

HINES LIVING IRELAND LIMITED

HINES LIVING IRELAND LIMITED

Abridged Unaudited Financial Statements For the financial year ended 31 December 2025

Registered number 676317

ABRIDGED FINANCIAL STATEMENTS

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HINES LIVING IRELAND LIMITED

DIRECTORS AND OTHER INFORMATION AT DATE OF APPROVAL OF FINANCIAL STATEMENTS

Directors

Jonathan Tuchten
David Cullum
Jerome O'Connor (resigned 31 March 2025)
Emma McEvoy

Registered office

Floor 3
Block 3
Miesian Plaza
50-58 Baggot Street Lower
Dublin 2
D02 Y754
Ireland

HINES LIVING IRELAND LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2025

	Notes	2025 €'000	2024 €'000
Current Assets			
Debtors	5	389	480
Cash at bank and in hand		934	405
		<u>1,323</u>	<u>885</u>
Creditors: Amounts falling due within one year	6	<u>(255)</u>	<u>(177)</u>
Net current assets		<u>1,068</u>	<u>708</u>
Total assets less current liabilities		<u>1,068</u>	<u>708</u>
Net Assets		<u>1,068</u>	<u>708</u>
Capital and reserves			
Called up share capital presented as equity		-	-
Profit and loss account		<u>1,068</u>	<u>708</u>
Shareholders' equity		<u>1,068</u>	<u>708</u>

These financial statements have been prepared in accordance with the Small Companies Regime.

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BALANCE SHEET AS AT 31 DECEMBER 2025 (continued)

We, as Directors of Hines Living Ireland Limited, state that:

- (a) the company is availing itself of audit exemption - the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- (b) the company is availing itself of the exemption on the grounds that Section 358 is complied with;
- (c) no notice under Subsection (1) of Section 334 has, in accordance with Subsection (2) of that section, been served on the company; and
- (d) the directors acknowledge the obligations of the company, under the Companies Act 2014 to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for that financial year, and otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company.

In preparing these abridged financial statements, the directors have relied on the exemption contained in section 352 of the Companies Act 2014 on the ground that the company is a small company and qualifies for the small companies regime and is entitled to the benefit of that exemption. These abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

Approved by the board of directors and signed on its behalf by



David Cullum
Director



Jonathan Tuchten
Director

3 March 2026

HINES LIVING IRELAND LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

1. General Information

The financial statements comprising the Balance Sheet and the related notes constitute the individual financial statements of Small Exempt Company Limited for the financial year ended 31 December 2025.

Hines Living Ireland Limited is a private company limited by shares (registered under Part 2 of Companies Act 2014), incorporated and registered in the Republic of Ireland (CRO number 676317). The Registered Office is Floor 3, Block 3, Miesian Plaza, 50-58 Baggot Street Lower, Dublin 2, D02 Y754. The nature of the company's operations and its principal activities are that of the provision of property management and services.

Statement of Compliance

The financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102), applying section 1A of that Standard. These are the first financial statements that comply with FRS 102.

Currency

The financial statements have been presented in the Euro currency (€) which is also the functional currency of the company. In instances where amounts have been rounded to the nearest thousand Euro, this is indicated by the symbol €'000.

2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention modified to include certain items at fair value. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 (the Act) and FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* issued by the Financial Reporting Council. The company qualifies as a small company for the period, as defined by section 280A of the Act, in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and Section 1A of FRS 102.

Turnover

Turnover is stated net of trade discounts, volume rebates, VAT and similar taxes and derives from the provision of goods and services falling within the company's ordinary activities. Turnover on sale of goods is recognised when the company has transferred the significant risks and rewards of ownership in the goods, which usually takes place when the goods are physically delivered to the buyer. Turnover on supply

HINES LIVING IRELAND LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

of services such as restoration and repair of furniture is recognised by reference to the stage of completion of the service at the end of the financial year. Deposits received from customers in advance of completion of sales of goods or services or in advance of the stage of completion of services at the end of the financial year are not recognised as income and are included in creditors.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the financial year end date. Non-monetary items that are measured at historical cost are translated at the foreign exchange rate ruling at the date of the transaction. Non-monetary items measured at fair value are translated at the rate of exchange at the date when the fair value was determined. All foreign exchange differences are taken to the profit and loss account.

Financial Instruments

Ordinary Share Capital

The ordinary share capital of the company is presented as equity.

Cash and cash equivalents

Cash consists of cash on hand and demand deposits. Cash equivalents consist of short term highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value.

Other financial assets

Other financial assets including trade debtors arising from goods sold to customers on short-term credit, are initially measured at the undiscounted amount of cash receivable from that debtor, which is normally the invoice price. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial assets are measured at amortised cost less impairment, where there is objective evidence of impairment.

Other financial liabilities

Other financial liabilities, including trade creditors arising from goods purchased from suppliers on short-term credit, are initially measured at the undiscounted amount owed to the creditor, which is normally the invoice price. Liabilities that are settled within one year are not discounted. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial liabilities are measured at amortised cost.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

Judgements

The directors consider the accounting assumptions below to be their critical accounting judgements:

Going Concern

The directors consider it appropriate to prepare the financial statements on a going concern basis.

3. Directors' remuneration and transactions

The directors did not receive any remuneration from the entity during the period.

4. Employee numbers

The average monthly number of persons employed by the company during the period was 40 (2024: 36).

5. Debtors

	2025	2024
	€'000	€'000
Trade debtors	302	390
Accrued income	84	84
Other debtors	1	5
Prepayments	2	1
	<u>389</u>	<u>480</u>

All debtors are due within one year.

6. Creditors: amounts falling due within one year

	2025	2024
	€'000	€'000
Trade creditors	34	67
Other creditors including tax and social insurance	155	96
Accruals and deferred income	8	12
Intercompany payables	58	2
	<u>255</u>	<u>177</u>

7. Events after the end of the financial year

No significant events occurred between the end of the period and the time of signing the financial statements.

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NOTES TO THE FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

8. Related party transactions and controlling party

Ultimate controlling party

The company's ultimate parent undertaking and controlling party is HGREH GP LLC, a company registered in the United States of America. The largest and smallest group in which the results of the company are consolidated is that headed by HGREH GP LLC, the financial statements of which are not available to the public.

9. Appropriation of profit and loss account

	2025	2024
	€'000	€'000
Profit brought forward at the beginning of the financial year	708	648
Profit for the financial year	460	160
Dividends paid	<u>(100)</u>	<u>(100)</u>
Profit carried forward at the end of the financial year	<u>1,068</u>	<u>708</u>