REGISTERED NUMBER: 14618607 (England and Wales)

Unaudited Financial Statements

for the Year Ended 31 January 2026

for

TJI Investment Properties Ltd

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DIRECTOR:	Mr J Adams
REGISTERED OFFICE:	45 Sweet Briar Welwyn Garden City AL7 3DU
REGISTERED NUMBER:	14618607 (England and Wales)
ACCOUNTANTS:	Somerset Accountancy Services Ltd 22 Wessex Park Bancombe Business Estate Somerton Somerset TA11 6SB

Abridged Balance Sheet
31 January 2026

	Notes	31.1.26 £	£	31.1.25 £	£
FIXED ASSETS					
Tangible assets	4		**264,152**		266,831
CURRENT ASSETS					
Cash at bank and in hand		**2,432**		3,406	
CREDITORS					
Amounts falling due within one year		**76,153**		77,546	
NET CURRENT LIABILITIES			**(73,721)**		(74,140)
TOTAL ASSETS LESS CURRENT LIABILITIES			**190,431**		192,691
CREDITORS					
Amounts falling due after more than one year	5		**192,938**		192,938
NET LIABILITIES			**(2,507)**		(247)
CAPITAL AND RESERVES					
Called up share capital			**20**		20
Retained earnings			**(2,527)**		(267)
SHAREHOLDERS' FUNDS			**(2,507)**		(247)

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2026.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2026 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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

continued...

Abridged Balance Sheet - continued
31 January 2026

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

All the members have consented to the preparation of an abridged Balance Sheet for the year ended 31 January 2026 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 25 August 2026 and were signed by:

Mr J Adams - Director

The notes form part of these financial statements

1. STATUTORY INFORMATION

TJI Investment Properties Ltd is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

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.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Land and buildings - not provided

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, 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.

Going concern basis of accounting
At the balance sheet date, the company's liabilities exceeded its assets. The director has provided the company with a loan in excess of the deficit. This loan has no scheduled repayments falling due within the next 12 months. The company has received assurance from the director that this loan will not be called in and that they will continue to provide financial support to the company for twelve months from the date of signing these financial statements.

On this basis, the director considers it appropriate to prepare the accounts on a going concern basis. However, should this financial support be withdrawn, the going concern basis used in preparing the company's accounts may be invalid and adjustments would have to be made to reduce the value of assets to their realisable amount and to provide for any further liabilities which might arise. The accounts do not include any adjustments to the company's assets or liabilities that might be necessary should this basis not continue to be appropriate.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2025 - NIL).

4. TANGIBLE FIXED ASSETS

	Totals
	£
COST	
At 1 February 2025	**266,831**
Reclassification/transfer	**(2,679)**
At 31 January 2026	**264,152**
NET BOOK VALUE	
At 31 January 2026	**264,152**
At 31 January 2025	266,831

5. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN FIVE YEARS

	31.1.26	31.1.25
	£	£
Repayable otherwise than by instalments		
Lendinvest mortgage	**192,938**	192,938

6. SECURED DEBTS

The following secured debts are included within creditors:

	31.1.26	31.1.25
	£	£
Lendinvest mortgage	**192,938**	192,938

The company has an interest-only secured loan of £192,938 due for repayment in full, April 2048. There is a fixed charge over the company's freehold property at 131 Clarkson Court, Hatfield, Hertfordshire, AL10 9GX.

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.