REGISTERED NUMBER: SC106903 (Scotland)

Moray Place Limited

Unaudited Financial Statements

for the Year Ended 31 January 2026

Whitelaw Wells
9 Ainslie Place
Edinburgh
Midlothian
EH3 6AT

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for the Year Ended 31 January 2026

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Moray Place Limited

Company Information
for the Year Ended 31 January 2026

DIRECTORS:	J C Stewart D G Hamlin
SECRETARY:	G M Secretaries Limited
REGISTERED OFFICE:	5 Atholl Crescent Edinburgh Midlothian EH3 8EJ
REGISTERED NUMBER:	SC106903 (Scotland)
ACCOUNTANTS:	Whitelaw Wells 9 Ainslie Place Edinburgh Midlothian EH3 6AT
BANKERS:	The Royal Bank of Scotland 12 Bridge Street Musselburgh EH21 6AH

Balance Sheet
31 January 2026

	Notes	2026 £	£	2025 £	£
FIXED ASSETS					
Tangible assets	4		7,899		10,434
Investment property	5		2,800,000		2,332,383
			2,807,899		2,342,817
CURRENT ASSETS					
Debtors	6	378		3,646	
Cash at bank and in hand		3,550		18,318	
		3,928		21,964	
CREDITORS					
Amounts falling due within one year	7	2,657,153		2,346,280	
NET CURRENT LIABILITIES			(2,653,225)		(2,324,316)
TOTAL ASSETS LESS CURRENT LIABILITIES			154,674		18,501
PROVISIONS FOR LIABILITIES			11,761		1,982
NET ASSETS			142,913		16,519

The notes form part of these financial statements

continued...

Balance Sheet - continued
31 January 2026

	Notes	2026 £	£	2025 £	£
CAPITAL AND RESERVES					
Called up share capital			2		2
Fair value reserve	8		32,180		-
Retained earnings	8		110,731		16,517
SHAREHOLDERS' FUNDS			142,913		16,519

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2026.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2026 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 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 21 October 2026 and were signed on its behalf by:

J C Stewart - Director

1. STATUTORY INFORMATION

Moray Place Limited is a private company, limited by shares , registered in Scotland. The company's registered number and registered office address can be found on the Company Information page.

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.

The financial statements have been prepared on the going concern principal which assumes tat the company will continue to trade in the foreseeable future. The director's going concern assessment includes a period of at lease 12 months from the date of signing these financial statements.

Critical accounting judgements and key sources of estimation uncertainty
In the application of the company's accounting policies, the director is required to make judgements, estimates and assumptions about the carrying amount 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 where the revision affects only that period, or in the period of th revision and future periods where the revising affects both current and future periods.

Turnover
Turnover represents rent received. Rent is recognised in accordance with the terms of lease agreements.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Plant and machinery etc - 20% on cost

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2. **ACCOUNTING POLICIES - continued**

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.

Investment properties are shown at fair value. Any surplus or deficit arising from changes in fair value are recognised in the profit and loss account for the year. A reduction in value due to the fluctuation in the property market is not considered permanent.

Deferred taxation is provided on any fair value surplus at the rate expected to apply when the property is sold and at the year-end is included in the fair value reserve with the relevant change in fair value.

Financial instruments
The company has financial assets and financial liabilities of a kind that qualify only as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

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 balance sheet date.

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 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.

Provisions
Provisions are recognised where the company has a present obligation as a result of a past event, it is probable the company will be required to settle the obligations, and a reliable estimate can be made of the obligations. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

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3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 2 (2025 - 2) .

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 February 2025	13,212
Additions	134
At 31 January 2026	13,346
DEPRECIATION	
At 1 February 2025	2,778
Charge for year	2,669
At 31 January 2026	5,447
NET BOOK VALUE	
At 31 January 2026	7,899
At 31 January 2025	10,434

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 February 2025	2,332,383
Additions	425,535
Revaluations	42,082
At 31 January 2026	2,800,000
NET BOOK VALUE	
At 31 January 2026	2,800,000
At 31 January 2025	2,332,383

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5. **INVESTMENT PROPERTY - continued**

Fair value at 31 January 2026 is represented by:

	£
Valuation in 2026	42,082
Cost	2,757,918
	2,800,000

If the investment properties had not been revalued they would have been included at the following historical cost:

	2026	2025
	£	£
Cost	2,757,918	2,318,887

The investment properties are shown at the directors' estimation of open market value as at 31 January 2026. The directors are not professional valuers.

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

	2026	2025
	£	£
Trade debtors	-	375
Other debtors	378	3,271
	378	3,646

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

	2026	2025
	£	£
Trade creditors	1,139	9,411
Taxation and social security	34,754	8,686
Other creditors	2,621,260	2,328,183
	2,657,153	2,346,280

Included in other creditors is the balances due on the directors' current accounts of £2,603,753 (2025: £2,300,019). These balances are interest-free, unsecured, and repayable on demand.

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8. **RESERVES**

	Retained earnings £	Fair value reserve £	Totals £
At 1 February 2025	16,517	-	16,517
Profit for the year	126,394		126,394
Transfer	(32,180)	32,180	-
At 31 January 2026	110,731	32,180	142,911

The fair value reserve represents the net revaluation surplus on investment properties that is not readily distributable as realised earnings.

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.