

REGISTERED NUMBER: 05656457 (England and Wales)

**REPORT OF THE DIRECTORS AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2015
FOR
INVESTGRO LIMITED**

INVESTGRO LIMITED (REGISTERED NUMBER: 05656457)

CONTENTS OF THE FINANCIAL STATEMENTS

For The Year Ended 31st December 2015

	Page
Company Information	1
Report of the Directors	2
Chartered Accountants' Report	3
Income Statement	4
Other Comprehensive Income	5
Balance Sheet	6
Notes to the Financial Statements	8

INVESTGRO LIMITED

COMPANY INFORMATION For The Year Ended 31st December 2015

DIRECTORS:

Mr P B De Witt
Mr J B Hattingh
Mr D S Lubbe

SECRETARY:

Exceed Cosec Services Limited

REGISTERED OFFICE:

Bank House
81 St Judes Road
Englefield Green
Surrey
TW20 0DF

REGISTERED NUMBER:

05656457 (England and Wales)

ACCOUNTANTS:

Exceed (UK) Ltd
Bank House
81 St Judes Road
Englefield Green
Surrey
TW20 0DF

INVESTGRO LIMITED (REGISTERED NUMBER: 05656457)

REPORT OF THE DIRECTORS For The Year Ended 31st December 2015

The directors present their report with the financial statements of the company for the year ended 31st December 2015.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of property investment.

DIRECTORS

The directors shown below have held office during the whole of the period from 1st January 2015 to the date of this report.

Mr P B De Witt

Mr J B Hattingh

Mr D S Lubbe

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

Mr D S Lubbe - Director

16th September 2016

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS
ON THE UNAUDITED FINANCIAL STATEMENTS OF
INVESTGRO LIMITED**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Investgro Limited for the year ended 31st December 2015 which comprise the Income Statement, Other Comprehensive Income, 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 in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icacw.com/membershandbook.

This report is made solely to the Board of Directors of Investgro Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Investgro Limited and state those matters that we have agreed to state to the Board of Directors of Investgro Limited, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Investgro Limited 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 loss of Investgro Limited. You consider that Investgro Limited 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 Investgro Limited. 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.

Exceed (UK) Ltd
Bank House
81 St Judes Road
Englefield Green
Surrey
TW20 0DF

16th September 2016

INVESTGRO LIMITED (REGISTERED NUMBER: 05656457)**INCOME STATEMENT**
For The Year Ended 31st December 2015

		2015	2014
	Notes	£	£
TURNOVER		20,290	36,780
Administrative expenses		<u>11,777</u>	<u>13,696</u>
OPERATING PROFIT	3	8,513	23,084
Interest receivable and similar income		<u>10</u>	<u>15</u>
		8,523	23,099
Interest payable and similar expenses		<u>16,411</u>	<u>16,448</u>
(LOSS)/PROFIT BEFORE TAXATION		(7,888)	6,651
Tax on (loss)/profit		<u>-</u>	<u>-</u>
(LOSS)/PROFIT FOR THE FINANCIAL YEAR		<u>(7,888)</u>	<u>6,651</u>

The notes form part of these financial statements

INVESTGRO LIMITED (REGISTERED NUMBER: 05656457)

OTHER COMPREHENSIVE INCOME

For The Year Ended 31st December 2015

		2015	2014
	Notes	£	£
(LOSS)/PROFIT FOR THE YEAR		(7,888)	6,651
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME		-	-
FOR THE YEAR		(7,888)	6,651

The notes form part of these financial statements

INVESTGRO LIMITED (REGISTERED NUMBER: 05656457)

BALANCE SHEET 31st December 2015

	Notes	2015 £	£	2014 £	£
FIXED ASSETS					
Tangible assets	4		777,411		779,310
CURRENT ASSETS					
Cash at bank and in hand		10,326		18,118	
CREDITORS					
Amounts falling due within one year	5	<u>441,751</u>		<u>443,554</u>	
NET CURRENT LIABILITIES			<u>(431,425)</u>		<u>(425,436)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			345,986		353,874
CREDITORS					
Amounts falling due after more than one year	6		<u>340,716</u>		<u>340,716</u>
NET ASSETS			<u>5,270</u>		<u>13,158</u>
CAPITAL AND RESERVES					
Called up share capital			981		981
Share premium			43,557		43,557
Retained earnings			<u>(39,268)</u>		<u>(31,380)</u>
SHAREHOLDERS' FUNDS			<u>5,270</u>		<u>13,158</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31st December 2015.

