

Registered number: 09964310

**CINNAMON PEARL INVESTMENTS
LTD**

**UNAUDITED FINANCIAL
STATEMENTS**

YEAR ENDED 31 JANUARY 2018



**LUBBOCK FINE
Chartered Accountants
Paternoster House
65 St Paul's Churchyard
London EC4M 8AB**

BALANCE SHEET
AS AT 31 JANUARY 2018

	Note	2018 £	2017 £
Fixed assets			
Investment properties		1,421,357	1,421,357
		<u>1,421,357</u>	<u>1,421,357</u>
Current assets			
Debtors: amounts falling due within one year	5	3,065	1,104
Cash at bank and in hand	6	245,940	253,807
		<u>249,005</u>	<u>254,911</u>
Creditors: amounts falling due within one year	7	(9,836)	(7,242)
Net current assets		<u>239,169</u>	<u>247,669</u>
Total assets less current liabilities		<u>1,660,526</u>	<u>1,669,026</u>
Creditors: amounts falling due after more than one year	8	(1,660,329)	(1,660,389)
Net assets		<u><u>197</u></u>	<u><u>8,637</u></u>
Capital and reserves			
Called up share capital	9	10,000	10,000
Profit and loss account		(9,803)	(1,363)
		<u>197</u>	<u>8,637</u>

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

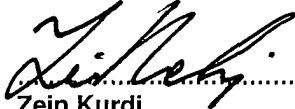
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

BALANCE SHEET (CONTINUED)
AS AT 31 JANUARY 2018

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:


.....
Zein Kurdi
Director

Date: 27/08/18

The notes on pages 3 to 5 form part of these financial statements.

CINNAMON PEARL INVESTMENTS LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018

1. General information

Cinnamon Pearl Investments Ltd is a company limited by shares incorporated in England and Wales. Its registered office is 3rd Floor, Paternoster House, 65 St Paul's Churchyard, London, EC4M 8AB. The principal activity of the company is that of letting of real estate.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and consists of rental income receivable from investment properties.

2.3 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Income and Retained Earnings.

2.4 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.5 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.6 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

2.7 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

CINNAMON PEARL INVESTMENTS LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018

2. Accounting policies (continued)

2.8 Interest income

Interest income is recognised in the Statement of Income and Retained Earnings using the effective interest method.

3. Employees

The average monthly number of employees, including directors, during the year was 3, (2017: 3).

4. Investment property

	Freehold investment property £
Valuation	
At 1 February 2017	1,421,357
At 31 January 2018	<u><u>1,421,357</u></u>

The 2018 valuations were made by the directors, on an open market value for existing use basis.

5. Debtors

	2018 £	2017 £
Prepayments and accrued income	3,065	1,104
	<u><u>3,065</u></u>	<u><u>1,104</u></u>

6. Cash and cash equivalents

	2018 £	2017 £
Cash at bank	245,940	253,807
	<u><u>245,940</u></u>	<u><u>253,807</u></u>

CINNAMON PEARL INVESTMENTS LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018

7. Creditors: Amounts falling due within one year

	2018	2017
	£	£
Other taxation and social security	1,159	809
Accruals and deferred income	8,677	6,433
	<u>9,836</u>	<u>7,242</u>

8. Creditors: Amounts falling due after more than one year

	2018	2017
	£	£
Other creditors	1,660,329	1,660,389
	<u>1,660,329</u>	<u>1,660,389</u>

Other creditors consists of £941,983 (2017: £942,043) due to Zein Kurdi and £718,346 (2017: £718,346) due to Saad Kurdi, both of whom are the directors and shareholders of the company.

9. Share capital

	2018	2017
	£	£
Shares classified as equity		
Allotted, called up and fully paid		
10,000 Ordinary shares of £1 each	<u>10,000</u>	<u>10,000</u>