

Company registration number: 720415

MGIVR Properties Limited

Unaudited abridged financial statements

for the financial year ended 31 July 2025

MGIVR Properties Limited

Contents

	Page
Director's responsibilities statement	1
Accountants report	2
Balance sheet	3 - 4
Notes to the abridged financial statements	5 - 9

MGIVR Properties 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 director is responsible for preparing the director's report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under the law, the director has 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 director must not approve the financial statements unless he is 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; and
- 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.

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.

MGIVR Properties Limited

Report to the director on the preparation of the unaudited statutory financial statements of MGIVR Properties Limited

In order to assist you to fulfil your duties under the Companies Act 2014, we have prepared for your approval the financial statements of MGIVR Properties Limited for the financial year ended 31 July 2025 which comprise the , balance sheet and related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants , we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/en/member/professional-standards/rules-standards/acca-rulebook.html>.

This report is made solely to the director of MGIVR Properties Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of MGIVR Properties Limited and state those matters that we have agreed to state to the director of MGIVR Properties Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than MGIVR Properties Limited and its director as a body for our work or for this report.

It is your duty to ensure that MGIVR Properties Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of MGIVR Properties Limited. You consider that MGIVR Properties Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of MGIVR Properties Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Andersen Tax Ireland Limited

20 Harcourt Street
Dublin 2

Date: 27 January 2026

MGIVR Properties Limited**Balance sheet
As at 31 July 2025**

	Note	2025 €	€	2024 €	€
Fixed assets					
Tangible assets	2	1,272,303		1,254,658	
			1,272,303		1,254,658
Current assets					
Debtors	3	16,484		100	
Cash at bank and in hand		1,542		70,891	
		18,026		70,991	
Creditors: amounts falling due within one year	4	(65,632)		(74,796)	
Net current liabilities			(47,606)		(3,805)
Total assets less current liabilities			1,224,697		1,250,853
Creditors: amounts falling due after more than one year	5		(1,240,000)		(1,240,000)
Net (liabilities)/assets			(15,303)		10,853
Capital and reserves					
Called up share capital presented as equity			100		100
Profit and loss account			(15,403)		10,753
Shareholder (deficit)/funds			(15,303)		10,853

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 9 form part of these abridged financial statements.

MGIVR Properties Limited

**Balance sheet (continued)
As at 31 July 2025**

I, as director of MGIVR Properties 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 359 of the Companies Act 2014 are satisfied;
- the shareholder 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 27 January 2026 and signed by:

DocuSigned by:

Mark Gorman

AE4CED60295F40D...

Mark Gorman
Director

The notes on pages 5 to 9 form part of these abridged financial statements.

MGIVR Properties Limited

Notes to the abridged financial statements

Financial year ended 31 July 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.

Going concern

These financial statements have been prepared on a going concern basis.

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.

MGIVR Properties Limited

Notes to the abridged financial statements (continued)

Financial year ended 31 July 2025

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.

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:

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.

MGIVR Properties Limited

Notes to the abridged financial statements (continued)

Financial year ended 31 July 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.

MGIVR Properties Limited

Notes to the abridged financial statements (continued)

Financial year ended 31 July 2025

2. Tangible assets

	Investments	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1 August 2024	1,240,000	18,323	1,258,323
Additions	18,303	3,576	21,879
At 31 July 2025	<u>1,258,303</u>	<u>21,899</u>	<u>1,280,202</u>
Depreciation			
At 1 August 2024	-	3,665	3,665
Charge for the financial year	-	4,234	4,234
At 31 July 2025	<u>-</u>	<u>7,899</u>	<u>7,899</u>
Carrying amount			
At 31 July 2025	<u>1,258,303</u>	<u>14,000</u>	<u>1,272,303</u>
At 31 July 2024	<u>1,240,000</u>	<u>14,658</u>	<u>1,254,658</u>

3. Debtors

	2025	2024
	€	€
Other debtors	16,484	100
	<u>16,484</u>	<u>100</u>

4. Creditors: amounts falling due within one year

	2025	2024
	€	€
Trade creditors	13,040	16,557
Other creditors including tax and social insurance	52,592	58,239
	<u>65,632</u>	<u>74,796</u>

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

	2025	2024
	€	€
Amounts owed to group undertakings	1,240,000	1,240,000
	<u>1,240,000</u>	<u>1,240,000</u>

6. Events after the end of the reporting period

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

MGIVR Properties Limited

Notes to the abridged financial statements (continued)

Financial year ended 31 July 2025

7. Directors transactions

Name of director or other person	Mark Gorman	
	2025	2024
	€	€
At the start of the financial year	(8,793)	(985)
Advances made during the financial year	(7,188)	(7,808)
Amounts repaid during the financial year	1,000	-
At the end of the financial year	<u>(14,981)</u>	<u>(8,793)</u>

8. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 27 January 2026.