Registration number: 15424607

Aphie Limited

Unaudited Filleted Financial Statements
for the Year Ended 31 January 2026

Thomas Alexander & Co Ltd
590 Green Lanes
Palmers Green
London
N13 5RY

Aphie Limited

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Aphie Limited

Company Information

Directors	D Symeou A Symeou S Symeou
Registered office	590 Green Lanes Palmers Green London N13 5RY
Accountants	Thomas Alexander & Co Ltd 590 Green Lanes Palmers Green London N13 5RY

Aphie Limited

(Registration number: 15424607)
Balance Sheet as at 31 January 2026

	Note	2026 £	2025 £
Fixed assets			
Investment property	4	3,194,151	3,194,151
Current assets			
Debtors	5	1,350	-
Cash at bank and in hand		170,435	128,440
		171,785	128,440
Creditors: Amounts falling due within one year	6	(2,027,368)	(2,016,586)
Net current liabilities		(1,855,583)	(1,888,146)
Total assets less current liabilities		1,338,568	1,306,005
Creditors: Amounts falling due after more than one year	6	(1,266,920)	(1,279,696)
Net assets		71,648	26,309
Capital and reserves			
Called up share capital	7	100	100
Retained earnings		71,548	26,209
Shareholders' funds		71,648	26,309

For the financial year ending 31 January 2026 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime. As permitted by section 444 (5A) of the Companies Act 2006, the directors have not delivered to the registrar a copy of the Profit and Loss Account.

Approved and authorised by the Board on 12 October 2026 and signed on its behalf by:

.....

D Symeou

Director

Aphie Limited

Notes to the Unaudited Financial Statements for the Year Ended 31 January 2026

1 General information

The company is a private company limited by share capital, incorporated in UK.

The address of its registered office is:
590 Green Lanes
Palmers Green
London
N13 5RY

These financial statements were authorised for issue by the Board on 12 October 2026.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

Basis of preparation

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown 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.

Tax

The tax expense for the period comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Investment property

Investment property is carried at fair value, derived from the current market prices for comparable real estate determined annually by external valuers. The valuers use observable market prices, adjusted if necessary for any difference in the nature, location or condition of the specific asset. Changes in fair value are recognised in profit or loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.
Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.
Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the profit and loss account over the period of the relevant borrowing.
Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.
Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 3 (2025 - 3).

4 Investment properties

	2026 £
At 1 February	3,194,151
At 31 January	3,194,151

The investment properties are valued based on an assessment of the properties and the market by the company directors. The directors are of the opinion that the current market value is the same as the original purchase price, and therefore no revaluation is necessary.

5 Debtors

	2026	2025
Current	£	£
Other debtors	1,350	-
	1,350	-

6 Creditors

Creditors: amounts falling due within one year

	2026	2025
	£	£
Due within one year		
Accruals and deferred income	3,000	1,500
Taxation and social security	11,244	6,148
Directors loan account	2,000,101	1,995,901
Bank borrowings	13,023	13,037
	2,027,368	2,016,586

The bank loans and overdraft are secured by a fixed and floating charge over the assets of the company.

Creditors: amounts falling due after more than one year

	Note	2026	2025
		£	£
Due after one year			
Loans and borrowings	8	1,266,920	1,279,696

The bank loans and overdraft are secured by a fixed and floating charge over the assets of the company.

7 Share capital

Allotted, called up and fully paid shares

	2026		2025	
	No.	£	No.	£
Ordinary shares of £1 each	100	100	100	100

8 Loans and borrowings

Non-current loans and borrowings

	2026	2025
	£	£
Bank borrowings	1,266,920	1,279,696

Current loans and borrowings

	2026	2025
	£	£
Bank borrowings	13,023	13,037
Other borrowings	2,000,101	1,995,901
	2,013,124	2,008,938

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.