

Unaudited Financial Statements for the Year Ended 31 March 2025

for

Milanjo-Invest Ltd

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for the Year Ended 31 March 2025

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Statement of Financial Position
31 March 2025

	Notes	31.3.25 £	£	31.3.24 £	£
FIXED ASSETS					
Investment property	4		354,325		293,606
CURRENT ASSETS					
Cash at bank		5,087		3,336	
CREDITORS					
Amounts falling due within one year	5	<u>12,859</u>		<u>4,852</u>	
NET CURRENT LIABILITIES			<u>(7,772)</u>		<u>(1,516)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			346,553		292,090
CREDITORS					
Amounts falling due after more than one year	6		(333,936)		(299,022)
PROVISIONS FOR LIABILITIES			<u>(2,709)</u>		<u>-</u>
NET ASSETS/(LIABILITIES)			<u>9,908</u>		<u>(6,932)</u>
CAPITAL AND RESERVES					
Called up share capital	8		100		100
Fair value reserve	9		21,688		3,897
Retained earnings			<u>(11,880)</u>		<u>(10,929)</u>
SHAREHOLDERS' FUNDS			<u>9,908</u>		<u>(6,932)</u>

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- 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.

Milano-Invest Ltd (Registered number: 14751663)

Statement of Financial Position - continued
31 March 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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 27 March 2026 and were signed on its behalf by:

Mr Martijn Hazenberg - Director

The notes on pages 3 to 6 form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 March 2025

1. STATUTORY INFORMATION

Milanjo-Invest Ltd 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:	14751663
Registered office:	01 Meadlake Place Thorpe Lea Road Egham Surrey TW20 8HE

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 as modified by the revaluation of certain assets.

Turnover

Turnover represents the fair value of rent received or receivable from the investment property, excluding discounts, rebates, value added tax and other sales taxes.

Investment property

Investment properties that are complete and available for letting are measured at fair value at each reporting date. Changes in fair value are recognised in profit or loss in the period in which they arise. Properties that are under refurbishment or not yet capable of being let are carried at cost, as fair value cannot be reliably determined at the balance sheet date.

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 statement of financial position date.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

2. **ACCOUNTING POLICIES - continued**

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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 2 (2024 - 2) .

4. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 April 2024	293,606
Additions	40,219
Revaluations	20,500
At 31 March 2025	<u>354,325</u>
NET BOOK VALUE	
At 31 March 2025	<u>354,325</u>
At 31 March 2024	<u>293,606</u>

Investment property situated at Apartment 916 - The Prestige, No. 9 David Lewis Street, Liverpool, L1 4TW is under a charge from Fern Trading Group Limited. The charge was created on 30th October 2023.

Fair value at 31 March 2025 is represented by:

	£
Valuation in 2024	3,897
Valuation in 2025	20,500
Cost	<u>329,928</u>
	<u>354,325</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

5. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.3.25	31.3.24
	£	£
Other creditors	<u>12,859</u>	<u>4,852</u>

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

	31.3.25	31.3.24
	£	£
Bank loans	107,250	107,250
Other creditors	<u>226,686</u>	<u>191,772</u>
	<u>333,936</u>	<u>299,022</u>

7. **SECURED DEBTS**

The loan amounting to £107,250 is secured by the way of charge on the property situated at Apartment 916 - The Prestige, No. 9 David Lewis Street, Liverpool, L1 4TW (disclosed as investment property). The charge was created in the name of Fern Trading Group Limited on 30th October 2023.

8. **CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.25	31.3.24
			£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

9. **RESERVES**

	Fair value reserve
	£
At 1 April 2024	3,897
Transfer to/from	<u>17,791</u>
At 31 March 2025	<u>21,688</u>

10. RELATED PARTY DISCLOSURES

The company owes £11,227 (including €13,614 (2024: £10,790 including €12,660) to its director, Mr Martijn Hazenberg who is also a 50% shareholder of the company as at accounting year end date.

The company owes £11,227 including €13,614 (2024: £10,790 including €12,660) to its director, Mrs Heleen Herma Francisca Schaaf who is also a 50% shareholder of the company as at accounting year end date.

The company owes £204,232 including € 246,569 (2024: £170,192 including €198,759) to HM2003 B.V., a company registered in Netherlands (Company registered number: 87762269) as at accounting year end date, Mr Martijn Hazenberg and Mrs Heleen Herma Francisca Schaaf are also directors of this company.

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.