

Company Number: 753195

Green Isle Realty Limited

Abridged Unaudited Financial Statements

**for the financial period from 4 December 2023 (date of incorporation) to 31 March
2025**

Green Isle Realty Limited
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Green Isle Realty Limited

CHARTERED ACCOUNTANTS REPORT

to the Board of Directors on the Compilation of the unaudited Abridged financial statements of Green Isle Realty Limited for the financial period from 4 December 2023 (date of incorporation) to 31 March 2025

In accordance with the 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 period from 4 December 2023 (date of incorporation) to 31 March 2025 as set out on pages 4 to 7 which comprise the Statement of Financial Position and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member firm of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of Green Isle Realty 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.

We have carried out this engagement in accordance with guidance issued by Chartered Accountants Ireland and have complied with the relevant ethical guidance laid down by Chartered Accountants Ireland relating to members undertaking the compilation of financial statements.

You have acknowledged on the Statement of Financial Position for the period ended 31 March 2025 your duty to ensure that Green Isle Realty 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 loss of Green Isle Realty Limited. You consider that Green Isle Realty Limited is exempt from the statutory audit requirement for the financial period.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Green Isle Realty 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.



QUARTER
Chartered Accountants
St. Annes House
Cathedral Quarter
15 Church Street
Belfast
Antrim
BT1 1PG

27 January 2026

Green Isle Realty Limited
STATEMENT OF FINANCIAL POSITION

as at 31 March 2025

	Notes	Mar 25 €
Current Assets		
Inventories	6	6,661,932
Receivables	7	64,985
Cash and cash equivalents		936,437
		<u>7,663,354</u>
Payables: amounts falling due within one year	8	<u>(3,408,498)</u>
Net Current Assets		<u>4,254,856</u>
Total Assets less Current Liabilities		<u>4,254,856</u>
Equity		
Called up share capital presented as equity		5,001,000
Retained earnings		<u>(746,144)</u>
Equity attributable to owners of the company		<u>4,254,856</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 Green Isle Realty 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 period and of its profit or loss for such a financial period 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 27 January 2026 and signed on its behalf by:


 Bilal Keenani
 Director


 Songbin Lee
 Director

Green Isle Realty Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period from 4 December 2023 (date of incorporation) to 31 March 2025

1. General Information

Green Isle Realty Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 753195. The registered office of the company is 12 Northbrook Road, Ranelagh, Dublin, D06 E8W5, Ireland which is also the principal place of business of the company. The Company has been established, principally, for the purposes of property investment. 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 financial period ended 31 March 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 period, 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.

Inventories

Inventories are valued at the lower of cost and net realisable value. Inventories are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing inventories to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

Trade and other receivables

Trade and other receivables 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.

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 and deferred taxation

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

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Statement of Financial Position date.

Green Isle Realty Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period from 4 December 2023 (date of incorporation) to 31 March 2025

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Statement of Financial Position 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 Income Statement.

3. Period of financial statements

The financial statements are for the 15 month 28 days period from 4 December 2023 (date of incorporation) to 31 March 2025.

4. Statement on previous periods

The company did not present financial statements for previous periods.

5. Employees

The average monthly number of employees, including directors, during the financial period was 2.

	Mar 25
	Number
Director	<u>2</u>
6. Inventories	Mar 25
	€
Finished goods and goods for resale	<u>6,661,932</u>
7. Receivables	Mar 25
	€
Other debtors	64,000
Called up share capital not paid	985
	<u>64,985</u>
8. Payables	Mar 25
Amounts falling due within one year	€
Trade payables	2,958,822
Taxation	59,539
Accruals	390,137
	<u>3,408,498</u>
9. Income Statement	Mar 25
	€
At 4 December 2023	-
Loss for the financial period	(356,007)
Payment of dividends	(390,137)
	<u>(746,144)</u>
At 31 March 2025	<u>(746,144)</u>

Green Isle Realty Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period from 4 December 2023 (date of incorporation) to 31 March 2025

10. Capital commitments

The company had no material capital commitments at the financial period-ended 31 March 2025.

11. Events After the End of the Reporting Period

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

12. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 27 January 2026.

