

Overall Certification to Companies Registration Office

Pinada Limited

Financial Year End: 30th June 2025

Company Number: 596734

CERTIFICATE:

WE HEREBY CERTIFY that all documents which are required under Part 6 of the Companies Act 2014 to be annexed to this annual return, have been so annexed, and that they are true copies of the originals laid or to be laid before the relevant general meeting, or presented to the members.

Adrienne Cheasty
Secretary

Noel Brennan
Director

Date : 16th January 2026

Registration Number 596734

Pinada Limited

Abridged Financial Statements

Year Ended 30 June 2025

(As modified by Sections 352 and 353 of the Companies Act 2014)

Pinada Limited

Year ended 30 June 2025

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Pinada Limited

**Year Ended 30 June 2025
Directors and other information**

Directors	Noel Brennan Adrienne Cheasty
Secretary	Adrienne Cheasty
Accountants	ROCG 7 Dr Croke Place Clonmel Co. Tipperary
Bankers	AIB Bank Carrick on Suir Co Tipperary
Solicitors	Eversheds One Earlsfort Centre Earlsfort Terrance Saint Kevin's Dublin 2
Registered office	No.7 Dr Croke Place Clonmel Co.Tipperary

Pinada Limited

Year Ended 30 June 2025 Directors' Responsibilities Statement

The directors are responsible for preparing the annual report and the financial statements in accordance with Irish laws 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 accounting standards issued by the Financial Reporting Council and including FRS 102 the Financial Reporting Standard applicable in the UK and Ireland. 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 to the financial year end and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing those financial statements, the directors are required to:

- Select suitable accounting policies 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
- 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 that assets, liabilities, financial positions and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and the directors' report comply with the Companies Act 2014 and enable the financial statements to be prepared. 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.

Pinada Limited

In relation to the financial statements as set out on pages 6 to 12:

- 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 ROCG, all the company's accounting records and provided all the information, books or 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 year ended 30th June 2025.

On behalf of the board

Noel Brennan
Director

Adrienne Cheasty
Director

Date: 16th January 2026

Pinada Limited

Accountants Report to the Board of Directors of Pinada Limited on the Un-audited Financial Statements for the year 30th June 2025

In accordance with the instructions given to us we have compiled without carrying out an audit, the financial statements of the company which comprise the Profit and Loss Account, the Balance Sheet and the related notes of Pinada Limited from the accounting records and information and explanations you have given to us. The financial reporting framework that has been applied in their preparation is Irish law and accounting standards issued by the Financial Reporting Council (Generally Accepted Accounting Practice in Ireland), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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

Respective Responsibilities of Directors and Accountants

As described on pages 2 - 3 the company's directors are responsible for ensuring that the company maintains adequate accounting records and for preparing financial statements which give a true and fair view of the assets, liabilities and financial position of the company as at 30th June 2025 and its loss for the year then ended and have been properly prepared in accordance with the Companies Act 2014.

You are responsible for deciding, on an annual basis, whether the company is entitled to avail of the exemption from statutory audit in accordance with Section 358 of the Companies Act 2014.

It is our responsibility to compile the financial statements of Pinada Limited from the accounting records, information and explanations supplied to us by the directors.

Scope of Work

As a firm regulated by the Institute of Chartered Accountants in Ireland our work will be carried out in accordance with the Miscellaneous Technical Statement M14 Compiling and Reporting on Financial Statements of Entities not Subject to Audit and ISRS 4410 International Standard on Related Services - Compilation Engagements. In carrying out this engagement we have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

We have not been instructed to carry out an audit of the financial statements. 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 financial statements.

Pinada Limited

You have acknowledged on the balance sheet for the year ended 30th June 2025 your duty is to ensure that the company has kept adequate accounting records and to prepare financial statements that give a true and fair view of the assets, liabilities and financial position of the company at the end of the financial year and of its profit or loss for such a year under the Companies Acts 2014. You consider that the company is exempt from the statutory requirement for an audit for the year.

ROCG

7 Dr Croke Place

Clonmel

Co Tipperary

Date: 16 January 2026

Pinada Limited

**Balance Sheet
as at 30 June 2025**

		2025		2024	
	Notes	€	€	€	€
Fixed Assets					
Tangible assets	5	3,509,044		2,618,940	
		<u>3,509,044</u>		<u>2,618,940</u>	
Current Assets					
Debtors	7	3,815		-	
Cash at bank and in hand		63,794		98,949	
		<u>67,609</u>		<u>98,949</u>	
Creditors: amounts falling due within one year	8	<u>(3,265,288)</u>		<u>(2,392,417)</u>	
Net Current liabilities		<u>(3,197,679)</u>		<u>(2,293,468)</u>	
Total Assets Less Current Liabilities		311,365		325,472	
Creditors: amounts falling due after more than one year	9	<u>(400,000)</u>		<u>(400,000)</u>	
Deficiency of assets		<u>(88,635)</u>		<u>(74,528)</u>	
Capital and Reserves					
Called up share capital		100		100	
Profit and loss account		<u>(88,735)</u>		<u>(74,628)</u>	
	10	<u>(88,635)</u>		<u>(74,528)</u>	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Statement 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

Pinada Limited

We, as Directors of Pinada 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 complied with,

(c) no notice under subsection (1) of section 334 has in accordance with subsection (2) of that section been served on the company, and

(d) we acknowledge the company's obligations under the Companies Act 2014 to keep adequate accounting records and to 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 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.

