

Company Number: 639744

Rediresi Imez Limited
Annual Report and Consolidated Financial Statements
for the financial year ended 31 March 2025

CSG Professional Services Limited
Chartered Accountants and Statutory Audit Firm
3 Day Place
Tralee
Co. Kerry

Rediresi Imez Limited
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Rediresi Imez Limited
DIRECTORS AND OTHER INFORMATION

Directors	Michael Stack Gary Lawlor
Company Secretary	Helen Leahy
Company Number	639744
Registered Office and Business Address	4 Denny Street Tralee Kerry
Auditors	CSG Professional Services Limited Chartered Accountants and Statutory Audit Firm 3 Day Place Tralee Co. Kerry
Bankers	AIB Tralee Co. Kerry
	Norddeutsche Landesbank Georgsplatz 30159 Hanover Germany

Rediresi Imez Limited

DIRECTORS' REPORT

for the financial year ended 31 March 2025

The directors present their report and the audited financial statements for the financial year ended 31 March 2025.

Principal Activity and Review of the Business

The principal activity of the group is to hold investment property and earn rental income.

There has been no significant change in these activities during the financial year ended 31 March 2025.

Results and Dividends

The profit/(loss) for the financial year after providing for taxation amounted to €19,837 (2024 - €(164,608)).

The directors do not recommend payment of a dividend.

At the end of the financial year, the group has assets of €59,354,656 (2024 - €59,288,797) and liabilities of €58,714,383 (2024 - €58,668,361). The net assets of the group have increased by €19,837.

Directors and Secretary

The directors who served throughout the financial year were as follows:

Michael Stack
Gary Lawlor

The secretary who served throughout the financial year was Helen Leahy.

There were no changes in shareholdings between 31 March 2025 and the date of signing the financial statements.

Holdings in Parent Company

Name	Company	Class of Shares	Number Held At 31/03/25	Number Held At 01/04/24
Michael Stack	Arresico Limited	Ordinary Shares	1	1
Gary Lawlor	Arresico Limited	Ordinary Shares	1	1

In accordance with the Constitution, the directors are not required to retire by rotation.

Future Developments

The company plans to continue its present activities and current trading levels.

Post Balance Sheet Events

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

Auditors

The auditors, CSG Professional Services Limited, (Chartered Accountants), continue in office in accordance with section 383(2) of the Companies Act 2014.

Consolidated accounts

The group qualifies as a small group and could avail of consolidation exemption, however, the directors have elected to prepare consolidated financial statements.

Statement on Relevant Audit Information

In accordance with section 330 of the Companies Act 2014, so far as each of the persons who are directors at the time this report is approved are aware, there is no relevant audit information of which the statutory auditors are unaware. The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and they have established that the statutory auditors are aware of that information.

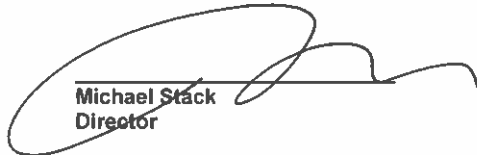
Rediresi Imez Limited
DIRECTORS' REPORT

for the financial year ended 31 March 2025

Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at 4 Denny Street, Tralee, Kerry.

Signed on behalf of the board



Michael Stack
Director

25 November 2025



Gary Lawlor
Director

25 November 2025

Rediresi Imez Limited
DIRECTORS' RESPONSIBILITIES STATEMENT
for the financial year ended 31 March 2025

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

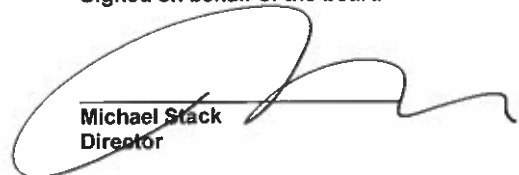
Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of 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 and enable the financial statements to be readily and properly audited. 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



Michael Stack
Director

25 November 2025



Gary Lawlor
Director

25 November 2025

INDEPENDENT AUDITOR'S REPORT to the Shareholders of Rediresi Imez Limited

Report on the audit of the financial statements

Opinion

We have audited the group and parent company financial statements of Rediresi Imez Limited and its subsidiaries ('the group') for the financial year ended 31 March 2025 which comprise the Group Profit and Loss Account, the Group Balance Sheet, the Company Balance Sheet, the Group Statement of Changes in Equity, the Company Statement of Changes in Equity and the related notes to the financial statements, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", issued in the United Kingdom by the Financial Reporting Council, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the group and parent company as at 31 March 2025 and of the group's profit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's and the parent company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be read and properly audited and the financial statements are in agreement with the accounting records.

