

Europark Retail Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 June 2025

Europark Retail Limited
CONTENTS

	Page
Directors' Responsibilities Statement	3
Balance Sheet	4
Notes to the Financial Statements	5 - 7
Extract from Directors' Report	8

Europark Retail Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 2025

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.

Signed on behalf of the board

Mr Robert Booth
Director

13 March 2026

Ms Debra Flynn
Director

13 March 2026

Europark Retail Limited
BALANCE SHEET

as at 30 June 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets		<u>818,979</u>	<u>818,979</u>
Current Assets			
Debtors		30,483	26,314
Cash at bank and in hand		<u>3,473</u>	<u>1,947</u>
		33,956	28,261
Creditors: amounts falling due within one year	4	<u>(736,043)</u>	<u>(790,308)</u>
Net Current Liabilities		<u>(702,087)</u>	<u>(762,047)</u>
Total Assets less Current Liabilities		116,892	56,932
Provision for Liabilities and Charges		<u>(24,108)</u>	<u>(12,116)</u>
Net Assets		<u><u>92,784</u></u>	<u><u>44,816</u></u>
Capital and Reserves			
Called up share capital presented as equity	6	12	12
Retained earnings		<u>92,772</u>	<u>44,804</u>
Equity attributable to owners of the company		<u><u>92,784</u></u>	<u><u>44,816</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 Europark Retail 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.

Approved by the board on 13 March 2026 and signed on its behalf by:

Mr Robert Booth
Director

Ms Debra Flynn
Director

Europark Retail Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Europark Retail Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 715232. The registered office of the company is 78 Waterloo Road, Dublin 4, D04 W5R3 which is also the principal place of business of the company. The principal activity of the company is holding and renting of investment properties. 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 June 2025 have been prepared in accordance with the provisions of FRS 102 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. 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 represents the rent receivable from investment properties held by the company

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.

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.

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 and deferred 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.

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 Balance Sheet date.

Ordinary share capital

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

Europark Retail Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 June 2025

3. Employees

The company had no staff and incurred no staff costs in the current or preceding financial period.

4. Creditors	2025	2024
	€	€

Included in creditors:

Amounts falling due within one year

Taxation (Note 5)	<u>29,042</u>	<u>21,963</u>
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5. Taxation	2025	2024
	€	€

Creditors:

VAT	9,055	2,990
Corporation tax	19,987	18,973
	<u>29,042</u>	<u>21,963</u>

6. Share capital	2025	2024
	€	€

Description	Number of shares	Value of units		
Authorised				
Ordinary	100,000	€1.00 each	<u>100,000</u>	<u>100,000</u>
Issued share capital				
Ordinary	12	€1.00 each	<u>12</u>	<u>12</u>

The directors' and the secretary's interests in the shares of the company are as follows:-

Name	Class of Shares	Number Held	
		At 30/06/25	01/07/24
Mr Charles Laurence O'Loughlin	Ordinary	<u>4</u>	<u>4</u>

The directors' and the secretary's interests in the share capital of other group companies are as follows:

Name	Company	Class of Shares	Number Held	
			At 30/06/25	01/07/24
Holdings in Parent Company				
Mr Robert Booth	Atlantic Commercial Property Limited	Ordinary	<u>4</u>	<u>4</u>

Europark Retail Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 June 2025

7. Income Statement

	2025 €	2024 €
At 1 July 2024	44,804	(4,882)
Profit for the financial year	47,968	49,686
At 30 June 2025	<u>92,772</u>	<u>44,804</u>

8. Related party transactions

Transactions with group company:

During the year ended 30 June 2025 Atlantic Commercial Property Limited advanced €Nil (2024: €Nil) to the company. The amount owed to Atlantic Commercial Property Limited as at 30 June 2025 was €330,000 (2024: €330,000). The loan is interest free and repayable on demand.

Transactions with connected parties:

During the year ended 30 June 2025 Bushgrove Limited advanced €8,237 (2024: €200,865) to the company. During the year ended 30 June 2025 the company repaid €85,000 (2024: €Nil) to Bushgrove Limited. The amount owed to Bushgrove Limited as at 30 June 2025 was €315,606 (2024: €392,369). The loan is interest free and repayable on demand.

During the year ended 30 June 2025 Bridge Capital Partnership Ireland Limited advanced €5,268 (2024: €Nil) to the company. The amount owed to Bridge Capital Partnership Ireland Limited as at 30 June 2025 was €28,273 (2024: €23,005). The loan is interest free and repayable on demand.

During the year ended 30 June 2025 Sophar Consultancy Limited advanced €10,500 (2024: €Nil) to the company. The amount owed to Sophar Consultancy Limited as at 30 June 2025 was €10,500 (2024: €Nil). The loan is interest free and repayable on demand.

The following amounts are due to other connected parties:

	2025 €	2024 €
Bridge Capital Partnership Ireland Limited	28,273	23,005
Bushgrove Limited	315,606	392,369
Sophar Consultancy Limited	10,500	-
	<u>354,379</u>	<u>415,374</u>

9. Parent company

The company regards Atlantic Commercial Property Limited as its parent company.

The parent of the largest group in which the results are consolidated is Atlantic Commercial Property Limited. Atlantic Commercial Property Limited is registered in Ireland.

10. Post-Balance Sheet Events

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

11. Approval of financial statements

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

Europark Retail Limited
EXTRACT FROM DIRECTORS' REPORT

for the financial year ended 30 June 2025

Extract from the Directors' Report in accordance with Section 329 of the Companies Act 2014

The directors' and the secretary's interests in the shares of the company are as follows:-

Name	Class of Shares	Number Held At 30/06/25	Number Held At 01/07/24
Mr Charles Laurence O'Loughlin	Ordinary	<u>4</u>	<u>4</u>

Ms Debra Flynn and Mr Robert Booth had no direct beneficial interest in the shares of the company at the beginning or end of the financial year.

There were no changes in shareholdings between 30 June 2025 and the date of signing the financial statements.

Holdings in Parent Company

Name	Company	Class of Shares	Number Held At 30/06/25	Number Held At 01/07/24
Mr Robert Booth	Atlantic Commercial Property Limited	Ordinary	<u>4</u>	<u>4</u>

Ms Debra Flynn and Mr Charles Laurence O'Loughlin had no direct beneficial interest in the shares of the parent company at the beginning or end of the financial year.