REGISTERED NUMBER: 04336951 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 December 2018

for

SEP Investments Limited

Lakis & Co
Accountants
92 Powys Lane
Palmers Green
London
N13 4HR

Contents of the Financial Statements
for the Year Ended 31 December 2018

Company Information
for the Year Ended 31 December 2018

DIRECTOR:	Miss E Pitsillos
SECRETARY:	Mr P Atsiaris
REGISTERED OFFICE:	92 Powys Lane Palmers Green London N13 4HR
REGISTERED NUMBER:	04336951 (England and Wales)
ACCOUNTANTS:	Lakis & Co Accountants 92 Powys Lane Palmers Green London N13 4HR

Statement of Financial Position
31 December 2018

	Notes	31.12.18 £	£	31.12.17 £	£
FIXED ASSETS					
Property, plant and equipment	4		13,390		14,877
Investment property	5		1,110,738		1,110,738
			1,124.128		1,125,615
CURRENT ASSETS					
Debtors	6	2,671		2,378	
Cash at bank		12,388		10,698	
		15,059		13,076	
CREDITORS					
Amounts falling due within one year	7	413,113		404,371	
NET CURRENT LIABILITIES			(398,054)		(391,295)
TOTAL ASSETS LESS CURRENT LIABILITIES			726,074		734,320
CREDITORS					
Amounts falling due after more than one year	8		624,436		624,433
NET ASSETS			101,638		109,887
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			101,538		109,787
SHAREHOLDERS' FUNDS			101,638		109,887

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2018 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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 financial statements

continued...

Statement of Financial Position - continued
31 December 2018

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director on 18 July 2019 and were signed by:

Miss E Pitsillos - Director

1. STATUTORY INFORMATION

SEP Investments Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

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.

Turnover
Revenue is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

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 - 10% on reducing balance

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.

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 statement of financial position date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2017 - 1) .

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4. PROPERTY, PLANT AND EQUIPMENT

	Plant and machinery etc
	£
COST	
At 1 January 2018	
and 31 December 2018	59,569
DEPRECIATION	
At 1 January 2018	44,692
Charge for year	1,487
At 31 December 2018	46,179
NET BOOK VALUE	
At 31 December 2018	13,390
At 31 December 2017	14,877

5. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 January 2018	
and 31 December 2018	1,110,738
NET BOOK VALUE	
At 31 December 2018	1,110,738
At 31 December 2017	1,110,738

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.18	31.12.17
	£	£
Other debtors	2,671	2,378

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.18	31.12.17
	£	£
Other creditors	413,113	404,371

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

	31.12.18	31.12.17
	£	£
Bank loans	624,436	624,433

Amounts falling due in more than five years:

Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	624,436	624,433