INDEPENDENT AUDITOR'S REPORT to the Shareholders of Rediresi Imez Limited

Matters on which we are required to report by exception

Based on the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 6, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the group's ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the group or to cease operation, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is contained in the appendix to this report, located at page 9, which is to be read as an integral part of our report.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the group's shareholders, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the group's shareholders those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the group and the group's shareholders, as a body, for our audit work, for this report, or for the opinions we have formed.

Róisín Mulvihill
for and on behalf of
CSG PROFESSIONAL SERVICES LIMITED
Chartered Accountants and Statutory Audit Firm
3 Day Place
Tralee
Co. Kerry

25 November 2025

Rediresi Imez Limited
APPENDIX TO THE INDEPENDENT AUDITOR'S REPORT

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the group and the parent company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group and the parent company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the group and the parent company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Rediresi Imez Limited
CONSOLIDATED PROFIT AND LOSS ACCOUNT
for the financial year ended 31 March 2025

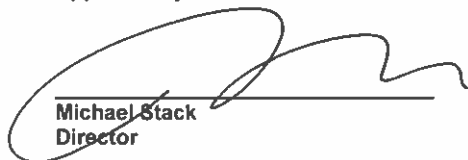
	Notes	2025 €	2024 €
Turnover		2,242,392	2,136,289
Gross profit		2,242,392	2,136,289
Administrative expenses		(366,412)	(381,777)
Group operating profit		1,875,980	1,754,512
Other gains and losses	4	-	63,491
Interest payable and similar expenses	5	(1,707,930)	(1,702,594)
Profit before taxation		168,050	115,409
Tax on profit		(148,213)	(280,017)
Profit/(loss) for the financial year		19,837	(164,608)
Total comprehensive income		19,837	(164,608)

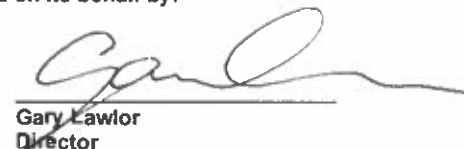
Rediresi Imez Limited
CONSOLIDATED BALANCE SHEET
as at 31 March 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	8	<u>57,284,927</u>	<u>57,284,927</u>
Current Assets			
Debtors	10	475,138	553,091
Cash and cash equivalents		<u>1,594,591</u>	<u>1,450,779</u>
		<u>2,069,729</u>	<u>2,003,870</u>
Creditors: amounts falling due within one year	11	<u>(4,236,703)</u>	<u>(4,001,860)</u>
Net Current Liabilities		<u>(2,166,974)</u>	<u>(1,997,990)</u>
Total Assets less Current Liabilities		<u>55,117,953</u>	<u>55,286,937</u>
Creditors:			
amounts falling due after more than one year	12	(47,210,291)	(47,399,112)
Provisions for liabilities	13	<u>(7,267,389)</u>	<u>(7,267,389)</u>
Net Assets		<u><u>640,273</u></u>	<u><u>620,436</u></u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		<u>640,173</u>	<u>620,336</u>
Equity attributable to owners of the company		<u><u>640,273</u></u>	<u><u>620,436</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.

Approved by the board on 25 November 2025 and signed on its behalf by:


Michael Stack
Director

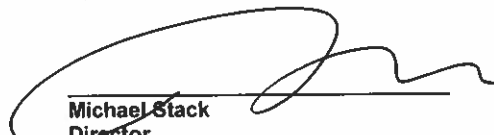

Gary Lawlor
Director

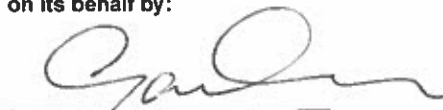
Rediresi Imez Limited
COMPANY BALANCE SHEET
as at 31 March 2025

	Notes	2025 €	2024 €
Fixed Assets			
Investments	9	100	100
Current Assets			
Debtors	10	9,100,083	9,655,202
Creditors: Amounts falling due within one year	11	(2,298,413)	(2,233,730)
Net Current Liabilities		6,801,670	7,421,472
Total Assets less Current Liabilities		6,801,770	7,421,572
Creditors			
Amounts falling due after more than one year	12	(16,372,861)	(16,438,345)
Net Liabilities		(9,571,091)	(9,016,773)
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		(9,571,191)	(9,016,873)
Shareholders' Deficit		(9,571,091)	(9,016,773)

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.

