

Company registration number: 618641

Embury Prop Co Limited

Unaudited abridged financial statements

for the financial year ended 30 April 2025

Embury Prop Co Limited

Contents

	Page
Director's responsibilities statement	1
Balance sheet	2 - 3
Notes to the abridged financial statements	4 - 9

Embury Prop Co Limited

Director's responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Director's Responsibilities Statement accompanying those financial statements.

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 the 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" 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 director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments 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 director is 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 him to ensure that the financial statements and director's report comply with the Companies Act 2014. He is 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.

On Behalf of the Board:

Philip Rowe
Director

Date: 5 February 2026

Embury Prop Co Limited

Balance sheet As at 30 April 2025

	Note	2025 €	€	2024 €	€
Fixed assets					
Tangible assets	6	586,777		398,962	
			586,777		398,962
Current assets					
Debtors	7	31,904		-	
Cash at bank and in hand		9,332		9,484	
		41,236		9,484	
Creditors: amounts falling due within one year	8	(74,454)		(54,031)	
Net current liabilities			(33,218)		(44,547)
Total assets less current liabilities			553,559		354,415
Creditors: amounts falling due after more than one year	9		(380,707)		(200,000)
Net assets			172,852		154,415
Capital and reserves					
Called up share capital presented as equity			100		100
Profit and loss account			172,752		154,315
Shareholders funds			172,852		154,415

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 4 to 9 form part of these abridged financial statements.

Embury Prop Co Limited

**Balance sheet (continued)
As at 30 April 2025**

I, as director of Embury Prop Co Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- I 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the 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 of the Companies Act 2014.

These abridged financial statements were approved by the director of the company on 5 February 2026 and signed by:

Philip Rowe
Director

The notes on pages 4 to 9 form part of these abridged financial statements.

Embury Prop Co Limited

Notes to the abridged financial statements Financial year ended 30 April 2025

1. General information

The company is a private company limited by shares, registered in Ireland.. The address of the registered office is Embury Prop Co Limited, Glenrowe, Lord Edward Street, Ballina, Co. Mayo.

2. Accounting policies and measurement bases

Basis of preparation

The Financial Statements are prepared on the going concern basis , under the historical cost convention, [as modified by the revaluation of certain tangible fixed assets] and comply with the financial reporting standards of the Financial Reporting Council [and published by Certified Public Accountants Ireland] including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") as adapted by Section 1A of FRS 102 and the Companies Act 2014.

The financial statements are prepared in Euro which is the functional currency of the company.

Turnover

Turnover relates to Rental Income received during the financial period.

Taxation

Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

(i) Current tax

Current tax is calculated on the profits of the period. Current tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Embury Prop Co Limited

Notes to the abridged financial statements (continued) **Financial year ended 30 April 2025**

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	- Not being depreciated
Fittings fixtures and equipment	- 20% straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Embury Prop Co Limited

Notes to the abridged financial statements (continued) **Financial year ended 30 April 2025**

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Employee Benefits

The company provides a range of benefits to employees, including paid holiday arrangements.

(i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

Cash at bank and on hand

Cash at bank and on hand include cash on hand, demand deposits and other term highly liquid investments regardless of maturity. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

Embury Prop Co Limited

Notes to the abridged financial statements (continued) Financial year ended 30 April 2025

Creditors and accruals

Creditors and accruals are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

As permitted by the amendment made to FRS 102 Section 11 for small entities by the FRC on 8 May 2017 amounts due from directors and shareholders of the entity are stated initially at the transaction price and subsequently at transaction price less repayments. The amortised cost model is not used.

Borrowings

Borrowings are recognised initially at the transaction price (present value of cash payable to the bank, including transaction costs). Borrowings are subsequently stated at amortised cost. Interest expense is recognised on the basis of the effective interest method and is included in finance costs.

Borrowings are classified as current liabilities unless the Company has a right to defer settlement of the liability for at least 12 months after the reporting date

Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

3. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 2 (2024: 2).

The aggregate payroll costs incurred during the financial year were:

	2025	2024
	€	€
Wages and salaries	39,865	26,230
Social insurance costs	223	858
	<u>40,088</u>	<u>27,088</u>

4. Directors remuneration

The director's aggregate remuneration was as follows:

	2025	2024
	€	€
Emoluments in respect of qualifying services	<u>9,180</u>	<u>7,960</u>

Embury Prop Co Limited

Notes to the abridged financial statements (continued)
Financial year ended 30 April 2025

5. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	154,315	126,793
Profit for the financial year	18,437	27,522
At the end of the financial year	<u>172,752</u>	<u>154,315</u>

6. Tangible assets

	Freehold property	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1 May 2024	398,962	4,808	403,770
Additions	178,100	12,144	190,244
	<u> </u>	<u> </u>	<u> </u>
Depreciation			
At 1 May 2024	-	4,808	4,808
Charge for the financial year	-	2,429	2,429
	<u> </u>	<u> </u>	<u> </u>
At 30 April 2025	<u> </u>	<u>7,237</u>	<u>7,237</u>
	<u> </u>	<u> </u>	<u> </u>
Carrying amount			
At 30 April 2025	577,062	9,715	586,777
	<u> </u>	<u> </u>	<u> </u>
At 30 April 2024	398,962	-	398,962
	<u> </u>	<u> </u>	<u> </u>

7. Debtors

	2025	2024
	€	€
Other debtors	31,904	-
	<u> </u>	<u> </u>

8. Creditors: amounts falling due within one year

	2025	2024
	€	€
Amounts owed to credit institutions	225,930	205,000
Other creditors including tax and social insurance	15,698	34,960
Accruals	29,826	14,071
	<u>271,454</u>	<u>254,031</u>

Embury Prop Co Limited

Notes to the abridged financial statements (continued) Financial year ended 30 April 2025

9. Creditors: amounts falling due after more than one year

	2025	2024
	€	€
Amounts owed to credit institutions	183,707	-
Other creditors including tax and social insurance	197,000	200,000
	<u>380,707</u>	<u>200,000</u>

10. Directors transactions

The loan is interest free and is repayable on demand

Name of director or other person	Philip Rowe	
	2025	2024
	€	€
At the start of the financial year	2,597	11,446
Advances made during the financial year	18,500	2,308
Amounts repaid during the financial year	(53,000)	(11,158)
At the end of the financial year	<u>(31,903)</u>	<u>2,596</u>

11. Related party transactions

During the financial year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	2025	2024	2025	2024
	€	€	€	€
Marquee Event Solutions Limited	<u>10,450</u>	<u>3,000</u>	<u>15,450</u>	<u>5,000</u>

Philip Rowe is a common shareholder between Embury Prop Co Limited and Marquee Event Solutions Limited

12. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 5 February 2026.