

REGISTERED NUMBER: 14865708 (England and Wales)

**REPORT OF THE DIRECTORS AND
UNAUDITED FINANCIAL STATEMENTS FOR THE PERIOD 1 JUNE 2024 TO 28 FEBRUARY 2025
FOR
REDDITCH CAPITAL LTD**

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FOR THE PERIOD 1 JUNE 2024 TO 28 FEBRUARY 2025

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REDDITCH CAPITAL LTD
COMPANY INFORMATION
FOR THE PERIOD 1 JUNE 2024 TO 28 FEBRUARY 2025

DIRECTORS:

Mr A A Faig
Mr I C Gluck

REGISTERED OFFICE:

105 Eade Road
OCC Building A
2nd Floor Unit 11a
London
N4 1TJ

REGISTERED NUMBER:

14865708 (England and Wales)

ACCOUNTANTS:

DAS Accounting & Partners (UK) LLP
105 Eade Road
OCC Building A
2nd Floor Unit 11a
London
N4 1TJ

**REPORT OF THE DIRECTORS
FOR THE PERIOD 1 JUNE 2024 TO 28 FEBRUARY 2025**

The directors present their report with the financial statements of the company for the period 1 June 2024 to 28 February 2025.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 June 2024 to the date of this report.

Mr A A Faig
Mr I C Gluck

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

Mr A A Faig - Director

23 April 2026

REDDITCH CAPITAL LTD (REGISTERED NUMBER: 14865708)

PROFIT AND LOSS ACCOUNT
FOR THE PERIOD 1 JUNE 2024 TO 28 FEBRUARY 2025

	Period 1.6.24 to 28.2.25 £	Period 12.5.23 to 31.5.24 £
TURNOVER	8,416,358	7,982,618
Cost of sales	<u>(5,784,250)</u>	<u>(5,022,730)</u>
GROSS PROFIT	2,632,108	2,959,888
Administrative expenses	<u>(987,625)</u>	<u>(1,128,678)</u>
OPERATING PROFIT	1,644,483	1,831,210
Net valuation gain on investment property	<u>-</u> 1,644,483	<u>4,807,613</u> 6,638,823
Interest payable and similar expenses	<u>(1,498,987)</u>	<u>(1,341,812)</u>
PROFIT BEFORE TAXATION	145,496	5,297,011
Tax on profit	<u>-</u>	<u>(1,202,000)</u>
PROFIT FOR THE FINANCIAL PERIOD	<u>145,496</u>	<u>4,095,011</u>

The notes form part of these financial statements

REDDITCH CAPITAL LTD (REGISTERED NUMBER: 14865708)

**BALANCE SHEET
28 FEBRUARY 2025**

	Notes	2025 £	2024 £
FIXED ASSETS			
Investment property	5	28,693,500	28,670,000
CURRENT ASSETS			
Debtors	6	5,928,408	4,885,273
Cash at bank and in hand		<u>11,072</u>	<u>192,618</u>
		5,939,480	5,077,891
CREDITORS			
Amounts falling due within one year	7	<u>(29,190,373)</u>	<u>(28,450,780)</u>
NET CURRENT LIABILITIES		<u>(23,250,893)</u>	<u>(23,372,889)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		5,442,607	5,297,111
PROVISIONS FOR LIABILITIES		<u>(1,202,000)</u>	<u>(1,202,000)</u>
NET ASSETS		<u><u>4,240,607</u></u>	<u><u>4,095,111</u></u>
CAPITAL AND RESERVES			
Called up share capital		100	100
Retained earnings		<u>4,240,507</u>	<u>4,095,011</u>
		<u><u>4,240,607</u></u>	<u><u>4,095,111</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 28 February 2025.

The members have not required the company to obtain an audit of its financial statements for the period ended 28 February 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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on 23 April 2026 and were signed on its behalf by:

Mr A A Faig - Director

The notes form part of these financial statements

REDDITCH CAPITAL LTD (REGISTERED NUMBER: 14865708)

STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD 1 JUNE 2024 TO 28 FEBRUARY 2025

	Called up share capital £	Retained earnings £	Total equity £
Changes in equity			
Issue of share capital	100	-	100
Total comprehensive income	-	4,095,011	4,095,011
Balance at 31 May 2024	<u>100</u>	<u>4,095,011</u>	<u>4,095,111</u>
Changes in equity			
Total comprehensive income	-	145,496	145,496
Balance at 28 February 2025	<u>100</u>	<u>4,240,507</u>	<u>4,240,607</u>

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 1 JUNE 2024 TO 28 FEBRUARY 2025**

1. STATUTORY INFORMATION

Redditch Capital 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. STATEMENT OF COMPLIANCE

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.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention except that investment property is measured at fair value through profit or loss.

Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The company's investment property is valued by the directors. The valuation of the company's property is inherently subjective, depending on many factors, including the individual nature of the property, its location and expected future net rental value, market yield and comparable market conditions. Therefore the valuation is subject to a degree of uncertainty and is made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

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.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its liabilities.

Taxation

Taxation for the period 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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 JUNE 2024 TO 28 FEBRUARY 2025

3. ACCOUNTING POLICIES - continued

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 period 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.

4. EMPLOYEES AND DIRECTORS

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

5. INVESTMENT PROPERTY

	Total £
COST	
At 1 June 2024	28,670,000
Additions	23,500
At 28 February 2025	<u>28,693,500</u>
NET BOOK VALUE	
At 28 February 2025	<u>28,693,500</u>
At 31 May 2024	<u>28,670,000</u>

The directors are of the opinion that £28,693,500 (2024: £28,670,000) represents the open market value of the company's investment property at 28 February 2025. The historical cost of the investment property is £23,885,887 (2024: £23,862,387).

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Trade debtors	247,805	364,775
Other debtors	<u>5,680,603</u>	<u>4,520,498</u>
	<u>5,928,408</u>	<u>4,885,273</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Bank loans and overdrafts	16,500,000	16,555,689
Trade creditors	341,715	261,346
Taxation and social security	8,539	78,497
Other creditors	<u>12,340,119</u>	<u>11,555,248</u>
	<u>29,190,373</u>	<u>28,450,780</u>

The bank loans are secured by legal charges over the company's investment property.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 1 JUNE 2024 TO 28 FEBRUARY 2025**

8. RELATED PARTY DISCLOSURES

Other debtors include amounts of £4,703,554 (2024: £3,945,699) due from companies which have directors in common with the company.

Other creditors include amounts of £307,226 (2024: £1,303,865) owed to companies which have directors in common with the 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.