

**Company registration number: 722367**

**Zec Intercontinental Properties Ltd  
Trading as Zec Intercontinental Properties Ltd**

**Unaudited abridged financial statements  
for the financial year ended 31 July 2025**

# Zec Intercontinental Properties Ltd

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## Zec Intercontinental Properties Ltd

### Directors and other information

<b>Directors</b>	Mr Zakariah Eroje Ms Christiana Eroje
<b>Secretary</b>	Ms Christiana Eroje
<b>Company number</b>	722367
<b>Registered office</b>	Zec Intercontinental Properties Ltd Cherry Tree Lisnabunry Virginia Co Cavan A82Y5V6
<b>Business address</b>	Cherry Tree Lisnabunry Virginia Co Cavan A82Y5V6
<b>Accountant</b>	Eddie Kelly & Co No 2 Dair Ard Bohreen Hill Enniscorthy Co Wexford Y21YT57

## **Zec Intercontinental Properties Ltd**

### **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.

**Zec Intercontinental Properties Ltd**

**Accountants' Report to the board of directors  
on the Unaudited abridged financial statements of Zec Intercontinental Properties Ltd**

In accordance with the engagement letter dated 18 April 2024, and in order to assist you to fulfil your duties under the Companies Act 2014, I have compiled the financial statements which comprise the , balance sheet and related notes from the accounting records and information and explanations you have given to me.

This report is made to the company's board of directors, as a body, in accordance with the terms of our engagement. My work has been undertaken so that I might compile the financial statements that I have been engaged to compile, report to the company's board of directors that I have done so, and state those matters that I have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the company and the company's board of directors for my work or for this report.

I have carried out this engagement in accordance with guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the financial year ended 31 July 2025 your duty under the Companies Act 2014 to ensure that the company has kept adequate accounting records and prepared 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 that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial year.

I have not been instructed to carry out an audit of the financial statements. For this reason, I have not verified the accuracy or completeness of the accounting records or information and explanations you have given to me and I do not, therefore, express any opinion on the financial statements.

Eddie Kelly & Co  
Certified Public Accountant

No 2 Dair Ard  
Bohreen Hill  
Enniscorthy  
Co Wexford  
Y21YT57

18 February 2026

## Zec Intercontinental Properties Ltd

### Balance sheet As at 31 July 2025

	Note	2025 €	€	2024 €	€
<b>Current assets</b>					
Cash at bank and in hand		100		100	
		100		100	
<b>Net current assets</b>			100		100
<b>Total assets less current liabilities</b>			100		100
<b>Net assets</b>			100		100
<b>Capital and reserves</b>					
Called up share capital presented as equity	4		100		100
<b>Shareholders funds</b>			100		100

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'.

We, as directors of Zec Intercontinental Properties Ltd 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.

**The notes on pages 6 to 8 form part of these abridged financial statements.**

**Zec Intercontinental Properties Ltd**

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

These abridged financial statements were approved by the board of directors on 18 February 2026 and signed on behalf of the board by:

Mr Zakariah Eroje  
Director

Ms Christiana Eroje  
Director

**The notes on pages 6 to 8 form part of these abridged financial statements.**

## **Zec Intercontinental Properties Ltd**

### **Notes to the abridged financial statements Financial year ended 31 July 2025**

#### **1. General information**

The company is a private company limited by shares, registered in Ireland. The address of the registered office is Zec Intercontinental Properties Ltd, Cherry Tree, Lisnabunry, Virginia, Co Cavan, A82Y5V6.

#### **2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

#### **3. 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.

## Zec Intercontinental Properties Ltd

### 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.

#### 4. Share capital

##### Authorised share capital

	2025		2024	
	Number	€	Number	€
Ordinary Shares shares of € 1.00 each	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>

##### Issued, called up and fully paid

	2025		2024	
	Number	€	Number	€
<b>Amounts presented in equity:</b>				
Ordinary Shares shares of € 1.00 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

**Zec Intercontinental Properties Ltd**

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

**5. Approval of financial statements**

The board of directors approved these abridged financial statements for issue on 18 February 2026.