COMPANY REGISTRATION NUMBER: 13610224

Co-Living Capital Ltd

Filleted Unaudited Financial Statements

31 December 2025

Co-Living Capital Ltd

Financial Statements

Year ended 31 December 2025

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Co-Living Capital Ltd

Statement of Financial Position

31 December 2025

	Note	2025	2024
		£	£
Fixed assets			
Tangible assets	5	23,665,096	23,666,796
Investments	6	101	182
		23,665,197	23,666,978
Current assets			
Debtors	7	1,358,969	1,687,240
Cash at bank and in hand		42,770	1,733,386
		1,401,739	3,420,626
Creditors: amounts falling due within one year	8	1,027,940	1,122,248
Net current assets		373,799	2,298,378
Total assets less current liabilities		24,038,996	25,965,356
Creditors: amounts falling due after more than one year	9	20,255,442	21,807,035
Provisions			
Taxation including deferred tax		1,738,334	1,743,618
Net assets		2,045,220	2,414,703
Capital and reserves			
Called up share capital		100	100
Non-distributable reserves		5,215,003	5,230,856
Profit and loss account		(3,169,883)	(2,816,253)
Shareholders funds		2,045,220	2,414,703

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of comprehensive income has not been delivered.

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

Director's responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476 ;
- The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements .

Co-Living Capital Ltd

Statement of Financial Position *(continued)*

31 December 2025

These financial statements were approved by the board of directors and authorised for issue on 19 August 2026 , and are signed on behalf of the board by:

Mr D C Granat

Director

Company registration number: 13610224

Co-Living Capital Ltd

Notes to the Financial Statements

Year ended 31 December 2025

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 5b, Lower Farm Barns, Bainton, Bucknell, Oxfordshire, OX27 7LT, United Kingdom.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the rental of investment property in the ordinary course of the company's activities. Turnover is show net of sales/value added tax, returns, rebates and discounts. The company recognises revenue when: The amount of revenue can be reliably measured; it is probable that future economic benefits will flow to the entity: and specific criteria have been met for each of the company's activities.

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively. Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	-	25% reducing balance
Equipment	-	25% reducing balance

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

Investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses.

Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses. Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a finance transaction it is measured at present value.

4. Employee numbers

The average number of persons employed by the company during the year amounted to 2 (2024: 4).

5. Tangible assets

	Investment property	Fixtures and fittings	Equipment	**Total**
	£	£	£	**£**
Cost or valuation				
At 1 January 2025	23,660,000	3,743	5,188	23,668,931
Additions	21,137	–	–	21,137
Revaluations	(21,137)	–	–	(21,137)
At 31 December 2025	23,660,000	3,743	5,188	23,668,931
Depreciation				
At 1 January 2025	–	1,037	1,098	2,135
Charge for the year	–	677	1,023	1,700
At 31 December 2025	–	1,714	2,121	3,835
Carrying amount				
At 31 December 2025	23,660,000	2,029	3,067	23,665,096
At 31 December 2024	23,660,000	2,706	4,090	23,666,796

The historical cost of the investment property was £10,105,209.

6. Investments

	Shares in group undertakings £
Cost	
At 1 January 2025	182
Disposals	(81)
At 31 December 2025	101
Impairment	
At 1 January 2025 and 31 December 2025	–
Carrying amount	
At 31 December 2025	101
At 31 December 2024	182

7. Debtors

	2025	2024
	£	£
Trade debtors	11,984	62,385
Other debtors	1,346,985	1,624,855
	1,358,969	1,687,240

8. Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	12,771	22,116
Amounts owed to group undertakings and undertakings in which the company has a participating interest	9,460	9,743
Other creditors	1,005,709	1,090,389
	1,027,940	1,122,248

Bank loans and overdrafts are secured by way of a fixed charge over the company's assets and undertakings.

9. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	16,988,195	16,598,383
Other creditors	3,267,247	5,208,652
	20,255,442	21,807,035

Bank loans and overdrafts are secured by way of a fixed charge over the company's assets and undertakings.

10. Related party transactions

At the year end, the company was owed £434 (2024: £434) by the Director. At the year end, the company was owed £844,401 (2024: £1,101,642) by companies related by common control. At the year end, the company owed £9,460 (2024: £9,743) to a group company. At the year end, the company owed £898,240 (2024: £1,067,539) to companies related by common control.

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.