Registered number: 11368394

UNION ASSET HOLDING LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2025

Union Asset Holding Limited
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Union Asset Holding Limited
Balance Sheet
As At 31 May 2025

Registered number: 11368394

	Notes	2025		2024	
		£	£	£	£
FIXED ASSETS					
Investment Properties	**4**		5,797,418		5,692,418
			5,797,418		5,692,418
CURRENT ASSETS					
Debtors	**5**	22,419		27,416	
Cash at bank and in hand		258,105		323,907	
		280,524		351,323	
Creditors: Amounts Falling Due Within One Year	**6**	(1,770,857)		(2,260,435)	
NET CURRENT ASSETS (LIABILITIES)			(1,490,333)		(1,909,112)
TOTAL ASSETS LESS CURRENT LIABILITIES			4,307,085		3,783,306
Creditors: Amounts Falling Due After More Than One Year	**7**		(4,509,693)		(3,792,233)
NET LIABILITIES			(202,608)		(8,927)
CAPITAL AND RESERVES					
Called up share capital	**8**		2		2
Profit and Loss Account			(202,610)		(8,929)
SHAREHOLDERS' FUNDS			(202,608)		(8,927)

For the year ending 31 May 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has 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.

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.

On behalf of the board

Mr Ben Zion Shmuel Klepner

Director
23/02/2026

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

1. General Information

Union Asset Holding Limited is a private company, limited by shares, incorporated in England & Wales, registered number 11368394 . The registered office is 68 Gladesmore Road, London, N15 6TD.

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. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of goods

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

2.3. 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.

3. Average Number of Employees

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

4. Investment Property

	2025
	£
Fair Value	
As at 1 June 2024	5,692,418
Additions	105,000
As at 31 May 2025	5,797,418

5. Debtors

	2025	2024
	£	£
Due within one year		
Other debtors	22,419	27,416

6. Creditors: Amounts Falling Due Within One Year

	2025	2024
	£	£
Other creditors	1,770,041	2,259,655
Accruals and deferred income	816	780
	1,770,857	2,260,435

7. Creditors: Amounts Falling Due After More Than One Year

	2025	2024
	£	£
Bank loans	4,509,693	3,792,233

8. Share Capital

	2025	2024
	£	£
Allotted, Called up and fully paid	2	2

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.