

**258 INVESTMENTS LTD  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**258 INVESTMENTS LTD**  
**UNAUDITED ACCOUNTS**  
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**258 INVESTMENTS LTD**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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|                          |  |
|--------------------------|--|
| <b>Director</b>          | Mr A O O Joshua  |
| <b>Company Number</b>    | 09961111 (England and Wales)   |
| <b>Registered Office</b> | Churchill House<br>120 Bunns Lane<br>London<br>NW7 2AS<br>United Kingdom                 |
| <b>Accountants</b>       | Platts<br>Churchill House, Suite 112<br>120 Bunns Lane<br>Mill Hill<br>London<br>NW7 2AS |

**258 INVESTMENTS LTD**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2022**

|  | Notes    | 2022<br>£        | 2021<br>£      |
|--|----------|------------------|----------------|
| <b>Fixed assets</b>  |          |                  |                |
| Investment property  | <u>4</u> | 12,190,744       | 10,772,153     |
| <b>Current assets</b>  |          |                  |                |
| Debtors  | 5        | 424,798          | 5,921          |
| Cash at bank and in hand                                       |          | 33,249           | 518,885        |
|  |          | <u>458,047</u>   | <u>524,806</u> |
| <b>Creditors: amounts falling due within one year</b>          | <u>6</u> | (37,901)         | (55,875)       |
| <b>Net current assets</b>                                      |          | <u>420,146</u>   | <u>468,931</u> |
| <b>Total assets less current liabilities</b>                   |          | 12,610,890       | 11,241,084     |
| <b>Creditors: amounts falling due after more than one year</b> | <u>7</u> | (11,234,500)     | (10,709,500)   |
| <b>Provisions for liabilities</b>                              |          |                  |                |
| Deferred tax   |          | (234,272)        | (86,359)       |
| <b>Net assets</b>  |          | <u>1,142,118</u> | <u>445,225</u> |
| <b>Capital and reserves</b>                                    |          |                  |                |
| Called up share capital  | <u>8</u> | 100              | 100            |
| Revaluation reserve  |          | 998,537          | 368,162        |
| Profit and loss account  |          | 143,481          | 76,963         |
| <b>Shareholders' funds</b>                                     |          | <u>1,142,118</u> | <u>445,225</u> |

For the year ending 31 March 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his 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 and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board and authorised for issue on 14 July 2022 and were signed on its behalf by

Mr A O O Joshua  
Director

Company Registration No. 09961111

**258 INVESTMENTS LTD**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

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**1 Statutory information**

258 Investments Ltd is a private company, limited by shares, registered in England and Wales, registration number 09961111. The registered office is Churchill House , 120 Bunns Lane, London, NW7 2AS, United Kingdom .

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

***Investment property***

Investment property is included at market fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

***Deferred taxation***

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

Deferred tax assets and liabilities are not discounted.

***Turnover***

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. Turnover from the sale of goods is recognised when goods have been delivered to customers such that risks and rewards of ownership have transferred to them. 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.

***Pension costs***

The company operates a defined contribution scheme for the benefit of its employees. Contributions payable are recognised in the profit and loss account when due.

**4 Investment property**

|                                      | <b>2022</b>       |
|--------------------------------------|-------------------|
|                                      | <b>£</b>          |
| Fair value at 1 April 2021           | 10,772,153        |
| Additions                            | 640,303           |
| Net gain from fair value adjustments | 778,288           |
| At 31 March 2022                     | <u>12,190,744</u> |

**258 INVESTMENTS LTD**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

|  |                   |                   |
|--|-------------------|-------------------|
| <b>5 Debtors</b>   | <b>2022</b>       | <b>2021</b>       |
|  | <b>£</b>          | <b>£</b>          |
| <b>Amounts falling due within one year</b>                           |                   |                   |
| Trade debtors  | 15,298            | 5,921             |
| Other debtors  | 409,500           | -                 |
|  | <u>424,798</u>    | <u>5,921</u>      |
|  | <b>2022</b>       | <b>2021</b>       |
|  | <b>£</b>          | <b>£</b>          |
| <b>6 Creditors: amounts falling due within one year</b>              |                   |                   |
| Taxes and social security  | 24,649            | 40,223            |
| Other creditors  | 11,850            | 3,850             |
| Loans from directors   | 1,402             | 11,802            |
|  | <u>37,901</u>     | <u>55,875</u>     |
|  | <b>2022</b>       | <b>2021</b>       |
|  | <b>£</b>          | <b>£</b>          |
| <b>7 Creditors: amounts falling due after more than one year</b>     |                   |                   |
| Amounts owed to group undertakings and other participating interests | 11,234,500        | 10,709,500        |
|  | <u>11,234,500</u> | <u>10,709,500</u> |
|  | <b>2022</b>       | <b>2021</b>       |
|  | <b>£</b>          | <b>£</b>          |
| <b>8 Share capital</b>   |                   |                   |
| Allotted, called up and fully paid:                                  |                   |                   |
| 100 Ordinary shares of £1 each                                       | 100               | 100               |
|  | <u>100</u>        | <u>100</u>        |

**9 Transactions with related parties**

As detailed in the director's report, the director holds the company's entire issued share capital.

The amount owed to group undertakings and other participating interest is represented by Sparta Promotions Limited in the sum of £11,234,500 (2021 - £10,709,500) ) in which Mr A O O Joshua is a director and shareholder, which is interest free, secured by a fixed charge over the company's investment properties and repayable within 5 years.

**10 Average number of employees**

During the year the average number of employees was 2 (2021: 2).

