

**Jazel Investments Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 January 2026**

**Jazel Investments Limited**  
**CONTENTS**

	<b>Page</b>
Directors' Responsibilities Statement	3
Statement of Financial Position	4
Statement of Changes in Equity	5
Notes to the Financial Statements	6 - 9

**Jazel Investments Limited**  
**DIRECTORS' RESPONSIBILITIES STATEMENT**  
for the financial year ended 31 January 2026

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**

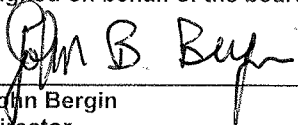
In relation to the financial statements which comprise the Statement of Financial Position, the Statement of Changes in Equity and the related notes:

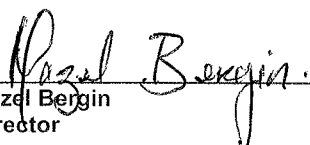
The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Richard Ensor & Co., (Chartered 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 31 January 2026."

Signed on behalf of the board

  
\_\_\_\_\_  
John Bergin  
Director

  
\_\_\_\_\_  
Hazel Bergin  
Director

19 March 2026

**Jazel Investments Limited**  
**STATEMENT OF FINANCIAL POSITION**  
as at 31 January 2026

	Notes	2026 €	2025 €
<b>Fixed Assets</b>			
Property, plant and equipment	6	<u>2,395,150</u>	<u>2,025,267</u>
<b>Current Assets</b>			
Debtors	7	-	50,353
Cash and cash equivalents		<u>35,362</u>	<u>420,089</u>
		<b>35,362</b>	<b>470,442</b>
<b>Creditors: amounts falling due within one year</b>	8	<u>(26,746)</u>	<u>(24,083)</u>
<b>Net Current Assets</b>		<u>8,616</u>	<u>446,359</u>
<b>Total Assets less Current Liabilities</b>		<u><b>2,403,766</b></u>	<u><b>2,471,626</b></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		130	130
Share premium account	9	324,900	324,900
Other reserves	9	35	35
Retained earnings		<u>2,078,701</u>	<u>2,146,561</u>
<b>Equity attributable to owners of the company</b>		<u><b>2,403,766</b></u>	<u><b>2,471,626</b></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 Jazel 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,

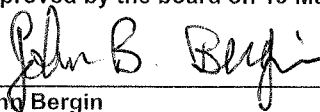
(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,

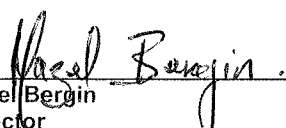
(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(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 19 March 2026 and signed on its behalf by:

  
John Bergin  
Director

  
Hazel Bergin  
Director

**Jazel Investments Limited**  
**STATEMENT OF CHANGES IN EQUITY**

as at 31 January 2026

	Called up share capital €	Share premium account €	Retained earnings €	Capital redemption reserve €	Total €
<b>At 1 February 2024</b>	130	324,900	2,095,018	35	2,420,083
Profit for the financial year	-	-	51,543	-	51,543
<b>At 31 January 2025</b>	130	324,900	2,146,561	35	2,471,626
Profit for the financial year	-	-	61,240	-	61,240
Payment of dividends	-	-	(129,100)	-	(129,100)
<b>At 31 January 2026</b>	<b>130</b>	<b>324,900</b>	<b>2,078,701</b>	<b>35</b>	<b>2,403,766</b>

# Jazel Investments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 January 2026

### 1. General Information

Jazel Investments Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 555887. The registered office of the company is Slieve Rua, Old Kilgobbin Road, Sandyford, Dublin 18 which is also the principal place of business of the company. The principal activity of the company is the holding of investment properties and receiving rental income from those 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 31 January 2026 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 represents the rental income receivable in the period.

#### 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:

Fixtures, fittings and equipment	-	20% Straight line
Motor vehicle	-	20% Straight line

Depreciation for a full year is charged in the year of acquisition and none in the year of disposal.

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each statement of financial position date. If such indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in the income statement unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

#### 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. Where practicable, 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.

