

Overall Certificate For
Financial Statements
Companies Act 2014

Company Name: EIM Properties and Management Limited

Company Number: 652312

Financial Year: 25/12/2024 - 24/12/2025

Certificate:

We Hereby Certify that all documents which are required under Part 6 of the Companies Act 2014 to be annexed to this annual return , have been annexed and that they are true copies of the originals laid or to be laid before the relevant general meeting, or presented to the members.

Director: Eimantas Valteris

Date: 12/02/2026

Secretary: Raimonda Biliunate

Date: 12/02/2026

EIM Properties and Management Limited

Abridged Financial Statements

For The Year Ended

24th December 2025

EIM Properties and Management Limited

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EIM Properties and Management Limited

Extract From Director's Report For The Year Ended 24th December 2025

Directors and Secretary and their interests

The Director's and Secretary's beneficial interests in the shares of the company were as stated below:

Original Shares of €1 each

Directors Name: Eimantas Valteris

100

Secretary's Name: Raimonda Biliunate

EIM Properties and Management Limited

Directors Responsibilities Statement and Declaration on Unaudited Financial Statements For The Year Ended 24th December 2025

The directors made the following statements in respect of the unaudited financial statements.

Company law requires the directors to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

The directors are responsible for keeping proper books of account which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2014. They are also responsible for ensuring that the company otherwise complies with the provisions of the Act relating to financial statements in so far as they are applicable to the company. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and hence to prevent and detect fraud and other irregularities.

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 judgement 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 P.J.Monahan & Associates Accountants & Financial Advisors all the company's accounting records and have provided all the information 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 year ended 24/12/2025.

On behalf of the board

Director: Eimantas Valteris

Date: 12/02/2026

Secretary: Raimonda Biliunate

Date: 12/02/2026

EIM Properties &
Management Ltd

Balance Sheet as at 24th December 2025

	Notes	<u>2025</u> €
<u>Current Assets</u>		
Cash at Bank (BOI)		2,640
Debtor/Prepayment		<u>23,091</u>
		25,731
<u>Current Liabilities</u>		
Deposits		- 16,700
Revenue - PAYE/PRSI		- 555
Revenue - CT		- 66,098
Director's Loan		- 821,695
Trade Creditors		- 1,820
BOI Loan		- 31,340
HP Vehicle		<u>- 33,339</u>
		- 971,547
Current Net Liabilities		<u>- 945,816</u>
Fixed Assets	1	1,354,246
Total Net Assets		<u>408,430</u>
<i>Represented By:</i>		
<u>Capital Account</u>		
Revenue reserves 01/01/25		306,512
Issue Share Capital		100
Trading Profit	2	<u>101,818</u>
Shareholders Funds		<u>408,430</u>

We, as directors of (company name), 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 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 director acknowledge the obligations of the company, under this Act, to

i. 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 year, and

ii. otherwise comply with the provisions of this Act 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: 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.

Approved by the board and authorised for issue on 12/02/2026

Director: Eimantas Valteris

Secretary: Raimonda Biliunate

Note 1: Accounting Policies

(a) Basis of Accounting

The financial reporting framework that has been applied in their preparation is the Companies Act 2014 & FRS 102 The Financial Reporting Standard applicable in the UK & Republic of Ireland (frs 102) as adapted by Section 1A of FRS 102 and the requirements of the Companies Act 2014.

The financial statements are prepared in Euro's which is the Functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest €

The Financial Statements have been prepared under the historical cost convention and comply with the financial reporting standards of the Accounting Standards Board.

(b) Taxation

Corporation Tax is calculated after Capital Allowances at the normal rates.

(c) Fixed Assets & Depreciation

Fixed assets are stated at cost less accumulated depreciation, Depreciation is calculated at 12.5% on a straight line basis.

(d) Turnover

Turnover represents amounts invoiced to customers, exclusive of VAT. This Company did not trade during this Financial period.

Note 2: Share Capital

Authorised Share Capital	100,000
Issued Share Capital	100

Note 3: Close Company

In the opinion of the Directors, the company is a close company within the meaning of the Corporation Tax Act, 2014.

