REGISTERED NUMBER: SC205178 (Scotland)

Abbreviated Unaudited Accounts for the Year Ended 31 March 2016

for

Saltire Property Investments Ltd

Contents of the Abbreviated Accounts
for the Year Ended 31 March 2016

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	4
Chartered Accountants' Report	6

Company Information
for the Year Ended 31 March 2016

DIRECTOR:	M Warner
SECRETARY:	B R Warner
REGISTERED OFFICE:	13 Meadow Lane Edinburgh MIDLOTHIAN EH8 9NR
REGISTERED NUMBER:	SC205178 (Scotland)
ACCOUNTANTS:	Cowan & Partners Limited 60 Constitution Street Edinburgh EH6 6RR

Abbreviated Balance Sheet
31 March 2016

	Notes	31.3.16 £	£	31.3.15 £	£
FIXED ASSETS					
Tangible assets	2		1,609		2,011
Investment property	3		2,375,015		1,865,301
			2,376,624		1,867,312
CURRENT ASSETS					
Debtors		100		24,918	
Cash at bank		-		1,537	
		100		26,455	
CREDITORS					
Amounts falling due within one year	4	353,688		343,603	
NET CURRENT LIABILITIES			(353,588)		(317,148)
TOTAL ASSETS LESS CURRENT LIABILITIES			2,023,036		1,550,164
CREDITORS					
Amounts falling due after more than one year	4		1,040,936		1,085,603
NET ASSETS			982,100		464,561
CAPITAL AND RESERVES					
Called up share capital	5		100		100
Revaluation reserve			718,410		243,631
Profit and loss account			263,590		220,830
SHAREHOLDERS' FUNDS			982,100		464,561

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2016.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his 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 notes form part of these abbreviated accounts

continued...

Abbreviated Balance Sheet - continued
31 March 2016

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 30 September 2016 and were signed by:

M Warner - Director

The notes form part of these abbreviated accounts

Notes to the Abbreviated Accounts
for the Year Ended 31 March 2016

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Turnover
Turnover represents net invoiced sales of services, excluding value added tax. the company's policy is to recognise a sale when the company obtains the right to consideration.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 20% on reducing balance

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

2. TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 April 2015 and 31 March 2016	13,173
DEPRECIATION	
At 1 April 2015	11,162
Charge for year	402
At 31 March 2016	11,564
NET BOOK VALUE	
At 31 March 2016	1,609
At 31 March 2015	2,011

3. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 April 2015	1,865,301
Additions	14,800
Revaluations	494,914
At 31 March 2016	2,375,015
NET BOOK VALUE	
At 31 March 2016	2,375,015
At 31 March 2015	1,865,301

continued...

4. CREDITORS

Creditors include an amount of £ 1,075,770 (31.3.15 - £ 1,108,683) for which security has been given.

5. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.16 £	31.3.15 £
100	Ordinary	£1	100	100

Chartered Accountants' Report to the Director
on the Unaudited Financial Statements of
Saltire Property Investments Ltd

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages two to five) have been prepared.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Saltire Property Investments Ltd for the year ended 31 March 2016 which comprise the Profit and Loss Account, the Balance Sheet, and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants of Scotland, we are subject to its ethical and other professional requirements which are detailed at http://www.icas.org.uk/accountspreparationguidance.

This report is made solely to the director of Saltire Property Investments Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Saltire Property Investments Ltd and state those matters that we have agreed to state to the director of Saltire Property Investments Ltd in this report in accordance with the requirements of the Institute of Chartered Accountants of Scotland as detailed at http://www.icas.org.uk/accountspreparationguidance. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that Saltire Property Investments Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Saltire Property Investments Ltd. You consider that Saltire Property Investments Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Saltire Property Investments Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Cowan & Partners Limited
60 Constitution Street
Edinburgh
EH6 6RR

30 September 2016

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.