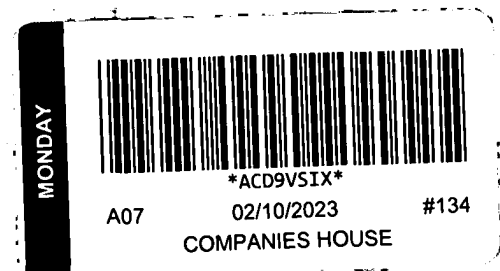


1A WOHNEN Limited

Registered Number: 5480872

1A WOHNEN LIMITED

**MICRO-ENTITY ACCOUNTS
FOR THE YEAR ENDED
31/12/2022**



1A WOHNEN Limited

MICRO-ENTITY BALANCE SHEET
As at 31/12/2022

		As at 31/12/2022		As at	
	Note	€	€	€	€
Called up share capital not paid		0,00	0,00	0,00	0,00
Fixed Assets					
Intangible Assets		0,00		0,00	
Tangible fixed Assets	2	1.627,00		2.804,00	
Investments		0,00		0,00	
		<u>1.627,00</u>	1.627,00	<u>2.804,00</u>	2.804,00
Current Assets					
Stocks		0,00		0,00	
Debtors & other items of property: amount falling due within one year		85.079,88		83.232,42	
Investments		0,00		0,00	
Cash at bank and in hand		<u>765,81</u>		<u>7.189,23</u>	
		85.845,69	85.845,69	90.421,65	90.421,65
Payments and accrued income		0,00		0,00	
Creditors: amounts falling due within one year		<u>(49.233,81)</u>		<u>(51.790,83)</u>	
Net Current Assets (liabilities)		36.611,88	36.611,88	38.630,82	38.630,82
Total Assets Less Current Liabilities			38.238,88		41.434,82
Debtors & other items of property: amounts falling due after more than one year			0,00		0,00
Creditors: amounts falling due after more than one year			0,00		0,00
Provisions for liabilities and charges			(4.427,60)		(7.389,65)
Accruals and deferred income			0,00		0,00
Untaxed reserves			0,00		0,00
			<u>33.811,28</u>		<u>34.045,17</u>

1A WOHNEN Limited

Financed by:

Capital and Reserves (Government Funds)

Called up share capital	3	39.386,04		39.386,04
Share premium account		0,00		0,00
Other reserves		0,00		0,00
Retained earnings / Accumulated losses brought forward		(5.340,87)		(36.982,88)
Profit and loss account		(233,89)	33.811,28	31.642,01
				34.045,17
Shareholder's Fund			33.811,28	34.045,17

The director consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477(2) of the Companies Act 2006 and members have not required the company to obtain an audit of its accounts for the year in question in accordance with sections 476 of the Act. The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Companies Act 2006, and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 31/12/2022 and of its profit for the year ended in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Act relating to the financial statements so far as applicable to the company.

These accounts have been prepared in accordance with the micro-entity provisions and have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. The accounts were approved by the board on 08/09/2023 and signed on its behalf.

Director ALBRECHT SCHNABEL

1A WOHNEN Ltd.
Immobilien- & Verwaltung
Telefon: +49 6160 7865105
Bahnstraße 169A, 64390 Erzhausen

The notes on page 4 to 5 form part of these financial statements

1A WOHNEN Limited

NOTES TO THE MICRO-ENTITY ACCOUNTS

For the year ended 31/12/2022

1. ACCOUNTING POLICIES

1.1. Basis of preparation of financial statements

The full financial statements, from which these accounts have been extracted, have been prepared under the historical cost convention and in accordance with the German tax law.

1.2. Cash flow

The financial statements do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.3. Turnover

Turnover comprises the invoiced value of goods and services supplied by the company, exclusive of Value Added Tax.

1.4. Foreign Currencies

All figures are reported in Euros.

1.5. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives in the following bases:

Plant and machinery	0,00 %
Motor vehicles	33,33 %
Furniture, fittings and equipment	33,33 %

1A WOHNEN Limited

2. TANGIBLE FIXED ASSETS

Cost or Revaluation

€

2.804,00

Additions

644,16

Disposals

0,00

As at 31/12/2022

3.448,16

Depreciation

Charge for the year

1.821,16

On disposals

0,00

As at 31/12/2022

1.821,16

Net book value

As at 31/12/2022

1.627,00

3. SHARE CAPITAL

€

Authorised

35000 Ordinary shares of £ 1 each

39.386,04

Alloted, called up and fully paid

35000 Ordinary shares of £ 1 each

39.386,04