## Jazel Investments Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 January 2026

### Trade and other debtors

Trade and other debtors with no stated interest rate and receivable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the Income Statement in administration expenses.

### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and bank overdrafts. In the Statement of Financial Position bank overdrafts are shown within Creditors.

### Trade and other creditors

Trade and other creditors with no stated interest rate and payable within one year are recorded at transaction price. Any gains arising from impairment are recognised in the Income Statement in administration expenses.

### 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.

### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Statement of Financial Position date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Income Statement.

### Ordinary share capital

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

<b>3. Operating profit</b>	<b>2026</b>	2025
	€	€
<b>Operating profit is stated after charging/(crediting):</b>		
Depreciation of property, plant and equipment	12,275	12,547
(Profit) on disposal of property, plant and equipment	(421)	-
	<u>          </u>	<u>          </u>
<b>4. Other Gains and Losses</b>	<b>2026</b>	2025
	€	€
Fair value gains and losses are as follows:		
Investment property	3,993	-
	<u>          </u>	<u>          </u>

### 5. Employees

The average monthly number of employees, including directors, during the financial year was 2, (2025 - 2).

**Jazel Investments Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 31 January 2026

6. Property, plant and equipment	Investment properties	Fixtures, fittings and equipment	Motor vehicle	Total
	€	€	€	€
<b>Cost</b>				
At 1 February 2025	1,998,917	6,284	56,450	2,061,651
Additions	838,540	4,732	53,500	896,772
Disposals	(490,151)	(3,138)	(56,450)	(549,739)
At 31 January 2026	<u>2,347,306</u>	<u>7,878</u>	<u>53,500</u>	<u>2,408,684</u>
<b>Depreciation</b>				
At 1 February 2025	-	2,514	33,870	36,384
Charge for the financial year	-	1,575	10,700	12,275
On disposals	-	(1,255)	(33,870)	(35,125)
At 31 January 2026	<u>-</u>	<u>2,834</u>	<u>10,700</u>	<u>13,534</u>
<b>Net book value</b>				
At 31 January 2026	<u><u>2,347,306</u></u>	<u><u>5,044</u></u>	<u><u>42,800</u></u>	<u><u>2,395,150</u></u>
At 31 January 2025	<u><u>1,998,917</u></u>	<u><u>3,770</u></u>	<u><u>22,580</u></u>	<u><u>2,025,267</u></u>
<b>7. Debtors</b>			<b>2026</b>	<b>2025</b>
			€	€
Prepayments			-	50,353
<b>8. Creditors</b>			<b>2026</b>	<b>2025</b>
<b>Amounts falling due within one year</b>			€	€
Taxation			2,176	4,717
Directors' current accounts (Note 11)			3,600	3,600
Other creditors			16,470	11,266
Accruals			4,500	4,500
			<u>26,746</u>	<u>24,083</u>
<b>9. Income Statement</b>				
	Share premium account	Income statement	Capital redemption reserve	Total
	€	€	€	€
At 1 February 2025	324,900	2,146,561	35	2,471,496
Profit for the financial year	-	61,240	-	61,240
Payment of dividends	-	(129,100)	-	(129,100)
At 31 January 2026	<u>324,900</u>	<u>2,078,701</u>	<u>35</u>	<u>2,403,636</u>

**Share Premium Reserve**

The amount carried forward is the premium that arose from the issue of shares in 2020.

**10. Capital commitments**

The company had no material capital commitments at the financial year-ended 31 January 2026.

**Jazel Investments Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 31 January 2026

<b>11. Directors' remuneration and transactions</b>	<b>2026</b>	<b>2025</b>
	€	€
Remuneration	<u>33,800</u>	<u>33,800</u>

The following amounts are repayable to the directors:

	<b>2026</b>	<b>2025</b>
	€	€
John Bergin	<u>3,600</u>	<u>3,600</u>

**12. Controlling interest**

The company is ultimately controlled by John Bergin.

**13. Events After the End of the Reporting Period**

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

**14. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 19 March 2026.