

Unaudited Financial Statements for the Year Ended 30 April 2025

for

CSD Real Estate Ltd

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for the Year Ended 30 April 2025

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Statement of Financial Position
30 April 2025

	Notes	30.4.25 £	£	30.4.24 £	£
FIXED ASSETS					
Investment property	4		250,000		125,000
CURRENT ASSETS					
Debtors	5	2,611		-	
Cash at bank		<u>2,530</u>		<u>19,581</u>	
		5,141		19,581	
CREDITORS					
Amounts falling due within one year	6	<u>163,542</u>		<u>166,074</u>	
NET CURRENT LIABILITIES			(158,401)		(146,493)
TOTAL ASSETS LESS CURRENT LIABILITIES			91,599		(21,493)
CREDITORS					
Amounts falling due after more than one year	7		<u>137,932</u>		-
NET LIABILITIES			<u>(46,333)</u>		<u>(21,493)</u>
CAPITAL AND RESERVES					
Called up share capital	9		100		100
Retained earnings			<u>(46,433)</u>		<u>(21,593)</u>
SHAREHOLDERS' FUNDS			<u>(46,333)</u>		<u>(21,493)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2025 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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.

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 director and authorised for issue on 13 January 2026 and were signed by:

Mr Edgar Jansma - Director

Notes to the Financial Statements
for the Year Ended 30 April 2025

1. STATUTORY INFORMATION

CSD Real Estate 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:	14829310
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 properties, excluding discounts, rebates, value added tax and other sales taxes.

Investment property

Investment properties are 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 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.

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.

Notes to the Financial Statements - continued
for the Year Ended 30 April 2025

2. **ACCOUNTING POLICIES - continued**

Going concern

The company has net liabilities of £46,333. The accounts have been prepared on a going concern basis as the director has confirmed that he will continue to provide financial support to the company for the foreseeable future.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2024 - 1) .

4. **INVESTMENT PROPERTY**

	Total £
FAIR VALUE	
At 1 May 2024	125,000
Additions	130,916
Impairments	(5,916)
At 30 April 2025	<u>250,000</u>
NET BOOK VALUE	
At 30 April 2025	<u>250,000</u>
At 30 April 2024	<u>125,000</u>

Investment property situated at 37 Invergarry Quadrant, Thornliebank, Glasgow, G46 8UG is under a charge from Together Commercial Finance Limited. The charge was created on 26 July 2024.

Fair value at 30 April 2025 is represented by:

	£
Valuation in 2024	(11,449)
Valuation in 2025	(5,916)
Cost	<u>267,365</u>
	<u>250,000</u>

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

	30.4.25 £	30.4.24 £
Other debtors	<u>2,611</u>	<u>-</u>

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

	30.4.25 £	30.4.24 £
Other creditors	<u>163,542</u>	<u>166,074</u>

Notes to the Financial Statements - continued
for the Year Ended 30 April 2025

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

	30.4.25	30.4.24
	£	£
Bank loans	87,500	-
Other creditors	50,432	-
	<u>137,932</u>	<u>-</u>

Amounts falling due in more than five years:

Repayable by instalments		
Bank loans more 5 yr by instal	<u>87,500</u>	<u>-</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	30.4.25	30.4.24
	£	£
Bank loans	<u>87,500</u>	<u>-</u>

The loan amounting to £87,500 is secured by the way of charge on the property situated at 37 Invergarry Quadrant, Thornliebank, Glasgow, G46 8UG (disclosed as investment property). The charge was created in the name of Together Commercial Finance Limited on 26 July 2024.

9. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	30.4.25	30.4.24
			£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

10. RELATED PARTY DISCLOSURES

The company owes £149,310 (2024: £160,215) to its director, Mr Edgar Jansma who is also a sole shareholder of the company as at accounting year end date.

The company was owed £1,938 from CSD Accommodation Ltd, a company registered in United Kingdom (Company registered number: 15331223). Mr Edgar Jansma is also a director and sole shareholder of this company as at accounting year end date.

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.