REGISTERED NUMBER: 09380430 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JANUARY 2017

FOR

SYS INVESTMENTS LTD

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FOR THE YEAR ENDED 31 JANUARY 2017

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SYS INVESTMENTS LTD

COMPANY INFORMATION
FOR THE YEAR ENDED 31 JANUARY 2017

DIRECTOR:	J M Fekete
SECRETARY:	Mrs R Fekete
REGISTERED OFFICE:	115 Craven Park Road South Tottenham London N15 6BL
REGISTERED NUMBER:	09380430 (England and Wales)
ACCOUNTANTS:	Venitt and Greaves Chartered Accountants 115 Craven Park Road South Tottenham London N15 6BL

STATEMENT OF FINANCIAL POSITION
31 JANUARY 2017

	Notes	31.1.17 £	£	31.1.16 £	£
FIXED ASSETS					
Tangible assets	3		34,334		-
Investment property	4		2,367,052		1,521,830
			2,401,386		1,521,830
CURRENT ASSETS					
Debtors	5	199,001		-	
Cash at bank		-		125	
		199,001		125	
CREDITORS					
Amounts falling due within one year	6	2,638,402		1,524,117	
NET CURRENT LIABILITIES			(2,439,401)		(1,523,992)
TOTAL ASSETS LESS CURRENT LIABILITIES			(38,015)		(2,162)
CAPITAL AND RESERVES					
Called up share capital	8		1		1
Retained earnings	9		(38,016)		(2,163)
SHAREHOLDERS' FUNDS			(38,015)		(2,162)

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 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 director on 25 October 2017 and were signed by:

J M Fekete - Director

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2017

1. STATUTORY INFORMATION

SYS Investments Ltd 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.

The presentation currency of the financial statements is the Pound Sterling (£).

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 except for the assets and liabilities which are required by FRS 102 to be stated at fair value.

Changes in accounting policies
The company has adopted FRS 102 for the first time in the preparation of these accounts. Accordingly the date of transition to FRS 102 was 1 February 2015 (beginning of the accounting period of comparative year).

There are no material differences in determining the company's profit and loss under FRS 102 and the previous framework the company adopted (the Financial Reporting Standard for Smaller Entities (effective January 2015)).

Turnover
Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Fixtures and fittings - 15% on reducing balance

Investment property
Investment properties are properties held to earn rental income or for capital appreciation or for both.

Investment properties are recognised initially at cost.

Subsequent to initial recognition:
a. Investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from change in fair value are recognised in profit or loss in the period that they arise; and

b. no depreciation is provided in respect of investment properties applying the fair value model.

continued...

3. **TANGIBLE FIXED ASSETS**

	Fixtures and fittings £
COST	
Additions	40,393
At 31 January 2017	40,393
DEPRECIATION	
Charge for year	6,059
At 31 January 2017	6,059
NET BOOK VALUE	
At 31 January 2017	34,334

4. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 February 2016	1,521,830
Additions	845,222
At 31 January 2017	2,367,052
NET BOOK VALUE	
At 31 January 2017	2,367,052
At 31 January 2016	1,521,830

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.1.17 £	31.1.16 £
Other debtors	199,001	-

6. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.1.17 £	31.1.16 £
Bank loans and overdrafts	1,000,542	-
Other creditors	1,637,860	1,524,117
	2,638,402	1,524,117

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7. SECURED DEBTS

The following secured debts are included within creditors:

	31.1.17	31.1.16
	£	£
Bank loans	1,000,000	-

The bank loans and overdrafts are secured by a first charge over the company's properties and a floating charge over the assets of the company, and bear interest at variable rates.

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.1.17	31.1.16
			£	£
1	Ordinary	£1	1	1

9. RESERVES

	Retained earnings
	£
At 1 February 2016	(2,163)
Deficit for the year	(35,853)
At 31 January 2017	(38,016)

10. ULTIMATE CONTROLLING PARTY

The controlling party is J M Feketc.

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.