

REGISTERED NUMBER: 10821663 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2019

FOR

WINSTON PROPERTY INVESTMENTS LIMITED

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2019**

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

WINSTON PROPERTY INVESTMENTS LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 31 MAY 2019**

DIRECTORS:

Mr I C Gluck
Mr S A Green

REGISTERED OFFICE:

105 Eade Road,
OCC Building A
2nd Floor, Unit 11A,
London
N4 1TJ

REGISTERED NUMBER:

10821663 (England and Wales)

ACCOUNTANTS:

DAS Accounting Services Ltd
105 Eade Road
OCC Building A
2nd Floor, Unit 11A
London
N4 1TJ

BALANCE SHEET
31 MAY 2019

	Notes	2019 £	2018 £
FIXED ASSETS			
Investment property	4	5,298,963	-
CURRENT ASSETS			
Debtors	5	321,366	-
Cash at bank and in hand		<u>151</u>	<u>10</u>
		321,517	10
CREDITORS			
Amounts falling due within one year	6	<u>(3,067,953)</u>	<u>-</u>
NET CURRENT (LIABILITIES)/ASSETS		<u>(2,746,436)</u>	<u>10</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		2,552,527	10
CREDITORS			
Amounts falling due after more than one year	7	<u>(3,193,000)</u>	<u>-</u>
NET (LIABILITIES)/ASSETS		<u>(640,473)</u>	<u>10</u>
CAPITAL AND RESERVES			
Called up share capital	8	10	10
Retained earnings	9	<u>(640,483)</u>	<u>-</u>
SHAREHOLDERS' FUNDS		<u>(640,473)</u>	<u>10</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 May 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 May 2019 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 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
- (b) and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

BALANCE SHEET - continued
31 MAY 2019

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 Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors on 24 February 2020 and were signed on its behalf by:

Mr I C Gluck - Director

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2019

1. **STATUTORY INFORMATION**

Winston Property 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. **STATEMENT OF COMPLIANCE**

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.

3. **ACCOUNTING POLICIES**

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention.

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.

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.

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**

	Total £
FAIR VALUE	
Additions	5,298,963
At 31 May 2019	<u>5,298,963</u>
NET BOOK VALUE	
At 31 May 2019	<u>5,298,963</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 MAY 2019

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2019	2018
	£	£
Trade debtors	13,636	-
Other debtors	307,730	-
	<u>321,366</u>	<u>-</u>

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

	2019	2018
	£	£
Other creditors	<u>3,067,953</u>	<u>-</u>

Other creditors include amount aggregating £348,138 (2018 : £ Nil) due to the directors of the company.

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

	2019	2018
	£	£
Bank loans	<u>3,193,000</u>	<u>-</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments non-installment	<u>3,193,000</u>	<u>-</u>

8. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2019	2018
			£	£
10	Ordinary	1	<u>10</u>	<u>10</u>

9. **RESERVES**

	Retained earnings £
Deficit for the year	(640,483)
At 31 May 2019	<u>(640,483)</u>

10. **RELATED PARTY DISCLOSURES**

Other than the amounts disclosed elsewhere in the accounts, no transactions with related parties were undertaken such as are required to be disclosed under FRS 102.

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.