Approved by the board on 25 November 2025 and signed on its behalf by:


Michael Stack
Director


Gary Lawlor
Director

Rediresi Imez Limited**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

as at 31 March 2025

	Called up share capital €	Retained earnings €	Total €
At 1 April 2023	100	784,944	785,044
Loss for the financial year	-	(164,608)	(164,608)
At 31 March 2024	100	620,336	620,436
Profit for the financial year	-	19,837	19,837
At 31 March 2025	100	640,173	640,273

Rediresi Imez Limited
COMPANY STATEMENT OF CHANGES IN EQUITY
as at 31 March 2025

	Called up share capital €	Retained earnings €	Total €
At 1 April 2023	100	(8,469,729)	(8,469,629)
Loss for the financial year	-	(547,144)	(547,144)
At 31 March 2024	100	(9,016,874)	(9,016,774)
Loss for the financial year	-	(554,317)	(554,317)
At 31 March 2025	100	(9,571,191)	(9,571,091)

Rediresi Imez Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

1. General Information

Rediresi Imez Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 639744. The registered office of the company is 4 Denny Street, Tralee, Kerry 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 group's financial statements.

Statement of compliance

The financial statements of the company for the financial year ended 31 March 2025 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 group qualifies as a small group and could avail of consolidation exemption, however, the directors have elected to prepare consolidated accounts.

The company qualifies as a small company as defined by section 280B 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 amounts derived from the rental of investment properties during the period, stated net of value added tax, and arises from those activities which fall within the ordinary activities of the company.

Going Concern

The directors have at the time of approving the financial statements, a reasonable expectation that the group and company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Related Parties

The company discloses transactions with related parties which are not wholly owned within the same group. Where appropriate, transactions of a similar nature are aggregated unless, in the opinion of the directors, separate disclosure is necessary to understand the effect of the transactions on the company's financial statements.

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 Profit and Loss Account 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 Profit and Loss Account.

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.

Rediresi Imez Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

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.

Basis of consolidation

The consolidated financial statements include the financial statements of the holding company and all its subsidiary companies made up to 31 March 2025. Where a subsidiary is acquired or disposed of during the financial year, the consolidated financial statements include the attributable results from, or to, the effective date when control passes. For the current year, all subsidiaries period ends are the same as the parent company's period end.

Ordinary share capital

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

3. Significant accounting judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The main judgements applied in preparing these financial statements concern the carrying value of the company's investment properties. The company carries its' investment properties at fair value, with changes in fair value being recognised in the profit and loss. The basis on which these items have been reflected in these financial statements is set out in note 8.

4. Other Gains and Losses	2025	2024
	€	€
Fair value gains and losses are as follows:		
Investment property	-	63,491
	<u> </u>	<u> </u>
5. Interest payable and similar expenses	2025	2024
	€	€
Interest	1,707,930	1,702,594
	<u> </u>	<u> </u>

6. Employees

The company has no employees.

Rediresi Imez Limited
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 March 2025

7. Loss attributable to members of the parent company

In accordance with section 304 of the Companies Act 2014 a separate Profit and Loss Account for the company has not been presented in these financial statements. The loss dealt with in the financial statements of the parent company was €(554,317) (2024, €(547,144)).

**8. Tangible assets
Group**

	Investment properties	Total
	€	€
Cost		
At 1 April 2024	57,284,927	57,284,927
	<u>57,284,927</u>	<u>57,284,927</u>
At 31 March 2025	57,284,927	57,284,927
	<u>57,284,927</u>	<u>57,284,927</u>
Depreciation		
At 1 April 2024	-	-
	<u>-</u>	<u>-</u>
At 31 March 2025	-	-
	<u>-</u>	<u>-</u>
Net book value		
At 31 March 2025	57,284,927	57,284,927
	<u>57,284,927</u>	<u>57,284,927</u>
At 31 March 2024	57,284,927	57,284,927
	<u>57,284,927</u>	<u>57,284,927</u>

Security over Investment Properties is disclosed in the creditors note to the financial statements.

Investment properties are included in the balance sheet at fair value of €57,284,927 (March 2024: €57,284,927). The fair value was determined based on a valuation conducted on 24 June 2022 by Cushman & Wakefield, in accordance with the VPS sections of the RICS Valuation – Global Standards ("Red Book"). The valuation was based on open market value, using market evidence of transaction prices and market rent of similar properties. The valuation is reviewed and updated where relevant by directors.

The historical cost of the investment properties is €35,262,539 (March 2024: €35,262,539).

