

Company registration number: 653325

**Riain Civil Engineering Limited
formerly Riain Properties (IRL) Limited**

Unaudited abridged financial statements

for the financial year ended 31 December 2025

Riain Civil Engineering Limited

Contents

	Page
Directors responsibilities statement	1
Accountants report	2
Balance sheet	3 - 4
Notes to the abridged financial statements	5 - 10

Riain Civil Engineering Limited

Directors 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 Directors 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 directors are 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 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.

Riain Civil Engineering Limited

**Accountants' Report to the board of directors
on the Unaudited financial statements of Riain Civil Engineering Limited**

We have compiled the financial statements which comprise the , balance sheet and related notes of Riain Civil Engineering Limited for the financial year ended 31 December 2025.

Respective responsibilities of directors and accountants

As described on page 1 the company's directors are responsible for the financial statements. It is our responsibility to compile the financial statements of Riain Civil Engineering Limited from the accounting records, information and explanations supplied to us by the directors.

Scope of work

We compiled the financial statements in accordance with the guidance contained in M14 (Revised) Compiling and reporting on financial statements of entities not subject to audit from the accounting records and information and explanations supplied to us by the directors.

We have not audited or otherwise attempted to verify the accuracy or completeness of such records, information and explanations and, accordingly, express no opinion on the financial statements.

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Main Street
Balla
Co.Mayo

6 March 2026

Riain Civil Engineering Limited

Balance sheet As at 31 December 2025

	Note	2025 €	€	2024 €	€
Fixed assets					
Tangible assets	5	2,641,083		1,511,812	
			2,641,083		1,511,812
Current assets					
Stocks	6	1,038,393		377,039	
Debtors	7	457,991		270,941	
Cash at bank and in hand		100,141		486,290	
		1,596,525		1,134,270	
Creditors: amounts falling due within one year	8	(1,446,484)		(950,384)	
Net current assets			150,041		183,886
Total assets less current liabilities			2,791,124		1,695,698
Creditors: amounts falling due after more than one year	9		(1,360,116)		(896,247)
Net assets			1,431,008		799,451
Capital and reserves					
Called up share capital presented as equity			50		50
Profit and loss account			1,430,958		799,401
Shareholders funds			1,431,008		799,451

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 5 to 10 form part of these abridged financial statements.

Riain Civil Engineering Limited

Balance sheet (continued) As at 31 December 2025

We, as directors of Riain Civil Engineering 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);
- 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 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 board of directors on 6 March 2026 and signed on behalf of the board by:

David Doherty
Director

Cathal Doherty
Director

The notes on pages 5 to 10 form part of these abridged financial statements.

Riain Civil Engineering Limited

Notes to the abridged financial statements Financial year ended 31 December 2025

1. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

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.

Riain Civil Engineering Limited

Notes to the abridged financial statements (continued) Financial year ended 31 December 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:

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.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

Riain Civil Engineering Limited

Notes to the abridged financial statements (continued) Financial year ended 31 December 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.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

Riain Civil Engineering Limited

Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

2. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 42 (2024: 24).

The aggregate payroll costs incurred during the financial year were:

	2025	2024
	€	€
Wages and salaries	2,067,361	1,082,026
Social insurance costs	205,582	110,653
Other retirement benefit costs	34,790	10,000
	2,307,733	1,202,679
	2,307,733	1,202,679

3. Directors remuneration

The directors aggregate remuneration was as follows:

	2025	2024
	€	€
Emoluments in respect of qualifying services	330,837	159,256
Pension contributions to defined contribution plans in respect of qualifying services	34,076	10,000
	364,913	169,256
	364,913	169,256

4. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	799,401	226,684
Profit for the financial year	631,557	572,717
At the end of the financial year	1,430,958	799,401
	1,430,958	799,401

Riain Civil Engineering Limited

Notes to the abridged financial statements (continued)
Financial year ended 31 December 2025

5. Tangible assets

	Plant and machinery	Fixtures, fittings and equipment	Motor vehicles	Total
	€	€	€	€
Cost				
At 1 January 2025	1,780,697	69,019	233,739	2,083,455
Additions	1,152,892	75,034	216,318	1,444,244
Disposals	(108,817)	-	-	(108,817)
At 31 December 2025	<u>2,824,772</u>	<u>144,053</u>	<u>450,057</u>	<u>3,418,882</u>
Depreciation				
At 1 January 2025	305,589	21,645	66,059	393,293
Charge for the financial year	330,803	18,007	56,257	405,067
Disposals	(20,561)	-	-	(20,561)
At 31 December 2025	<u>615,831</u>	<u>39,652</u>	<u>122,316</u>	<u>777,799</u>
Carrying amount				
At 31 December 2025	<u>2,208,941</u>	<u>104,401</u>	<u>327,741</u>	<u>2,641,083</u>
At 31 December 2024	<u>1,475,108</u>	<u>47,374</u>	<u>167,680</u>	<u>1,690,162</u>

6. Stocks

	2025	2024
	€	€
Raw materials and consumables	120,000	8,250
Work in progress	918,393	368,789
	<u>1,038,393</u>	<u>377,039</u>

7. Debtors

	2025	2024
	€	€
Trade debtors	358,346	37,029
Other debtors	99,645	233,912
	<u>457,991</u>	<u>270,941</u>

Riain Civil Engineering Limited

Notes to the abridged financial statements (continued)
Financial year ended 31 December 2025

8. Creditors: amounts falling due within one year

	2025	2024
	€	€
Amounts owed to credit institutions	-	72,411
Trade creditors	527,150	231,672
Other creditors including tax and social insurance	765,334	540,301
Accruals	154,000	106,000
	<u>1,446,484</u>	<u>950,384</u>

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

	2025	2024
	€	€
Other creditors including tax and social insurance	1,360,116	896,247
	<u>1,360,116</u>	<u>896,247</u>

10. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 6 March 2026.