed asset investments**

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss .

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

2 **Accounting policies** **(Continued)**

**2.4 Cash at bank and in hand**

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.

**2.5 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.

**2.6 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.

**2.7 Taxation**

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

**2 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.

**3 Employees**

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

| | 2025<br>Number | 2024<br>Number |
|---|---|---|
| Total | 1 | 1 |

**4 Investment property**

| | 2025<br>£ |
|---|---|
| **Fair value** | |
| At 1 June 2024 | 185,915 |
| Disposals | (185,915) |
| At 31 May 2025 | - |

The Directors valued the Investment Property at the year end.

**5 Fixed asset investments**

| | 2025<br>£ | 2024<br>£ |
|---|---|---|
| Shares in group undertakings and participating interests | 1,050 | 1,050 |

## 6 Subsidiaries

Details of the company's subsidiaries at 31 May 2025 are as follows:

| Name of undertaking | Country | Nature of business | Class of shares held | % Held Direct | Indirect |
|---|---|---|---|---|---|
| Cheriton Developments Limited | England and Wales | Property Investment | Ordinary | 100.00 | 0 |
| Bouverie Properties Limited | England and wales | Property Investment | Ordinary | 100.00 | 0 |
| SLB (Frederick) Limited | England and Wales | Property Investment | Ordinary | 100.00 | 0 |
| Westree Services Limited | England and Wales | Property Investment | Ordinary | 100.00 | 0 |

## 7 Debtors

| | 2025 | 2024 |
|---|---|---|
| **Amounts falling due within one year:** | **£** | **£** |
| Other debtors | 376,423 | 2,048 |

## 8 Creditors: amounts falling due within one year

| | 2025 | 2024 |
|---|---|---|
| | **£** | **£** |
| Bank loans and overdrafts | - | 879 |
| Corporation tax | 6,648 | - |
| Other creditors | 8,523 | 7,676 |
| | 15,171 | 8,555 |

## 9 Creditors: amounts falling due after more than one year

| | 2025 | 2024 |
|---|---|---|
| | **£** | **£** |
| Bank loans and overdrafts | - | 21,621 |

## 10 Called up share capital

| | 2025 | 2024 | 2025 | 2024 |
|---|---|---|---|---|
| **Ordinary share capital** | **Number** | **Number** | **£** | **£** |
| **Issued and fully paid** | | | | |
| Ordinary shares of £1 each | 100 | 100 | 100 | 100 |

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