**9. Investments
Company**

	Group and participating interests/ joint ventures	Total
	€	€
Investments Cost		
At 31 March 2025	100	100
	<u>100</u>	<u>100</u>
Net book value		
At 31 March 2025	100	100
	<u>100</u>	<u>100</u>
At 31 March 2024	100	100
	<u>100</u>	<u>100</u>

continued

Rediresi Imez Limited
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 March 2025

9.1. Holdings in related undertakings

The company holds 20% or more of the share capital of the following companies:

Name	Registered office / Principal place of business and address of Registered Office	Nature of business	Details of investment	Proportion held by company
Subsidiary undertaking				
Rediresi Isen Limited		Holding Company	Ordinary Shares	100%
Rediresi Mayeston Limited	Republic of Ireland	Property Investment	Ordinary Shares	Indirect 100%
Sunnytale Limited	Republic of Ireland	Property Investment	Ordinary Shares	Indirect 100%
Rediresi three Limited	Republic of Ireland	Property Investment	Ordinary Shares	Indirect 100%
Rediresi four Limited	Republic of Ireland	Property Investment	Ordinary Shares	Indirect 100%
Rediresi five Limited	Republic of Ireland	Property Investment	Ordinary Shares	Indirect 100%
Rediresi six Limited	Republic of Ireland	Property Investment	Ordinary Shares	Indirect 100%
Rediresi seven Limited	Republic of Ireland	Property Investment	Ordinary Shares	Indirect 100%
Rediresi eight Limited	Republic of Ireland	Property Investment	Ordinary Shares	Indirect 100%

10. Debtors	2025	2024
	€	€
Group		
Trade debtors	129,364	43,769
Prepayments	345,774	509,322
	475,138	553,091
	2025	2024
	€	€
Company		
Amounts owed by group undertakings	9,100,083	9,655,202

All debtors are due within one year.

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

continued

Rediresi Imez Limited
NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

11. Creditors	2025	2024
Amounts falling due within one year	€	€
Group		
Amounts owed to credit institutions	188,821	73,729
Trade creditors	53,021	39,588
Amounts owed to group undertakings	2,741,912	2,727,609
Amounts owed to connected parties (Note 15)	46,800	46,800
Taxation	626,036	503,835
Accruals	531,456	533,899
Deferred Income	48,657	76,400
	<u>4,236,703</u>	<u>4,001,860</u>
	2025	2024
Amounts falling due within one year	€	€
Company		
Amounts owed to credit institutions	65,484	25,570
Amounts owed to group undertakings	2,091,778	2,065,175
Accruals	141,151	142,985
	<u>2,298,413</u>	<u>2,233,730</u>

Amounts owed to group undertakings and connected parties are unsecured, interest free and are repayable on demand.

The terms of trade creditors and accruals are based on the underlying contracts.

Tax is subject to the terms of the relevant legislation. Interest accrues on late payment.

12. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Group		
Bank loan	47,210,291	47,399,112
	<u>47,210,291</u>	<u>47,399,112</u>
Loans		
Repayable in one year or less, or on demand (Note 11)	188,821	73,729
Repayable between one and two years	234,920	188,821
Repayable between two and five years	46,975,371	47,210,291
	<u>47,399,112</u>	<u>47,472,841</u>

A debenture dated 4 August 2022 made between Rediresi Imez Limited and Norddeutsche Landesbank Girozentrale. Comprising –(i) a first fixed charge over (a) real property and; (b) land; (ii) an assignment of real property rights; (iii) a fixed charge over, and an assignment of the benefit, right, title and interest in and to: The plant; The licences; The intellectual property; The agreements; The insurances; The life policies; The bank accounts; The book debts; And the securities; (iv) a first fixed charge over all of its uncalled capital and all goodwill (including all brand names); And (v) a floating charge over all of its present (at the date of the deed) and future property.

continued

Rediresi Imez Limited
NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

	2025	2024
	€	€
Amounts falling due after more than one year		
Company		
Bank loan	<u>16,372,861</u>	<u>16,438,345</u>
Loans		
Repayable in one year or less, or on demand (Note 11)	65,484	25,570
Repayable between one and two years	81,472	65,484
Repayable between two and five years	<u>16,291,389</u>	<u>16,372,861</u>
	<u>16,438,345</u>	<u>16,463,915</u>

13. Provisions for liabilities

Group

The amounts provided for deferred taxation are analysed below:

	Property revaluations	Total	Total
	€	2025 €	2024 €
At financial year start	7,267,389	7,267,389	7,246,437
Charged to profit and loss	-	-	20,952
At financial year end	<u>7,267,389</u>	<u>7,267,389</u>	<u>7,267,389</u>

14. Capital commitments

Group

The group had no material capital commitments at the financial year-ended 31 March 2025.

Company

The company had no material capital commitments at the financial year-ended 31 March 2025.

15. Related party transactions

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

The following amounts are due to other connected parties:

	2025	2024
	€	€
Opalage BC Limited	<u>46,800</u>	<u>46,800</u>

16. Post-Balance Sheet Events

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

17. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 25 November 2025.