REGISTERED NUMBER: 10609607 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 FEBRUARY 2023

FOR

ROKI INVESTMENTS LIMITED

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FOR THE YEAR ENDED 28 FEBRUARY 2023

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ROKI INVESTMENTS LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 28 FEBRUARY 2023

DIRECTOR:	Mrs J Patel
REGISTERED OFFICE:	248 Church Lane London NW9 8SL
REGISTERED NUMBER:	10609607 (England and Wales)
ACCOUNTANTS:	Gill & Company 248 Church Lane Kingsbury London NW9 8SL

BALANCE SHEET
28 FEBRUARY 2023

	Notes	2023 £	2023 £	2022 £	2022 £
FIXED ASSETS					
Investment property	4		**2,727,998**		1,681,198
CURRENT ASSETS					
Debtors	5	**7,420**		-	
Prepayments and accrued income		**235**		223	
Cash at bank		**45,728**		103,433	
		53,383		103,656	
CREDITORS					
Amounts falling due within one year	6	**664,874**		494,878	
NET CURRENT LIABILITIES			**(611,491)**		(391,222)
TOTAL ASSETS LESS CURRENT LIABILITIES			**2,116,507**		1,289,976
CREDITORS					
Amounts falling due after more than one year	7		**2,058,592**		1,260,606
NET ASSETS			**57,915**		29,370
CAPITAL AND RESERVES					
Called up share capital			**100**		100
Retained earnings			**57,815**		29,270
SHAREHOLDERS' FUNDS			**57,915**		29,370

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 28 February 2023.

The members have not required the company to obtain an audit of its financial statements for the year ended 28 February 2023 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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 notes form part of these financial statements

continued...

BALANCE SHEET - continued
28 FEBRUARY 2023

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

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 and authorised for issue on 22 November 2023 and were signed by:

Mrs J Patel - Director

The notes form part of these financial statements

1. STATUTORY INFORMATION

Roki Investments 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.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

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

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 year 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 balance sheet date.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2022 - NIL).

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4. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 March 2022	**1,681,198**
Additions	**1,046,800**
At 28 February 2023	**2,727,998**
NET BOOK VALUE	
At 28 February 2023	**2,727,998**
At 28 February 2022	1,681,198

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other debtors	**7,420**	-

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Taxation and social security	**3,798**	-
Other creditors	**661,076**	494,878
	664,874	494,878

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
Bank loans	**2,058,592**	1,260,606
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	**2,058,592**	1,260,606

REPORT OF THE ACCOUNTANTS TO THE DIRECTOR OF ROKI INVESTMENTS LIMITED

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Director are not required to be filed with the Registrar of Companies.

As described on the Balance Sheet you are responsible for the preparation of the financial statements for the year ended 28 February 2023 set out on pages three to seven and you consider that the company is exempt from an audit.

In accordance with your instructions, we have compiled these unaudited financial statements in order to assist you to fulfil your statutory responsibilities, from the accounting records and information and explanations supplied to us.

Gill & Company
248 Church Lane
Kingsbury
London
NW9 8SL

22 November 2023

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.