

**REGISTERED NUMBER: OC403986 (England and Wales)**

**REPORT OF THE MEMBERS AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 5 APRIL 2018  
FOR  
"SQUARE METER" PROPERTY & INVESTMENTS LLP**



**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**CONTENTS OF THE FINANCIAL STATEMENTS FOR  
THE YEAR ENDED 5 APRIL 2018**

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	<b>Page</b>
<b>General Information</b>	1
<b>Report of the Members</b>	2
<b>Income Statement</b>	3
<b>Balance Sheet</b>	4
<b>Reconciliation of Members' Interests</b>	6
<b>Notes to the Financial Statements</b>	8
<b>Trading and Profit and Loss Account</b>	9
<b>Capital Account Schedule</b>	10
<b>Current Accounts Schedule</b>	11
<b>Members' Loans And Other Debts Summary Schedule</b>	12

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**GENERAL INFORMATION  
FOR THE YEAR ENDED 5 APRIL 2018**

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**DESIGNATED MEMBERS:** Mr Sergey Kalnitsky  
Mr Iouri Nikolsson

**REGISTERED OFFICE:** Coddan CPM Ltd  
3rd Floor 120 Baker Street  
London  
England  
W1U 6TU

**REGISTERED NUMBER:** OC403986 (England and Wales)

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**REPORT OF THE MEMBERS  
FOR THE YEAR ENDED 5 APRIL 2018**

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The members present their report with the financial statements of the LLP for the year ended 5 April 2018.

**PRINCIPAL ACTIVITY**

The principal activity of the LLP in the year under review was that of To act as an agent or intermediary in the sphere of international real estate, client support, search for real estate, marketing, market research, search for investment projects, development, consulting, real property management, concierge service and consulting support in the sphere of bank lending.

**DESIGNATED MEMBERS**

The designated members during the year under review were:

Mr Sergey Kalnitsky  
Mr Iouri Nikolsson

**RESULTS FOR THE YEAR AND ALLOCATION TO MEMBERS**

The profit for the year before members' remuneration and profit shares was £276,998 (2017 - £287,954 profit).

**MEMBERS' INTERESTS**

**MEMBERS' RESPONSIBILITIES STATEMENT**

The members are responsible for preparing the Report of the Members and the financial statements in accordance with applicable law and regulations.

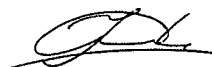
Legislation applicable to limited liability partnerships requires the members to prepare financial statements for each financial year. Under that law the members have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under legislation applicable to limited liability partnerships the members must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the LLP and of the profit or loss of the LLP for that period. In preparing these financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that the financial statements comply with the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. They are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The members are responsible for the maintenance and integrity of the corporate and financial information included on the LLP's website.

**ON BEHALF OF THE MEMBERS:**



.....  
Mr Sergey Kalnitsky - Designated member

Date: 04.01.2019 .....

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**INCOME STATEMENT  
FOR THE YEAR ENDED 5 APRIL 2018**

	Notes	5.4.18 £	5.4.17 £
<b>TURNOVER</b>		988,544	2,587,873
Cost of sales		716,775	2,321,319
<b>GROSS PROFIT</b>		271,769	266,554
Administrative expenses		(5,229)	(19,926)
		276,998	286,480
Other operating income		-	1,474
<b>OPERATING PROFIT and PROFIT FOR THE FINANCIAL YEAR BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES AVAILABLE FOR DISCRETIONARY DIVISION AMONG MEMBERS</b>		276,998	287,954

The notes form part of these financial statements

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**  
**(REGISTERED NUMBER: OC403986)**

**BALANCE SHEET**  
**5 APRIL 2018**

	5.4.18 £	5.4.17 £
<b>CURRENT ASSETS</b>		
Cash at bank	339,001	284,329
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		
<b>and</b>		
<b>NET ASSETS ATTRIBUTABLE TO MEMBERS</b>	<u>339,001</u>	<u>284,329</u>
<b>LOANS AND OTHER DEBTS DUE TO MEMBERS</b>	790,639	513,641
<b>MEMBERS' OTHER INTERESTS</b>		
Capital accounts	(451,640)	(229,314)
Other reserves	2	2
	<u>339,001</u>	<u>284,329</u>
<b>TOTAL MEMBERS' INTERESTS</b>		
Loans and other debts due to members	790,639	513,641
Members' other interests	(451,638)	(229,312)
	<u>339,001</u>	<u>284,329</u>

The LLP is entitled to exemption from audit under Section 477 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 for the year ended 5 April 2018.

The members acknowledge their responsibilities for:

- (a) ensuring that the LLP keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the LLP 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 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to financial statements, so far as applicable to the LLP.

The notes form part of these financial statements

**"SQUARE METER" PROPERTY & INVESTMENTS LLP  
(REGISTERED NUMBER: OC403986)**

**BALANCE SHEET - continued  
5 APRIL 2018**

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The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs.

