

REGISTERED NUMBER: 13555708 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST AUGUST 2025

FOR

AOK PROPERTY INVESTMENTS LIMITED

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FOR THE YEAR ENDED 31ST AUGUST 2025**

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AOK PROPERTY INVESTMENTS LIMITED (REGISTERED NUMBER: 13555708)**BALANCE SHEET
31ST AUGUST 2025**

	Notes	31.8.25 £	£	31.8.24 £	£
FIXED ASSETS					
Investment property	4		785,000		785,000
CURRENT ASSETS					
Cash at bank		8,321		25,909	
CREDITORS					
Amounts falling due within one year	5	<u>358,831</u>		<u>371,261</u>	
NET CURRENT LIABILITIES			<u>(350,510)</u>		<u>(345,352)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			434,490		439,648
CREDITORS					
Amounts falling due after more than one year	6		<u>380,243</u>		<u>380,243</u>
NET ASSETS			<u><u>54,247</u></u>		<u><u>59,405</u></u>
CAPITAL AND RESERVES					
Called up share capital			200		200
Share premium			40,116		40,116
Retained earnings			<u>13,931</u>		<u>19,089</u>
			<u><u>54,247</u></u>		<u><u>59,405</u></u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31st August 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 notes form part of these financial statements

BALANCE SHEET - continued
31ST AUGUST 2025

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 and authorised for issue on 26th May 2026 and were signed on its behalf by:

Ms A L O'Keeffe - Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST AUGUST 2025**

1. STATUTORY INFORMATION

AOK Property Investments 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:	13555708
Registered office:	Gables House 62 Kenilworth Road Leamington Spa CV32 6JX

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

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

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.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31ST AUGUST 2025

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1st September 2024 and 31st August 2025	<u>785,000</u>
NET BOOK VALUE	
At 31st August 2025	<u>785,000</u>
At 31st August 2024	<u>785,000</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.25 £	31.8.24 £
Taxation and social security	-	3,062
Other creditors	<u>358,831</u>	<u>368,199</u>
	<u>358,831</u>	<u>371,261</u>

6. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.8.25 £	31.8.24 £
Bank loans	<u>380,243</u>	<u>380,243</u>

7. SECURED DEBTS

The following secured debts are included within creditors:

	31.8.25 £	31.8.24 £
Bank loans	<u>380,243</u>	<u>380,243</u>

8. RELATED PARTY DISCLOSURES

At 31st August 2025, the balance due to directors on their directors' loan accounts was £254,229 (2024 - £257,574)

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.