

**Company Number: 586452**

**Eaton Property Investments Limited**

**Abridged Unaudited Financial Statements**

**for the financial year ended 31 October 2025**

# Eaton Property Investments Limited

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# **Eaton Property Investments Limited**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 31 October 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" 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**

**Martin Murphy**  
**Director**

**24 January 2026**

**Philip Murphy**  
**Director**

**24 January 2026**

# Eaton Property Investments Limited

## STATEMENT OF FINANCIAL POSITION

as at 31 October 2025

	Notes	2025 €	2024 €
<b>Non-Current Assets</b>			
Property, plant and equipment	8	<u>274,480</u>	<u>494,293</u>
<b>Current Assets</b>			
Debtors	9	804	1,027
Cash and cash equivalents		<u>464</u>	<u>2,436</u>
		<u>1,268</u>	<u>3,463</u>
<b>Creditors: amounts falling due within one year</b>	10	<u>(2,350)</u>	<u>(46,005)</u>
<b>Net Current Liabilities</b>		<u>(1,082)</u>	<u>(42,542)</u>
<b>Total Assets less Current Liabilities</b>		<b>273,398</b>	451,751
<b>Creditors:</b>			
amounts falling due after more than one year	11	<u>(312,638)</u>	<u>(466,885)</u>
<b>Net Liabilities</b>		<u>(39,240)</u>	<u>(15,134)</u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		100	100
Retained earnings		<u>(39,340)</u>	<u>(15,234)</u>
<b>Shareholders' Deficit</b>		<u>(39,240)</u>	<u>(15,134)</u>

# **Eaton Property Investments Limited**

## **STATEMENT OF FINANCIAL POSITION**

as at 31 October 2025

We as Directors of Eaton Property Investments 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 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 24 January 2026 and signed on its behalf by:**

**Martin Murphy**  
**Director**

**Philip Murphy**  
**Director**

**Eaton Property Investments Limited**  
**STATEMENT OF CHANGES IN EQUITY**

as at 31 October 2025

	<b>Called up share capital</b>	<b>Retained earnings</b>	<b>Total</b>
	<b>€</b>	<b>€</b>	<b>€</b>
<b>At 1 November 2023</b>	100	(34,121)	(34,021)
Profit for the financial year	-	18,887	18,887
<b>At 31 October 2024</b>	100	(15,234)	(15,134)
Loss for the financial year	-	(24,106)	(24,106)
<b>At 31 October 2025</b>	<b>100</b>	<b>(39,340)</b>	<b>(39,240)</b>

# Eaton Property Investments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

### 1. General Information

Eaton Property Investments Limited is a company limited by shares incorporated in Ireland. Eaton House, Unit 1A Main Street, Rathcoole, Dublin, Ireland is the registered office, which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. 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 year ended 31 October 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102). These are the company's first set of financial statements prepared in accordance with FRS 102

#### 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" 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.

#### Cash flow statement

The company has availed of the exemption in FRS 102 from the requirement to prepare a Statement of Cash Flows because it is classified as a small company.

#### Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

## Eaton Property Investments Limited

### NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

#### Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of property, plant and equipment, less their estimated residual value, over their expected useful lives as follows:

Land and buildings freehold	-	Not depreciated
Fixtures, fittings and equipment	-	20% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

#### Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Income Statement as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Income Statement.

#### 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.

#### Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### 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.

**Eaton Property Investments Limited****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 October 2025

**3. Going concern**

As a result of the pandemic in March 2020, the business of the company has been affected due to the public health restrictions in place. The directors are unsure how this pandemic will affect the company. The company continues to trade as normal. The directors are satisfied that the company will continue in operational existence for the foreseeable future, and as a result, believe it is appropriate to prepare the accounts on the going concern basis.

