REGISTERED NUMBER: 13201621 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 December 2025

for

KNL Properties Limited

Merali's Chartered Accountants
Scottish Provident House
76-80 College Road
Harrow
Middlesex
HA1 1BQ

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Chartered Accountants' Report to the Board of Directors on the Unaudited Financial Statements of KNL Properties Limited

The following reproduces the text of the report prepared for the directors 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 is not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of KNL Properties Limited for the year ended 31 December 2025 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at http://www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of KNL Properties Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of KNL Properties Limited and state those matters that we have agreed to state to the Board of Directors of KNL Properties Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than KNL Properties Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that KNL Properties Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of KNL Properties Limited. You consider that KNL Properties Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of KNL Properties Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Merali's Chartered Accountants
Scottish Provident House
76-80 College Road
Harrow
Middlesex
HA1 1BQ

Date: .....

KNL Properties Limited (Registered number: 13201621)

Balance Sheet
31 December 2025

	2025	2024
	£	£
FIXED ASSETS	707,983	712,335
CURRENT ASSETS	26,947	28,361
CREDITORS		
Amounts falling due within one year	(587,267)	(637,404)
NET CURRENT LIABILITIES	(560,320)	(609,043)
TOTAL ASSETS LESS CURRENT LIABILITIES	147,663	103,292
CAPITAL AND RESERVES	147,663	103,292

NOTES TO THE FINANCIAL STATEMENTS

1. **STATUTORY INFORMATION**

KNL Properties Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address are as below:

Registered number: 13201621

Registered office: Scottish Provident House, 1st Floor
76-80 College Road
Harrow
Middlesex
HA1 1BQ

2. **AVERAGE NUMBER OF EMPLOYEES**

The average number of employees during the year was NIL (2024 - NIL) .

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2025 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
(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 financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on 29 September 2026 and were signed on its behalf by:

Kush Mulji Ratna - Director

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.