REGISTERED NUMBER: OC393821 (England and Wales)

JJF INVESTMENTS LLP

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 5 APRIL 2017

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FOR THE YEAR ENDED 5 APRIL 2017

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JJF INVESTMENTS LLP

GENERAL INFORMATION
FOR THE YEAR ENDED 5 APRIL 2017

DESIGNATED MEMBERS:	Mr G Friedman Mr B Friedman Ms A Friedman Ms D Friedman
REGISTERED OFFICE:	93 The Vale London NW11 8TJ
REGISTERED NUMBER:	OC393821 (England and Wales)
ACCOUNTANTS:	Sugarwhite Meyer Accountants Ltd 5 Windus Road London N16 6UT

BALANCE SHEET
5 APRIL 2017

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Investment property	4		4,673,340		4,580,875
CURRENT ASSETS					
Debtors	5	690,000		-	
Cash at bank		949,245		61,685	
		1,639,245		61,685	
CREDITORS					
Amounts falling due within one year	6	125,500		124,379	
NET CURRENT ASSETS/(LIABILITIES)			1,513,745		(62,694)
TOTAL ASSETS LESS CURRENT LIABILITIES			6,187,085		4,518,181
CREDITORS					
Amounts falling due after more than one year	7		2,076,911		492,389
NET ASSETS ATTRIBUTABLE TO MEMBERS			4,110,174		4,025,792
LOANS AND OTHER DEBTS DUE TO MEMBERS	9		252,174		167,792
MEMBERS' OTHER INTERESTS					
Capital accounts			3,858,000		3,858,000
			4,110,174		4,025,792
TOTAL MEMBERS' INTERESTS					
Loans and other debts due to members	9		252,174		167,792
Members' other interests			3,858,000		3,858,000
			4,110,174		4,025,792

The notes on pages 4 to 6 form part of these financial statements

BALANCE SHEET - continued
5 APRIL 2017

The LLP is entitled to exemption from audit under Section 477 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 for the year ended 5 April 2017.

The members acknowledge their responsibilities for:

(a) ensuring that the LLP keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the LLP 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 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to financial statements, so far as applicable to the LLP.

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs.

In accordance with Section 444 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008, the Profit and Loss Account has not been delivered.

The financial statements were approved by the members of the LLP on 25 October 2017 and were signed by:

Mr G Friedman - Designated member

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2017

1. STATUTORY INFORMATION

Jjf Investments LLP is registered in England and Wales. The LLP's registered number and registered office address can be found on the General Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the requirements of the Statement of Recommended Practice, Accounting by Limited Liability Partnerships. The financial statements have been prepared under the historical cost convention.

Turnover
Turnover is recognised at the fair value of the consideration receivable in respect of services provided in the normal course of business. The turnover of the LLP is represented by rents and charges receivable in respect of the LLP's investment portfolio. Rental income is accounted for on an accruals basis.

Investment property
Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

Transition to FRS 102
The entity transitioned from previous UK GAAP to FRS 102 as at 1 July 2015. Details of how FRS 102 has affected the reported financial position and financial performance are given in the note on first year adoption.

3. EMPLOYEE INFORMATION

The average number of employees during the year was 1 (2016 - 1) .

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 6 April 2016	4,580,875
Additions	92,465
At 5 April 2017	4,673,340
NET BOOK VALUE	
At 5 April 2017	4,673,340
At 5 April 2016	4,580,875

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Other debtors	690,000	-

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£	£
Bank loans and overdrafts	42,000	-
Trade creditors	29,696	100,486
Other creditors	53,804	23,893
	125,500	124,379

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

	2017	2016
	£	£
Bank loans	2,076,911	492,389
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans more 5 yr by instal	1,908,911	492,389

8. SECURED DEBTS

The following secured debts are included within creditors:

	2017	2016
	£	£
Bank loans	2,118,911	492,389

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

9. LOANS AND OTHER DEBTS DUE TO MEMBERS

	2017	2016
	£	£
Amounts owed to members in respect of profits	252,174	167,792
Falling due within one year	252,174	167,792

In the event of a winding up, any amounts owed to the LLP's bankers are secured by fixed and floating charges on the assets of the LLP.

Capital loans and other debts due to members rank behind creditors, in accordance with the members' agreement.

10. RELATED PARTY DISCLOSURES

Other debtors (note 5) represents amounts due from companies of which the Members of this LLP are also Members.

11. ULTIMATE CONTROLLING PARTY

The ultimate controlling parties are the members of JJF Investments LLP.

12. FIRST YEAR ADOPTION

These are the first financial statements that comply with FRS 102. The LLP transitioned to FRS 102 on 1 July 2015.

No transitional adjustments were required in equity or profit or loss for the year.

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.