The financial statements were approved by the members of the LLP on 04.01.2019 and were signed by:



.....  
- Designated member

The notes form part of these financial statements

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**RECONCILIATION OF MEMBERS' INTERESTS FOR  
THE YEAR ENDED 5 APRIL 2018**

	EQUITY		Total £
	Members' capital (classified as equity) £	Members' other interests  Other reserves £	
Balance at 6 April 2017	(229,314)	2	(229,312)
Profit for the financial year available for discretionary division among members	-	276,998	276,998
Members' interests after profit for the year	(229,314)	277,000	47,686
Other divisions of profit	-	(276,998)	(276,998)
Introduced by members	(222,326)	-	(222,326)
Balance at 5 April 2018	<u>(451,640)</u>	<u>2</u>	<u>(451,638)</u>
	<b>DEBT</b>		<b>TOTAL</b>
	Loans and other debts due to members less any amounts due from members in debtors		<b>MEMBERS'</b>
	Other amounts £		<b>Total</b> £
Amount due to members	513,641		
Amount due from members	-		
Balance at 6 April 2017	513,641		284,329
Profit for the financial year available for discretionary division among members	-		276,998
Members' interests after profit for the year	513,641		561,327
Other divisions of profit	276,998		-
Introduced by members	-		(222,326)
Amount due to members	790,639		
Amount due from members	-		
Balance at 5 April 2018	<u>790,639</u>		<u>339,001</u>

The notes form part of these financial statements

"SQUARE METER" PROPERTY & INVESTMENTS LLP

RECONCILIATION OF MEMBERS' INTERESTS FOR  
THE YEAR ENDED 5 APRIL 2018

	EQUITY		
	Members' capital (classified as equity) £	Members' other interests Other reserves £	Total £
Balance at 6 April 2016	-	2	2
Profit for the financial year available for discretionary division among members	-	287,954	287,954
Members' interests after profit for the year	-	287,956	287,956
Other divisions of profit	-	(287,954)	(287,954)
Introduced by members	(229,314)	-	(229,314)
Balance at 5 April 2017	(229,314)	2	(229,312)

	DEBT	TOTAL MEMBERS' INTERESTS
	Loans and other debts due to members less any amounts due from members in debtors Other amounts £	Total £
Amount due to members	-	
Amount due from members	-	
Balance at 6 April 2016	-	2
Profit for the financial year available for discretionary division among members	-	287,954
Members' interests after profit for the year	-	287,956
Other divisions of profit	287,954	-
Introduced by members	225,687	(3,627)
Amount due to members	513,641	
Amount due from members	-	
Balance at 5 April 2017	513,641	284,329

The notes form part of these financial statements

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 5 APRIL 2018**

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**1. STATUTORY INFORMATION**

"SQUARE METER" PROPERTY & INVESTMENTS LLP is registered in England and Wales. The LLP's registered number and registered office address can be found on the General 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 requirements of the Statement of Recommended Practice, Accounting by Limited Liability Partnerships. The financial statements have been prepared under the historical cost convention.

**TURNOVER**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**TRADING AND PROFIT AND LOSS ACCOUNT FOR  
THE YEAR ENDED 5 APRIL 2018**

	5.4.18		5.4.17	
	£	£	£	£
<b>Sales</b>		988,544		2,587,873
<b>Cost of sales</b>				
Purchases		716,775		2,321,319
<b>GROSS PROFIT</b>		271,769		266,554
<b>Other income</b>				
Other income - assignee fee		-		1,474
		271,769		268,028
<b>Expenditure</b>				
Sundry expenses	1		-	
Foreign exchange losses	(6,799)		(21,778)	
		(6,798)		(21,778)
		278,567		289,806
<b>Finance costs</b>				
Bank charges		1,569		1,852
<b>NET PROFIT</b>		276,998		287,954
<b>Divisible as follows:</b>				
Mr Sergey Kalnitsky	276,970		287,925	
Mr Iouri Nikolsson	28		29	
	276,998		287,954	

This page does not form part of the statutory financial statements

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**CAPITAL ACCOUNT SCHEDULE  
5 APRIL 2018**

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	Mr Sergey Kalnitsky £
At 6 April 2017	<u>(229,314)</u>
Less Capital introduced	<u>222,327</u>
At 5 April 2018	<u><u>(451,641)</u></u>

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**CURRENT ACCOUNTS SCHEDULE  
5 APRIL 2018**

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	Mr Sergey Kalnitsky £	Mr Iouri Nikolsson £	Totals £
At 6 April 2017	287,925	29	287,954
Share of profit	276,970	28	276,998
At 5 April 2018	<u>564,895</u>	<u>57</u>	<u>564,952</u>

**"SQUARE METER" PROPERTY & INVESTMENTS LLP**

**MEMBERS' LOANS AND OTHER DEBTS SUMMARY SCHEDULE  
5 APRIL 2018**

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Mr Sergey Kalnitsky

Loans  
from  
members  
£  
225,687