<b>4. Operating (loss)/profit</b>	<b>2025</b>	2024
	€	€
<b>Operating (loss)/profit is stated after charging:</b>		
Depreciation of property, plant and equipment	<b>229</b>	229
Loss/(profit) on disposal of property, plant and equipment	<b>24,264</b>	-
	<u><u>          </u></u>	<u><u>          </u></u>
<b>5. Interest payable and similar expenses</b>	<b>2025</b>	2024
	€	€
Interest	<b>3,011</b>	10,856
	<u><u>          </u></u>	<u><u>          </u></u>

**6. Employees**

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

**Eaton Property Investments Limited****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 October 2025

**7. Tax on (loss)/profit**

	<b>2025</b>	2024
	€	€

**(a) Analysis of charge in the financial year****Current tax:**

Corporation tax at 25.00% (2024 - 25.00%) (Note 7 (b))	-	5,700
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**(b) Factors affecting tax charge for the financial year**

The tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland 25.00% (2024 - 25.00%). The differences are explained below:

	<b>2025</b>	2024
	€	€
(Loss)/profit taxable at 25.00%	<b>(24,106)</b>	24,587
(Loss)/profit before tax multiplied by the standard rate of corporation tax in the Republic of Ireland at 25.00% (2024 - 25.00%)	<b>(6,027)</b>	6,147
<b>Effects of:</b>		
Expenses not deductible for tax purposes	<b>6,066</b>	-
Capital allowances for period in excess of depreciation	<b>(446)</b>	(447)
Tax losses carried forward	<b>407</b>	-
Total tax charge for the financial year (Note 7 (a))	-	5,700

No charge to tax arises due to tax losses incurred.

## Eaton Property Investments Limited

### NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

#### 8. Property, plant and equipment

	Investment properties	Fixtures, fittings and equipment	Total
	€	€	€
<b>Cost</b>			
At 1 November 2024	494,063	61,466	555,529
Disposals	(219,584)	-	(219,584)
	<hr/>	<hr/>	<hr/>
At 31 October 2025	274,479	61,466	335,945
	<hr/>	<hr/>	<hr/>
<b>Depreciation</b>			
At 1 November 2024	-	60,778	61,236
Charge for the financial year	-	229	229
	<hr/>	<hr/>	<hr/>
At 31 October 2025	-	61,007	61,465
	<hr/>	<hr/>	<hr/>
<b>Net book value</b>			
At 31 October 2025	<b>274,479</b>	<b>459</b>	<b>274,480</b>
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
At 31 October 2024	494,063	688	494,293
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
<b>9. Debtors</b>		<b>2025</b>	2024
		€	€
Taxation		<b>804</b>	1,027
		<hr/> <hr/>	<hr/> <hr/>
<b>10. Creditors</b>		<b>2025</b>	2024
<b>Amounts falling due within one year</b>		€	€
Amounts owed to credit institutions		-	32,429
Trade creditors		-	3,526
Taxation		-	5,700
Other creditors		<b>1,250</b>	3,250
Accruals		<b>1,100</b>	1,100
		<hr/> <hr/>	<hr/> <hr/>
		<b>2,350</b>	46,005
		<hr/> <hr/>	<hr/> <hr/>

## Eaton Property Investments Limited

### NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

<b>11. Creditors</b>	<b>2025</b>	2024
<b>Amounts falling due after more than one year</b>	<b>€</b>	€
Bank loan	-	133,094
Directors' loan accounts	<b>312,638</b>	333,791
	<u><b>312,638</b></u>	<u>466,885</u>
<b>Loans</b>		
Repayable in one year or less, or on demand	-	32,429
Repayable between one and two years	-	32,429
Repayable between two and five years	-	94,882
Repayable in five years or more	-	5,783
	<u>-</u>	<u>165,523</u>
	<u><u>-</u></u>	<u><u>165,523</u></u>
<b>12. Income Statement</b>		
	<b>2025</b>	2024
	<b>€</b>	€
At 1 November 2024	<b>(15,234)</b>	(34,121)
(Loss)/profit for the financial year	<b>(24,106)</b>	18,887
	<u><b>(39,340)</b></u>	<u>(15,234)</u>
	<u><u>(39,340)</u></u>	<u><u>(15,234)</u></u>
<b>13. Capital commitments</b>		
The company had no material capital commitments at the financial year-ended 31 October 2025.		
<b>14. Directors' transactions</b>		
The following amounts are repayable to the directors:		
	<b>2025</b>	2024
	<b>€</b>	€
Martin Murphy	<b>165,754</b>	164,532
Philip Murphy	<b>146,884</b>	169,259
	<u><b>312,638</b></u>	<u>333,791</u>
	<u><u>312,638</u></u>	<u><u>333,791</u></u>
<b>15. Events After the End of the Reporting Period</b>		
There have been no significant events affecting the company since the financial year-end.		

## **Eaton Property Investments Limited**

### **NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 October 2025

#### **16. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on **24 January 2026**.

