

**EPROPERTY INVESTMENTS GROUP (UK) LTD  
UNAUDITED ABRIDGED FINANCIAL STATEMENTS  
FOR THE PERIOD 19 OCTOBER 2018 TO 30 NOVEMBER 2019**

JMS Accounting Services Ltd

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HA7 1GB

**Eproperty Investments Group (UK) Ltd**  
**Unaudited Financial Statements**  
**For the Period 19 October 2018 to 30 November 2019**

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**Eproperty Investments Group (UK) Ltd**  
**Abridged Statement of Financial Position**  
**As at 30 November 2019**

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Registered number: 11632174

		<b>30 November 2019</b>	
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>FIXED ASSETS</b>			
Tangible Assets	<b>3</b>		3,325,000
			<u>3,325,000</u>
<b>CURRENT ASSETS</b>			
Debtors		41,587	
		<u>41,587</u>	
<b>Creditors: Amounts Falling Due Within One Year</b>		<u>(9,665 )</u>	
<b>NET CURRENT ASSETS (LIABILITIES)</b>			<u>31,922</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>3,356,922</u>
<b>Creditors: Amounts Falling Due After More Than One Year</b>			<u>(1,685,703)</u>
<b>NET ASSETS</b>			<u>1,671,219</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	<b>4</b>		1,000
Share premium account			1,638,297
Income Statement			<u>31,922</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>1,671,219</u>

**Eproperty Investments Group (UK) Ltd**  
**Abridged Statement of Financial Position (continued)**  
**As at 30 November 2019**

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For the period ending 30 November 2019 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 in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.
- These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.
- The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Income Statement.
- All of the company's members have consented to the preparation of an Abridged Income Statement and an Abridged Statement of Financial Position for the year end 30 November 2019 in accordance with section 444(2A) of the Companies Act 2006.

On behalf of the board

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**Mr Peter Gaskin**

**19/02/2020**

The notes on pages 3 to 5 form part of these financial statements.

**Eproperty Investments Group (UK) Ltd**  
**Notes to the Abridged Financial Statements**  
**For the Period 19 October 2018 to 30 November 2019**

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**1. Accounting Policies**

**1.1. Basis of Preparation of Financial Statements**

The financial statements are prepared under the historical cost convention and in accordance with the FRS 102 Section 1A Small Entities - The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

**1.2. Turnover**

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

**Sale of goods**

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

**Rendering of services**

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

**1.3. Tangible Fixed Assets and Depreciation**

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

**1.4. Investment Properties**

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the income statement.

**Eproperty Investments Group (UK) Ltd**  
**Notes to the Abridged Financial Statements (continued)**  
**For the Period 19 October 2018 to 30 November 2019**

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**1.5. Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of comprehensive income because of items of income or expense that are taxable or deductible in other year and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable timing differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible timing differences can be utilised. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax liabilities are presented within provisions for liabilities and deferred tax assets within debtors. The measurement of deferred tax liabilities and asset reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current or deferred tax for the year is recognised in profit or loss, except when they related to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax is also recognised in other comprehensive income or directly in equity respectively.

**2. Average Number of Employees**

Average number of employees, including directors, during the year was as follows:

	<b>30 November 2019</b>
Office and administration	1
	<u>1</u>

**3. Tangible Assets**

	<b>Total £</b>
<b>Cost</b>	
As at 19 October 2018	-
Additions	3,325,000
As at 30 November 2019	<u>3,325,000</u>
<b>Net Book Value</b>	
As at 30 November 2019	<u>3,325,000</u>
As at 19 October 2018	<u>-</u>

**Eproperty Investments Group (UK) Ltd**  
**Notes to the Abridged Financial Statements (continued)**  
**For the Period 19 October 2018 to 30 November 2019**

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**4. Share Capital**

	<b>30 November 2019</b>
Allotted, Called up and fully paid	1,000

**5. Directors Advances, Credits and Guarantees**

Dividends paid to directors

	<b>30 November 2019</b>
	<b>£</b>
Miss Abigail Gaskin	210
Mr Nathan Gaskin	210
Mr Peter Gaskin	6,370
Miss Hannah Gaskin	210

**6. General Information**

Eproperty Investments Group (UK) Ltd is a private company, limited by shares, incorporated in England & Wales, registered number 11632174. The registered office is Lone Pine, Christchurch Road, Virginia Waters, Surrey, GU25 4PT.

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.