

**JSZ PROPERTY LTD
UNAUDITED ACCOUNTS
FOR THE PERIOD FROM 29 MARCH 2017 TO 31 MARCH 2018**

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UNAUDITED ACCOUNTS
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JSZ PROPERTY LTD
COMPANY INFORMATION
FOR THE PERIOD FROM 29 MARCH 2017 TO 31 MARCH 2018

Director	Mr Joel Sofer
Company Number	10696325 (England and Wales)
Registered Office	22 Braydon Road London N16 6QB England

JSZ PROPERTY LTD
STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2018

	Notes	2018 £
Fixed assets		
Investment property	4	1,264,803
Current assets		
Debtors	5	16,250
Cash at bank and in hand		559
		<u>16,809</u>
Creditors: amounts falling due within one year	6	(686,398)
Net current liabilities		<u>(669,589)</u>
Total assets less current liabilities		595,214
Creditors: amounts falling due after more than one year	7	(607,672)
Net liabilities		<u>(12,458)</u>
Capital and reserves		
Called up share capital	8	2
Profit and loss account		(12,460)
Shareholders' funds		<u>(12,458)</u>

For the period ending 31 March 2018 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 in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered 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 profit and loss account has not been delivered to the Registrar of Companies.

Approved by the Board on 28 December 2018.

Mr Joel Sofer
Director

Company Registration No. 10696325

JSZ PROPERTY LTD
NOTES TO THE ACCOUNTS
FOR THE PERIOD FROM 29 MARCH 2017 TO 31 MARCH 2018

1 Statutory information

JSZ Property Ltd is a private company, limited by shares, registered in England and Wales, registration number 10696325. The registered office is 22 Braydon Road, London, N16 6QB, England.

2 Compliance with accounting standards

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

3 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below and have been consistently applied within the same accounts.

Basis of preparation

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

Presentation currency

The accounts are presented in £ sterling.

Judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, the directors are required to make judgments, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The Directors do not consider there are any critical judgments or sources of estimation uncertainty requiring disclosure beyond the accounting policies listed below.

Investment property

Investment property is included at market fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

Deferred taxation

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax assets and liabilities are not discounted.

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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 or loss.

4 Investment property	2018
	£
Additions	1,264,803
At 31 March 2018	1,264,803

The investment property at 31 March 2018 is stated at director's estimation of open market value. The historical cost of investment property included at valuation is £1,264,803.

5 Debtors	2018
	£
Accrued income and prepayments	16,250

6 Creditors: amounts falling due within one year	2018
	£
Other creditors	685,198
Accruals	1,200
	686,398

Other creditors include amounts aggregating £44,898 due to companies with a common director with the company.

7 Creditors: amounts falling due after more than one year	2018
	£
Bank loans	607,672
Aggregate of amounts that fall due for payment after five years	607,672

The bank loan is secured on the company's investment property.

8 Share capital	2018
	£
Allotted, called up and fully paid:	
2 Ordinary shares of £1 each	2

9 Controlling party

The company is controlled by Mr Y Sofern, director of the company.

10 Average number of employees

During the period the average number of employees was 0.

