

**ABRAHAM INVESTMENTS LIMITED**

**UNAUDITED**

**FINANCIAL STATEMENTS**

**INFORMATION FOR FILING WITH THE REGISTRAR**

**FOR THE YEAR ENDED 31 JULY 2017**

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27/04/2018

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COMPANIES HOUSE

**ABRAHAM INVESTMENTS LIMITED**  
**REGISTERED NUMBER: 01641398**

**BALANCE SHEET**  
**AS AT 31 JULY 2017**

	Note	2017 £	2017 £	2016 £	2016 £
<b>Fixed assets</b>					
Tangible assets	4		14,480		150,583
Investment property	5		12,306,094		11,721,456
			<u>12,320,574</u>		<u>11,872,039</u>
<b>Current assets</b>					
Debtors	6	107,206		8,683	
Cash at bank and in hand	7	47,620		47,671	
		<u>154,826</u>		<u>56,354</u>	
Creditors: amounts falling due within one year	8	(395,501)		(229,787)	
<b>Net current liabilities</b>			<u>(240,675)</u>		<u>(173,433)</u>
<b>Total assets less current liabilities</b>			<u>12,079,899</u>		<u>11,698,606</u>
Creditors: amounts falling due after more than one year	9		(1,684,321)		(2,330,701)
<b>Provisions for liabilities</b>					
Deferred tax	10	(119,820)		(121,863)	
			<u>(119,820)</u>		<u>(121,863)</u>
<b>Net assets</b>			<u>10,275,758</u>		<u>9,246,042</u>
<b>Capital and reserves</b>					
Called up share capital			100		100
Profit and loss account			10,275,658		9,245,942
			<u>10,275,758</u>		<u>9,246,042</u>

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**ABRAHAM INVESTMENTS LIMITED**  
**REGISTERED NUMBER: 01641398**

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**BALANCE SHEET (CONTINUED)**  
**AS AT 31 JULY 2017**

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The Directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

  
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**Edward Abraham**  
Director

Date: 25/4/18

The notes on pages 4 to 13 form part of these financial statements.

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**ABRAHAM INVESTMENTS LIMITED**

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**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 JULY 2017**

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	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 August 2015	100	9,288,758	9,288,858
Comprehensive income for the year			
Loss for the year	-	(42,816)	(42,816)
Total comprehensive income for the year	-	(42,816)	(42,816)
At 1 August 2016	100	9,245,942	9,246,042
Comprehensive income for the year			
Profit for the year	-	1,029,716	1,029,716
Total comprehensive income for the year	-	1,029,716	1,029,716
At 31 July 2017	100	10,275,658	10,275,758

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**ABRAHAM INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**1. General information**

The Company is a private limited company registered in England and Wales.

The registered office address is Equipoise House, Grove Place, Bedford, MK40 3LE.

These are the first financial statements prepared under FRS 102. The date of transition was 1 August 2015. Details of the effect of transition can be found in note 11.

**2. Accounting policies****2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

**2.2 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

**Rendering of services**

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

**2.3 Tangible fixed assets**

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

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**ABRAHAM INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**2. Accounting policies (continued)****2.3 Tangible fixed assets (continued)**

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	- Over 10 years
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

**2.4 Investment property**

Investment property is carried at fair value determined annually by the Directors 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. Changes in fair value are recognised in the Statement of Comprehensive Income.

**2.5 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.6 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**2. Accounting policies (continued)**

**2.7 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

**2.8 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.9 Interest income**

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

**2.10 Provisions for liabilities**

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**2. Accounting policies (continued)**

**2.11 Current and deferred taxation**

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**3. Employees**

The average monthly number of employees, including directors, during the year was 5 (2016 - 5).



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**ABRAHAM INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**4. Tangible fixed assets**

	<b>Fixtures and fittings £</b>
<b>Cost or valuation</b>	
At 1 August 2016	166,019
Additions	5,174
Transfers between classes	(138,715)
At 31 July 2017	<u>32,478</u>
<b>Depreciation</b>	
At 1 August 2016	15,436
Charge for the year on owned assets	2,562
At 31 July 2017	<u>17,998</u>
<b>Net book value</b>	
At 31 July 2017	<u><u>14,480</u></u>
At 31 July 2016	<u><u>150,583</u></u>

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**ABRAHAM INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**5. Investment property**

	Freehold investment property £
<b>Valuation</b>	
At 1 August 2016	11,721,456
Surplus on revaluation	445,923
Transfers between classes	138,715
<b>At 31 July 2017</b>	<b>12,306,094</b>

The 2017 valuations were made by the Directors, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2017 £	2016 £
Historic cost	10,449,410	10,449,410
	<b>10,449,410</b>	<b>10,449,410</b>

**6. Debtors**

	2017 £	2016 £
<b>Due after more than one year</b>		
Amounts owed by group undertakings	100	100
	<b>100</b>	<b>100</b>
<b>Due within one year</b>		
Trade debtors	107,106	8,583
	<b>107,206</b>	<b>8,683</b>

