

Company Number: 754141

Principal Real Estate Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 April 2025

Principal Real Estate Limited

CONTENTS

	Page
Directors' Responsibilities Statement	3
Statement of Financial Position	4
Statement of Changes in Equity	5
Notes to the Financial Statements	6 - 7

Principal Real Estate Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 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 Statement of Financial Position, the Statement of Changes in Equity 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 Malone & Company Accountants 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 30 April 2025."

Signed on behalf of the board

Niall Daly
Director



Date: 10/11/2025

Peter Mahon
Director



Date: 10/11/2025

Principal Real Estate Limited
STATEMENT OF FINANCIAL POSITION

as at 30 April 2025

	Notes	2025 €	2024 €
Current Assets			
Stocks	5	160,000	160,000
Cash and cash equivalents		2,110	-
		<u>162,110</u>	<u>160,000</u>
Creditors: amounts falling due within one year	6	<u>(180,581)</u>	<u>(174,646)</u>
Net Current Liabilities		<u>(18,471)</u>	<u>(14,646)</u>
Total Assets less Current Liabilities		<u><u>(18,471)</u></u>	<u><u>(14,646)</u></u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		<u>(18,571)</u>	<u>(14,746)</u>
Shareholders' Deficit		<u><u>(18,471)</u></u>	<u><u>(14,646)</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 Principal Real Estate 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. 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 10/11/2025 and signed on its behalf by:

Niall Daly
Director



Peter Mahon
Director



Principal Real Estate Limited
STATEMENT OF CHANGES IN EQUITY
as at 30 April 2025

	Called up share capital €	Retained earnings €	Total €
At 1 May 2023	-	-	-
Loss for the financial year	-	(14,746)	(14,746)
Net proceeds of equity ordinary share issue	100	-	100
At 30 April 2024	100	(14,746)	(14,646)
Loss for the financial year	-	(3,825)	(3,825)
At 30 April 2025	100	(18,571)	(18,471)

Principal Real Estate Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Principal Real Estate Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 754141. The registered office of the company is First Floor, 42 Arran Street East, Smithfield, Dublin which is also the principal place of business of the company. The principal activity of the entity is the development of building projects. 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 year ended 30 April 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.

Stocks

Work in progress is stated at the lower of cost and net realisable value.

In the case of finished goods and work-in-progress, cost is defined as the aggregate cost of raw materials, direct labour and attributable proportion of direct production overheads.

Net realisable value is based on normal selling price, less further costs expected to be incurred to completion and disposal.

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.

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.

3. Going concern

At the balance sheet date the company's liabilities exceed its assets by €18,471 and the company incurred an operating loss for the year of €3,825. The company will continue to receive support from its related parties to meet its liabilities as they fall due. Based on this the Directors have prepared the accounts on a going concern basis.

4. Employees

All employees for the current year were changed by connected companies.

Principal Real Estate Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

5. Stocks	2025	2024
	€	€
Finished goods and goods for resale	160,000	160,000
	<u> </u>	<u> </u>
6. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to related parties (Note 9)	180,581	174,646
	<u> </u>	<u> </u>
7. Profit and loss account		
	2025	2024
	€	€
At 1 May 2024	(14,746)	-
Loss for the financial year	(3,825)	(14,746)
	<u> </u>	<u> </u>
At 30 April 2025	(18,571)	(14,746)
	<u> </u>	<u> </u>

8. Capital commitments

The company had no material capital commitments at the financial year-ended 30 April 2025.

9. Related party transactions

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

10. Parent company

The company regards Principal Province Holdings Limited as its parent company.

Principal Province Holdings Limited is registered in Ireland with a registered address at First Floor, 42 Arran Street East, Smithfield, Dublin 7. The ultimate beneficial owners of the parent company are Niall Daly and Peter Mahon.

11. Events After the End of the Reporting Period

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

12. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 10/11/2026.