

Limited Liability Partnership Registration No. OC317488 (England and Wales)

AA PROPERTY INVESTMENTS LLP
UNAUDITED ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016

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AA PROPERTY INVESTMENTS LLP

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AA PROPERTY INVESTMENTS LLP

CHARTERED ACCOUNTANTS' REPORT TO THE MEMBERS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF AA PROPERTY INVESTMENTS LLP FOR THE YEAR ENDED 31 MARCH 2016

The following reproduces the text of the Accountants' Report prepared in respect of the limited liability partnership's annual unaudited financial statements, from which the unaudited abbreviated financial statements set out on pages 2 to 4 have been prepared.

In accordance with the engagement letter, and in order to assist you to fulfil your duties under the Companies Act 2006 (as applied to limited liability partnerships), we have compiled the financial statements of AA Property Investments LLP for the year ended 31 March 2016, set out on pages 3 to 9 from the accounting records and information and explanations you have given to us.

This report is made solely to the limited liability partnership's members of as a body, in accordance with the terms of our engagement letter.

It is your duty to ensure that AA Property Investments LLP 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 profit of AA Property Investments LLP. You consider that AA Property Investments LLP 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 AA Property Investments LLP. 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



Gerald Edelman

18 August 2016

Chartered Accountants

73 Cornhill
London
EC3V 3QQ

AA PROPERTY INVESTMENTS LLP

ABBREVIATED BALANCE SHEET

AS AT 31 MARCH 2016

| | Notes | 2016 £ | £ | 2015 £ | £ |
|--|-------|------------------|--------------------|------------------|--------------------|
| Fixed assets | | | | | |
| Tangible assets | 2 | 3,400,000 | | 3,050,000 | |
| Investments | 2 | 85,228 | | 7,985 | |
| | | <u>3,485,228</u> | | <u>3,057,985</u> | |
| Current assets | | | | | |
| Debtors | | 788,882 | | 846,362 | |
| Cash at bank and in hand | | 47,756 | | 37,981 | |
| | | <u>836,638</u> | | <u>884,343</u> | |
| Creditors: amounts falling due within one year | | <u>(166,199)</u> | | <u>(187,422)</u> | |
| Net current assets | | | 670,439 | | 696,921 |
| Total assets less current liabilities | | | <u>4,155,667</u> | | <u>3,754,906</u> |
| Creditors: amounts falling due after more than one year | | | <u>(2,567,500)</u> | | <u>(2,187,500)</u> |
| NET ASSETS ATTRIBUTABLE TO MEMBERS | | | <u>1,588,167</u> | | <u>1,567,406</u> |
| REPRESENTED BY: | | | | | |
| Members' other interests: | | | | | |
| Other reserves classified as equity | | | - | | 57,885 |
| Revaluation reserve | | | 2,079,608 | | 1,729,608 |
| Members capital | | | (491,441) | | (220,087) |
| | | | <u>1,588,167</u> | | <u>1,567,406</u> |
| TOTAL MEMBERS' INTERESTS | | | <u>1,588,167</u> | | <u>1,567,406</u> |
| Members' other interests | | | <u>1,588,167</u> | | <u>1,567,406</u> |

AA PROPERTY INVESTMENTS LLP

ABBREVIATED BALANCE SHEET (CONTINUED)

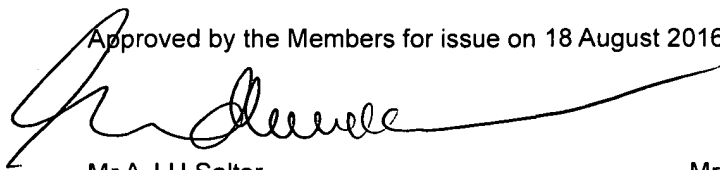
AS AT 31 MARCH 2016

For the financial year ended 31 March 2016 the limited liability partnership was entitled to exemption from audit under section 477 of the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) relating to small limited liability partnerships.

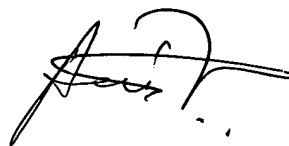
The members acknowledge their responsibility for complying with the requirements of the Companies Act 2006 (as applied to limited liability partnerships) with respect to accounting records and the preparation of financial statements.

These abbreviated accounts have been prepared in accordance with the provisions applicable to limited liability partnerships subject to the small limited liability partnerships' regime within Part 15 of the Companies Act 2006.

Approved by the Members for issue on 18 August 2016



Mr A J H Salter
Designated Member



Mr A Fattal
Designated Member

Limited Liability Partnership Registration No. OC317488

AA PROPERTY INVESTMENTS LLP

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 MARCH 2016

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the Limited Liability Partnership Statement of Recommended Practice, which have been applied consistently (except as otherwise stated).

1.3 Turnover

Turnover represents amounts receivable for rental income on an accruals basis.

1.4 Tangible fixed assets and depreciation

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), it is a departure from the general requirement of the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) for all tangible assets to be depreciated. In the opinion of the members compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

1.5 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

2 Fixed assets

| | Tangible assets | Investments | Total |
|--------------------------|----------------------------|--------------------|--------------|
| | £ | £ | £ |
| Cost or valuation | | | |
| At 1 April 2015 | 3,050,000 | 7,985 | 3,057,985 |
| Additions | - | 77,243 | 77,243 |
| Revaluation | 350,000 | - | 350,000 |
| | <hr/> | <hr/> | <hr/> |
| At 31 March 2016 | 3,400,000 | 85,228 | 3,485,228 |
| | <hr/> | <hr/> | <hr/> |
| At 31 March 2015 | 3,050,000 | 7,985 | 3,057,985 |
| | <hr/> | <hr/> | <hr/> |