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**ABRAHAM INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**7. Cash and cash equivalents**

	2017 £	2016 £
Cash at bank and in hand	47,620	47,671
	<u>47,620</u>	<u>47,671</u>

**8. Creditors: Amounts falling due within one year**

	2017 £	2016 £
Trade creditors	6,442	16,752
Corporation tax	137,338	66,702
Other taxation and social security	15,387	9,092
Other creditors and prepaid rent	233,484	133,700
Accruals	2,850	3,541
	<u>395,501</u>	<u>229,787</u>

	2017 £	2016 £
Other taxation and social security		
VAT	15,387	9,092
	<u>15,387</u>	<u>9,092</u>

**9. Creditors: Amounts falling due after more than one year**

	2017 £	2016 £
Amounts owed to group undertakings	1,684,321	2,330,701
	<u>1,684,321</u>	<u>2,330,701</u>

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**ABRAHAM INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**10. Deferred taxation**

	2017 £
At beginning of year	(121,863)
Charged to profit or loss	2,043
<b>At end of year</b>	<b>(119,820)</b>

The provision for deferred taxation is made up as follows:

	2017 £	2016 £
Accelerated capital allowances	(22,094)	(12,396)
Unrealised gains on investment properties	(97,726)	(109,467)
	<b>(119,820)</b>	<b>(121,863)</b>

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**ABRAHAM INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**11. First time adoption of FRS 102**

The Company transitioned to FRS 102 from previously extant UK GAAP as at 1 August 2015. The impact of the transition to FRS 102 is as follows:

	As previously stated 1 August 2015 £	Effect of transition 1 August 2015 £	<b>FRS 102 (as restated) 1 August 2015 £</b>	As previously stated 31 July 2016 £	Effect of transition 31 July 2016 £	<b>FRS 102 (as restated) 31 July 2016 £</b>
<b>Note</b>						
Fixed assets	5,435,480	-	<b>5,435,480</b>	11,872,039	-	<b>11,872,039</b>
Current assets	4,103,841	-	<b>4,103,841</b>	56,354	-	<b>56,354</b>
Creditors: amounts falling due within one year	(245,690)	-	<b>(245,690)</b>	(229,787)	-	<b>(229,787)</b>
<b>Net current assets/(liabilities)</b>	<b>3,858,151</b>	<b>-</b>	<b>3,858,151</b>	<b>(173,433)</b>	<b>-</b>	<b>(173,433)</b>
<b>Total assets less current liabilities</b>	<b>9,293,631</b>	<b>-</b>	<b>9,293,631</b>	<b>11,698,606</b>	<b>-</b>	<b>11,698,606</b>
Creditors: amounts falling due after more than one year	-	-	<b>-</b>	(2,330,701)	-	<b>(2,330,701)</b>
Provisions for liabilities	2 (2,067)	(2,706)	<b>(4,773)</b>	(12,396)	(109,467)	<b>(121,863)</b>
<b>Net assets</b>	<b>9,291,564</b>	<b>(2,706)</b>	<b>9,288,858</b>	<b>9,355,509</b>	<b>(109,467)</b>	<b>9,246,042</b>
Capital and reserves	1 9,291,564	(2,706)	<b>9,288,858</b>	<b>9,355,509</b>	<b>(109,467)</b>	<b>9,246,042</b>

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**ABRAHAM INVESTMENTS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2017**

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**11. First time adoption of FRS 102 (continued)**

		As previously stated 31 July 2016 £	Effect of transition 31 July 2016 £	FRS 102 (as restated) 31 July 2016 £
	Note			
Turnover		792,784	-	792,784
		<hr/>	<hr/>	<hr/>
		792,784	-	792,784
Administrative expenses		(422,086)	-	(422,086)
Other operating income	1	-	(247,020)	(247,020)
		<hr/>	<hr/>	<hr/>
Operating profit		370,698	(247,020)	123,678
Interest receivable and similar income		751	-	751
Taxation	2	(60,484)	(106,761)	(167,245)
		<hr/>	<hr/>	<hr/>
<b>Profit/(loss) on ordinary activities after taxation and for the financial year</b>		<b>310,965</b>	<b>(353,781)</b>	<b>(42,816)</b>
		<hr/>	<hr/>	<hr/>

Explanation of changes to previously reported profit and equity:

1 FRS102 requires the impact of revaluation of investment properties held at fair value to be recognised directly through the Statement on Comprehensive Income rather than through reserves. This means that the revaluation of £247,020 in the previous year is now deducted from the total profit for the financial year. The associated separate revaluation reserve of £1,624,735 has also been incorporated directly into the profit and loss account retained earnings so that there is no overall effect on the reserves as at 31 July 2016 as a result of this transition adjustment.

2 FRS 102 requires deferred tax to be recognised on unrealised gains arising from the revaluation of properties. The additional deferred tax introduced at the date of transition on investment properties was a liability of £15,920. Movement in the year ended 31 July 2016 increased this element by £106,761 to £109,467.