

**Overall Certificate
For Financial Statements
Section 347 (2)(b), Companies Act 2014**

Company Name: CNP (Chartered Surveyors Ireland) Limited

Company Number: 449498

Financial Year: 1 January 2025 to 31 December 2025

CERTIFICATE:

We hereby certify that all financial statement documents which are required under Part 6 of the Companies Act 2014 to be annexed to this annual return, have been so annexed, and that they are true copies of the originals, or information extracted from the originals, laid or to be laid before the relevant general meeting, or presented to the member(s).



**Karl O'Donovan
Director**

17 February 2026



**Alan Baldwin
Secretary**

17 February 2026

Company Number: 449498

CNP (Chartered Surveyors Ireland) Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

CNP (Chartered Surveyors Ireland) Limited

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CNP (Chartered Surveyors Ireland) Limited DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2025

The directors made the following statement in respect of the unaudited financial statements:

"General responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to O'Dwyer Delaney Limited, (Chartered Certified Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 31 December 2025."

Signed on behalf of the board



Alan Baldwin
Director

17 February 2026



Karl O'Donovan
Director

17 February 2026

CNP (Chartered Surveyors Ireland) Limited
ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited Abridged financial
statements of CNP (Chartered Surveyors Ireland) Limited
for the financial year ended 31 December 2025

In accordance with our engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 31 December 2025 as set out on pages 5 to 10 which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes from the company's accounting records and information and explanations you have given to us.

This report is made solely to the Board of Directors of CNP (Chartered Surveyors Ireland) Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. 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.

As a firm regulated by the Association of Chartered Certified Accountants our work will be carried out in accordance with the Technical Factsheet 163 Audit Exempt Companies - ACCA Accounts Preparation Report and ISRS 4410 International Standard on Related Services -Compilation Engagements. In carrying out this engagement we have complied with the ethical guidance laid down by the association relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 31 December 2025 your duty to ensure that CNP (Chartered Surveyors Ireland) 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 profit of CNP (Chartered Surveyors Ireland) Limited. You consider that CNP (Chartered Surveyors Ireland) Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of CNP (Chartered Surveyors Ireland) Limited. For this reason, we have not verified the adequacy, 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 abridged financial statements.

Tara Sherlock

Tara Sherlock
for and on behalf of
O'DWYER DELANEY LIMITED
Chartered Certified Accountants
33 Upper Fitzwilliam Street
Dublin 2
Ireland

17 February 2026

CNP (Chartered Surveyors Ireland) Limited
BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	<u>21,439</u>	<u>28,720</u>
Current Assets			
Debtors	7	467,946	759,123
Cash and cash equivalents		<u>1,852,545</u>	<u>1,438,992</u>
		<u>2,320,491</u>	<u>2,198,115</u>
Creditors: amounts falling due within one year	8	<u>(290,286)</u>	<u>(638,447)</u>
Net Current Assets		<u>2,030,205</u>	<u>1,559,668</u>
Total Assets less Current Liabilities		<u><u>2,051,644</u></u>	<u><u>1,588,388</u></u>
Capital and Reserves			
Called up share capital presented as equity		200	200
Retained earnings		<u>2,051,444</u>	<u>1,588,188</u>
Shareholders' Funds		<u><u>2,051,644</u></u>	<u><u>1,588,388</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of CNP (Chartered Surveyors Ireland) Limited, state that -

- (a) the company is availing itself of 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 the conditions specified in section 358 are satisfied,
- (c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),
- (d) we acknowledge the company's obligations 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 such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,
- (e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

Approved by the board on 17 February 2026 and signed on its behalf by:

Alan Baldwin

Alan Baldwin
Director

Karl O'Donovan

Karl O'Donovan
Director

CNP (Chartered Surveyors Ireland) Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 December 2025

	Called up share capital €	Retained earnings €	Total €
At 1 January 2024	200	1,311,854	1,312,054
Profit for the financial year	-	276,334	276,334
At 31 December 2024	200	1,588,188	1,588,388
Profit for the financial year	-	463,256	463,256
At 31 December 2025	200	2,051,444	2,051,644

CNP (Chartered Surveyors Ireland) Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

CNP (Chartered Surveyors Ireland) Limited is a company limited by shares incorporated in Ireland. 23 Frederick Street South, Dublin 2, D02 KT21, Ireland is the registered office, which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

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.

