

**XARTNER INVESTMENTS LIMITED
UNAUDITED ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 NOVEMBER 2025**

Xartner Investments Limited

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Xartner Investments Limited
Abridged Balance Sheet
As At 30 November 2025

Registered number: 11069708

		2025		2024	
	Notes	£	£	£	£
FIXED ASSETS					
Investment Properties	4		1,856,803		1,735,000
			<u>1,856,803</u>		<u>1,735,000</u>
CURRENT ASSETS					
Cash at bank and in hand		183,116		119,035	
		<u>183,116</u>		<u>119,035</u>	
Creditors: Amounts Falling Due Within One Year			(3,182)		(2,833)
			<u>(3,182)</u>		<u>(2,833)</u>
NET CURRENT ASSETS (LIABILITIES)			<u>179,934</u>		<u>116,202</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>2,036,737</u>		<u>1,851,202</u>
Creditors: Amounts Falling Due After More Than One Year			(1,812,993)		(1,671,597)
			<u>(1,812,993)</u>		<u>(1,671,597)</u>
PROVISIONS FOR LIABILITIES					
Deferred Taxation			(48,397)		(48,397)
			<u>(48,397)</u>		<u>(48,397)</u>
NET ASSETS			<u>175,347</u>		<u>131,208</u>
CAPITAL AND RESERVES					
Called up share capital	5		100		100
Fair value reserve	6		206,322		206,322
Profit and Loss Account			(31,075)		(75,214)
			<u>(31,075)</u>		<u>(75,214)</u>
SHAREHOLDERS' FUNDS			<u>175,347</u>		<u>131,208</u>

Xartner Investments Limited
Abridged Balance Sheet (continued)
As At 30 November 2025

For the year ending 30 November 2025 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 directors acknowledge their 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.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Profit and Loss Account.

All of the company's members have consented to the preparation of an Abridged Profit and Loss Account and an Abridged Balance Sheet for the year end 30 November 2025 in accordance with section 444(2A) of the Companies Act 2006.

On behalf of the board

Mr D Oprych

Director
2 June 2026

The notes on pages 3 to 4 form part of these financial statements.

Xartner Investments Limited
Notes to the Abridged Financial Statements
For The Year Ended 30 November 2025

1. General Information

Xartner Investments Limited is a private company, limited by shares, incorporated in England & Wales, registered number 11069708. The registered office is Highfields, Private Road Hucknall, Nottingham, Notts, NG15 6PP.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

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

2.2. Going Concern Disclosure

The financial statements have been prepared on a going concern basis which assumes that the company will continue to trade. The validity of this assumption is dependent on the continued support of the director and businesses under common control not requiring the withdrawal of their monies owed to them until sufficient funds are available. If the company were unable to trade, adjustments would have to be made to reduce the value of assets to their recoverable amount, to provide for any further liabilities that may arise and to reclassify fixed assets and long term liabilities as current assets and liabilities.

2.3. Turnover

Turnover is measured at the fair value of the consideration received or receivable from the renting of the investment properties.

2.4. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the profit and loss account.

2.5. Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and 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 end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period 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 assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

3. Average Number of Employees

Average number of employees, including directors, during the year was: NIL (2024: NIL)

Xartner Investments Limited
Notes to the Abridged Financial Statements (continued)
For The Year Ended 30 November 2025

4. Investment Property

	2025
	£
Fair Value	
As at 1 December 2024	1,735,000
Additions	121,803
As at 30 November 2025	<u>1,856,803</u>

5. Share Capital

	2025	2024
	£	£
Allotted, Called up and fully paid	<u>100</u>	<u>100</u>

6. Reserves

	Fair value reserve	Profit and Loss Account
	£	£
As at 1 December 2024	206,322	(75,214)
Profit for the year and total comprehensive income	-	44,139
As at 30 November 2025	<u>206,322</u>	<u>(31,075)</u>

7. Related Party Transactions

Included in other creditors due after one year is £1,163,176 (2023: £996,208) owed to Xartner Ltd.

The above company is related to Xartner Investments Ltd by common directorship and overlapping shareholding.

This loan is interest free and there is not currently any plan for the loan to repaid in the near future.

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.