

Company Number: 607117

Sinoper Limited

**Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025**

Sinoper Limited

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Sinoper Limited

DIRECTORS AND OTHER INFORMATION

Directors	Eoin Curtin Edel Twomey
Company Secretary	Finbar Fitzpatrick
Company Number	607117
Registered Office	1 O'Curry Street Limerick
Business Address	Unit 6 Westgate Business Park Ennis Co Clare
Accountants	Morrissey McCrann & Co. Chartered Certified Accountants 1 O'Curry Street Limerick

Sinoper Limited
STATEMENT OF FINANCIAL POSITION

as at 31 December 2025

	2025 €	2024 €
Non-Current Assets	<u>1,430,066</u>	<u>1,430,066</u>
Current assets	66,324	24,872
Payables: amounts falling due within one year	<u>(941,384)</u>	<u>(919,218)</u>
Net Current Liabilities	<u>(875,060)</u>	<u>(894,346)</u>
Total Assets less Current Liabilities	555,006	535,720
Payables: amounts falling due after more than one year	<u>(320,068)</u>	<u>(396,182)</u>
Accruals and deferred income	<u>(1,138)</u>	<u>(3,903)</u>
Net Assets	<u><u>233,800</u></u>	<u><u>135,635</u></u>
Equity	<u><u>233,800</u></u>	<u><u>135,635</u></u>

The financial statements have been prepared in accordance with the micro-companies' regime and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime".

We as Directors of Sinoper 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 359 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 (as a micro company). 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 micro companies' regime.

Approved by the Directors and authorised for issue on 13 February 2026 and signed on its behalf by:

Eoin Curtin
Director

Edel Twomey
Director

Sinoper Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Sinoper Limited is a company limited by shares incorporated in Ireland. The registered office of the company is 1 O'Curry Street, Limerick. The principal activity of the company is the rental of an investment property. 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.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

Turnover

Turnover consists of rental income receivable by the company, exclusive of value added tax.

Investment properties

Investment property whose fair value can be measured reliably without undue cost or effort is measured at fair value with changes in fair value recognised in the Profit and Loss Account. Revalued investment properties are not depreciated or amortised, unless the fair value cannot be measured reliably or without undue cost or effort.

Not depreciating or amortising property is a departure from the requirement of Company Law to provide depreciation on all fixed assets which have a limited useful life. However, these investment properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. If depreciation were to be provided it would be provided at a rate of 4% Straight line per annum on the revalued amount.

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 debtors are stated at cost less impairment losses for bad and doubtful debts.

Borrowing costs

Borrowing costs are recognised in profit or loss in the period in which they are incurred.

Trade and other payables

Trade and other payables 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.

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 Statement of Financial Position date.

Ordinary share capital

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

Sinoper Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

3. Appropriation of Profit and Loss Account	2025	2024
	€	€
Profit brought forward	135,533	130,543
Profit for the financial year	143,160	4,990
Dividends paid	(45,000)	-
Profit carried forward	<u>233,693</u>	<u>135,533</u>

4. Parent company

The company regards Scenicwell DAC as its parent company.

5. Post-Balance Sheet Events

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

6. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 13 February 2026.