Statement of compliance

The financial statements of the company for the year ended 31 December 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Long leasehold property	-	2% Straight line
Fixture & Fittings	-	12.5% Straight Line
Office Equipment	-	33.3% Straight Line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

CNP (Chartered Surveyors Ireland) Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The assets of this scheme are also held separately from those of the company, being invested with pension fund managers.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Profit and Loss Account.

Ordinary share capital

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

3. Going concern

The directors have prepared budgets for the upcoming 12 months which show that the company will continue as a going concern. The financial statements have been prepared on a going concern basis.

4. Operating profit

	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	9,827	14,636
	<u> </u>	<u> </u>

5. Employees

The average monthly number of employees, including directors, during the financial year was 11, (2024 - 11).

	2025	2024
	Number	Number
Administration	7	7
Directors	4	4
	<u> </u>	<u> </u>
	11	11
	<u> </u>	<u> </u>

CNP (Chartered Surveyors Ireland) Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

6. Tangible assets

	Long leasehold property €	Fixture & Fittings €	Office Equipment €	Total €
Cost				
At 1 January 2025	36,861	16,071	75,833	128,765
Additions	-	-	2,546	2,546
At 31 December 2025	<u>36,861</u>	<u>16,071</u>	<u>78,379</u>	<u>131,311</u>
Depreciation				
At 1 January 2025	19,904	14,544	65,597	100,045
Charge for the financial year	4,608	1,382	3,837	9,827
At 31 December 2025	<u>24,512</u>	<u>15,926</u>	<u>69,434</u>	<u>109,872</u>
Net book value				
At 31 December 2025	<u>12,349</u>	<u>145</u>	<u>8,945</u>	<u>21,439</u>
At 31 December 2024	<u>16,957</u>	<u>1,527</u>	<u>10,236</u>	<u>28,720</u>

7. Debtors

	2025 €	2024 €
Trade debtors	307,684	604,898
Amounts owed by related parties	-	2,280
Other debtors	100	100
Taxation	108,175	22,641
Prepayments	51,987	56,781
Accrued income	-	72,423
	<u>467,946</u>	<u>759,123</u>

8. Creditors
Amounts falling due within one year

	2025 €	2024 €
Amounts owed to credit institutions	2,843	3,256
Trade creditors	70,462	120,391
Taxation	202,716	310,359
Directors' current accounts (Note 11)	-	16,551
Other creditors	6,765	12,608
Accruals	7,500	13,741
Deferred Income	-	161,541
	<u>290,286</u>	<u>638,447</u>

9. Income Statement

	2025 €	2024 €
At 1 January 2025	1,588,188	1,311,854
Profit for the financial year	463,256	276,334
At 31 December 2025	<u>2,051,444</u>	<u>1,588,188</u>

10. Capital commitments

The company had no material capital commitments at the financial year-ended 31 December 2025.

CNP (Chartered Surveyors Ireland) Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

11. Directors' remuneration and transactions	2025	2024
	€	€
Remuneration	520,149	586,230
Pension contributions	199,793	145,500
	<u>719,942</u>	<u>731,730</u>

The following amounts are repayable to the directors:

	2025	2024
	€	€
Alan Baldwin	-	4,965
Ken Mulligan	-	4,303
Hugh Holt	-	4,469
Karl O'Donovan	-	2,814
	<u>-</u>	<u>16,551</u>

12. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end.

13. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 17 February 2026.