The members have not required the company to obtain an audit of its financial statements for the year ended 31st December 2015 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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.
- (b)

The notes form part of these financial statements

INVESTGRO LIMITED (REGISTERED NUMBER: 05656457)

BALANCE SHEET - continued **31st December 2015**

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

The financial statements were approved by the Board of Directors on 16th September 2016 and were signed on its behalf by:

Mr D S Lubbe - Director

INVESTGRO LIMITED (REGISTERED NUMBER: 05656457)

NOTES TO THE FINANCIAL STATEMENTS

For The Year Ended 31st December 2015

1. STATUTORY INFORMATION

Investgro 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.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Turnover

Turnover represents rents receivable on properties within the UK. Rents are receivable on a weekly and monthly basis and where payments are receivable from tenants for periods ending after the balance sheet date, the relevant proportion of rent receivable is recorded as deferred income and included as part of creditors due within one year.

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	- 25% on cost
Equipment	- 33% on cost

Fixed assets

Fixed assets are stated at their cost prices, less accumulated depreciation and less amounts recognised in respect of impairment.

All fixed assets are initially recorded at cost.

Investment properties

In accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) no depreciation is provided in respect of freehold properties held as investments. This is a departure from the requirements of the Companies Act 2006 which requires all properties to be depreciated. Such properties are held for investment and not for consumption and the directors consider that to depreciate them would not give a true and fair view. Depreciation is only one of the many elements reflected in the annual valuation of properties and accordingly the amount of depreciation which might otherwise have been charged cannot be separately identified or quantified. The directors consider that this policy results in the accounts giving a true and fair view.

3. OPERATING PROFIT

The operating profit is stated after charging:

	2015	2014
	£	£
Depreciation - owned assets	<u>2,620</u>	<u>1,084</u>

INVESTGRO LIMITED (REGISTERED NUMBER: 05656457)

NOTES TO THE FINANCIAL STATEMENTS - continued For The Year Ended 31st December 2015

4. TANGIBLE FIXED ASSETS

	Investment Property £	Fixtures and fittings £	Equipment £	Totals £
COST				
At 1st January 2015	771,945	23,837	565	796,347
Additions	-	2,281	-	2,281
Disposals	(1,560)	-	-	(1,560)
At 31st December 2015	<u>770,385</u>	<u>26,118</u>	<u>565</u>	<u>797,068</u>
DEPRECIATION				
At 1st January 2015	-	16,472	565	17,037
Charge for year	-	2,620	-	2,620
At 31st December 2015	<u>-</u>	<u>19,092</u>	<u>565</u>	<u>19,657</u>
NET BOOK VALUE				
At 31st December 2015	<u>770,385</u>	<u>7,026</u>	<u>-</u>	<u>777,411</u>
At 31st December 2014	<u>771,945</u>	<u>7,365</u>	<u>-</u>	<u>779,310</u>

The company has pledged land and buildings having a carrying amount of approximately £770,385 (2014 - £771,945) as security for a loan granted to the company.

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2015 £	2014 £
Bank loans and overdrafts	400,000	400,000
Other creditors	<u>41,751</u>	<u>43,554</u>
	<u>441,751</u>	<u>443,554</u>

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

	2015 £	2014 £
Other creditors	<u>340,716</u>	<u>340,716</u>

7. ULTIMATE CONTROLLING PARTY

The controlling party is the board of directors of the company.

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.