Company registration number 10458607 (England and Wales)

J & G ALEXANDER PROPERTIES LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

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J & G ALEXANDER PROPERTIES LIMITED

COMPANY INFORMATION

Directors	Mr J Alexander Mrs G Alexander
Company number	10458607
Registered office	19th Floor 1 Westfield Avenue London E20 1HZ

J & G ALEXANDER PROPERTIES LIMITED

CONTENTS

	Page
Balance sheet	1 - 2
Notes to the financial statements	3 - 7

J & G ALEXANDER PROPERTIES LIMITED

BALANCE SHEET

AS AT 31 MARCH 2026

	Notes	2026 £	2026 £	2025 £	2025 £
Fixed assets					
Investment property	**4**		23,375,000		23,375,000
Current assets					
Debtors	**5**	1,801,480		1,429,732	
Cash at bank and in hand		3,799		40,720	
		1,805,279		1,470,452	
Creditors: amounts falling due within one year	**6**	(985,910)		(838,500)	
Net current assets			819,369		631,952
Total assets less current liabilities			24,194,369		24,006,952
Creditors: amounts falling due after more than one year	**7**		(4,523,125)		(4,143,962)
Provisions for liabilities			(4,625,226)		(4,625,226)
Net assets			15,046,018		15,237,764
Capital and reserves					
Called up share capital	**9**		100		100
Profit and loss reserves			15,045,918		15,237,664
Total equity			15,046,018		15,237,764

J & G ALEXANDER PROPERTIES LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2026

For the financial year ended 31 March 2026 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 of its financial statements for the year in question in accordance with section 476.

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.

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

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

The financial statements were approved by the board of directors and authorised for issue on 4 August 2026 and are signed on its behalf by:

Mr J Alexander
Director

Company registration number 10458607 (England and Wales)

1 Accounting policies

Company information

J & G Alexander Properties Limited is a private company limited by shares incorporated in England and Wales. The registered office is 19th Floor, 1 Westfield Avenue, London, E20 1HZ.

1.1 Basis of preparation

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.

1.2 Investment property

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.

1.3 Cash and cash equivalents

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.

1.4 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.

1 Accounting policies **(Continued)**

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.

1.5 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.

1.6 Taxation

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

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.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.7 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1 Accounting policies **(Continued)**

1.8 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.9 Leases

As lessor

When the company acts as a lessor, a lease is classified as a finance lease whenever it transfers substantially all the risks and rewards of ownership of the underlying asset to the lessee, either at the end of the lease term or for the major part of the economic life of the asset. All other leases are classified as operating leases. If an arrangement contains both lease and non-lease components, the company allocates the consideration in the contract to the two elements.

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

1.10 Foreign exchange

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are 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.

3 Employees

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

	2026 Number	2025 Number
Total	6	6

4 Investment property

	2026 £
Fair value	
At 1 April 2025 and 31 March 2026	23,375,000

4 Investment property **(Continued)**

Investment property comprises residential properties. The fair value of the investment property has been arrived at on the basis of a valuation carried out by the directors. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

5 Debtors

	2026	2025
Amounts falling due within one year:	**£**	**£**
Other debtors	1,801,480	1,429,732

6 Creditors: amounts falling due within one year

	2026	2025
	£	**£**
Bank loans and overdrafts	511,429	378,428
Trade creditors	49,775	43,748
Taxation and social security	39,351	128,085
Other creditors	385,355	288,239
	985,910	838,500

The long-term loans are secured by fixed charges over the investment properties.

7 Creditors: amounts falling due after more than one year

	2026	2025
	£	**£**
Bank loans and overdrafts	4,523,125	4,143,962
Creditors which fall due after five years are payable as follows:		
Payable by instalments	3,539,125	3,114,000

8 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company:

	Liabilities 2026	Liabilities 2025
Balances:	**£**	**£**
Revaluations	4,625,226	4,625,226

There were no deferred tax movements in the year.

The deferred tax liability set out above is expected to reverse on the sale of the investment properties.

9 Called up share capital

Ordinary share capital	2026 Number	2025 Number	2026 £	2025 £
Issued and fully paid				
Ordinary shares of £1 each	100	100	100	100

10 Related party transactions

The company was under the control of the directors and shareholders, Mr J Alexander and Mrs G Alexander.

Mr J Alexander and Mrs G Alexander are also directors and shareholders of Primrose Properties Limited, Alexander and Co Estates Limited , Yellands Estates Limited and Alexander and Moore Carriage Company Limited, all companies registered in England and Wales.

,As at 31 March 2026, Primrose Properties Limited owed the company the sum of £582,939 (2025: £657,083) and this is included in other debtors.

As at 31 March 2026, Alexander and Moore Carriage Company Limited owed the company the sum of £Nil (2025: £175,980) and this is included in other debtors.

As at 31 March 2026, Yellands Estates Limited owed the company the sum of £413,997 (2025: £408,534) and this is included in other debtors.

As at 31 March 2026, Alexander and Co Estates Limited owed the company the sum of £136,019 (2025: £178,135) and this is included in other debtors.

As at 31 March 2026, the company owed the directors the sum of £83 (2025: £51) and this is included in other creditors.

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.