REGISTERED NUMBER: 10428821 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE PERIOD

14 OCTOBER 2016 TO 31 OCTOBER 2017

FOR

SYCT LIMITED

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE PERIOD 14 OCTOBER 2016 TO 31 OCTOBER 2017

	Page
Company Information	1
Statement of Financial Position	2
Notes to the Financial Statements	3

SYCT LIMITED

COMPANY INFORMATION
FOR THE PERIOD 14 OCTOBER 2016 TO 31 OCTOBER 2017

DIRECTORS:	Mr Y Stavrou Mr S Stavrou
REGISTERED OFFICE:	South Point House 321 Chase Road London N14 6JT
REGISTERED NUMBER:	10428821 (England and Wales)
ACCOUNTANTS:	AGK Partners Chartered Accountants 1 Kings Avenue London N21 3NA

SYCT LIMITED (REGISTERED NUMBER: 10428821)

STATEMENT OF FINANCIAL POSITION
31 OCTOBER 2017

	Notes	£	£
FIXED ASSETS			
Investment property	3		1,545,958
CURRENT ASSETS			
Cash at bank and in hand		62,607	
CREDITORS			
Amounts falling due within one year	4	1,500	
NET CURRENT ASSETS			61,107
TOTAL ASSETS LESS CURRENT LIABILITIES			1,607,065
CREDITORS			
Amounts falling due after more than one year	5		1,618,960
NET LIABILITIES			(11,895)
CAPITAL AND RESERVES			
Called up share capital			80
Retained earnings			(11,975)
			(11,895)

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

The members have not required the company to obtain an audit of its financial statements for the period ended 31 October 2017 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 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 13 July 2018 and were signed on its behalf by:

Mr S Stavrou - Director

The notes form part of these financial statements

1. STATUTORY INFORMATION

Syct 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.

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.

The financial statements have been prepared on a going concern basis as the directors are satisfied that the company will have adequate resources to meet its liabilities to third parties as they fall due.

Significant judgements and estimates
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 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.

There are no significant judgements or estimates involved in the preparation of the financial statements.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation
Taxation for the period 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 statement of financial position date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 period 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.

continued...

2. **ACCOUNTING POLICIES - continued**

Cash and equivalent
Cash and cash equivalents in the statement of financial position comprise cash at banks and in hand, short term deposits with an original maturity date of one month. Cash equivalents are defined as short-term, highly liquid investments that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial instruments
Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and non-puttable ordinary shares which are measured at fair value, with changes recognised in profit or loss.

Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit and loss.

3. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
Additions	1,545,958
At 31 October 2017	1,545,958
NET BOOK VALUE	
At 31 October 2017	1,545,958

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

	£
Other creditors	1,500

5. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	£
Other creditors	1,618,960

6. **RELATED PARTY DISCLOSURES**

Included in the creditors due after one year, is an amount of £1,618,960 due to the shareholders of the company.

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.