We, as directors of Pinada Limited, state that - The company has relied on the specified exemption contained in section 352 Companies Act 2014; the company has done so on the grounds that it is entitled to the benefit of that exemption as a small company and confirm that the abridged Financial Statements have been properly prepared in accordance with section 353 Companies Act 2014.

The financial statements were approved by the Board of Directors on 16th January 2026 and authorised for issue on 16th January 2026. They were signed on its behalf by

On behalf of the board

Noel Brennan
Director

Adrienne Cheasty
Director

Date: 16th January 2026

Pinada Limited

Statement of Changes in Equity

for the year ended 30 June 2025

	Called up Share Capital	Profit and Loss Account	Total Equity
Balance at 1 July 2023	100	(61,844)	(61,744)
Loss for the year	-	(12,784)	(12,784)
Balance at 30 June 2024	<u>100</u>	<u>(74,628)</u>	<u>(74,528)</u>
Balance at 1 July 2024	100	(74,628)	(74,528)
Loss for the year	-	(14,107)	(14,107)
Balance at 30 June 2025	<u>100</u>	<u>(88,735)</u>	<u>(88,635)</u>

Pinada Limited

Notes to the Abridged financial statements for the year ended 30th June 2025

1. Accounting Policies

Pinada Limited is primarily engaged in the management of an investment property portfolio, including holding, renting, or otherwise in relation to the company property investment assets. The company's registered office is No. 7 Dr Croke Place Clonmel Co. Tipperary. The company is a limited liability company incorporated in the Republic of Ireland and its company registration number is 596734.

The significant accounting policies adopted by the Company and applied consistently in the preparation of these financial statements are set out below.

1.1. Basis of preparation

The Financial Statements are prepared on the going concern basis, under the historical cost convention, and comply with the financial reporting standards of the Financial Reporting Council including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") as adapted by Section 1A of FRS 102 and the Companies Act 2014.

The financial statements are prepared in Euro which is the functional currency of the company.

1.2. Taxation

The company is managed and controlled in the Republic of Ireland and, consequently, is tax resident in Ireland. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

Current tax

Current tax is calculated on the profits of the year. Current tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date.

**Notes to the Abridged financial statements
for the year ended 30th June 2025**

1.3. Tangible Fixed Assets

Cost

Tangible fixed assets are recorded at historical cost or deemed cost, less accumulated depreciation and impairment losses. Cost includes prime cost, overheads and interest incurred in financing the construction of tangible fixed assets. Capitalisation of interest ceases when the asset is brought into use.

Fixtures and fittings are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation

Depreciation is provided on fixtures and fittings, on a straight-line basis, so as to write off their cost less residual amounts over their estimated useful economic lives.

The estimated useful economic lives assigned to fixtures and fittings are as follows:

Fixtures, Fittings & Equipment -12.5% Straight Line

The company's policy is to review the remaining useful economic lives and residual values of fixtures and fittings on an on-going basis and to adjust the depreciation charge to reflect the remaining estimated useful economic life and residual value.

Fully depreciated fixtures and fittings are retained in the cost of fixtures and fittings. In the case of disposals, assets and related depreciation are removed from the financial statements and the net amount, less proceeds from disposal, is charged or credited to the income statement.

1.4. Investment Properties

The company owns a freehold building that is held to earn long term rental income and for capital appreciation. Investment properties are initially recognised at cost. Investment properties whose fair value can be measured reliably are measured at fair value. Changes in fair value are recognised in the profit and loss account.

1.5. Cash and cash equivalents

Cash and cash equivalents includes cash on hand.

1.6. Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

1.7. Cash flow statement

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

Pinada Limited

**Notes to the Abridged financial statements
for the year ended 30th June 2025**

2. Operating loss

	2025	2024
	€	€
Operating loss is stated after charging:		
Depreciation on tangible assets	3,049	6,104
	<u> </u>	<u> </u>

3. Employees

There were no employees during the period apart from the directors.

4. Directors Remuneration and Transactions

Directors Account

	Adrienne Cheasty	Noel Brennan
	€	€
Opening balance	2,385,373	4,106
Repayments to directors	(4,191)	-
Advances from directors	200,000	680,000
Closing balance	<u>2,581,182</u>	<u>684,106</u>

The loans to the company by the directors are interest free and repayable on demand.

5. Tangible fixed assets

	Investment Property	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1st July 2024	2,615,891	48,828	2,664,719
Additions	893,153	-	893,153
At 30th June 2025	<u>3,509,044</u>	<u>48,828</u>	<u>3,557,872</u>
Depreciation			
At 1st July 2024	-	45,779	45,779
Charge for the year	-	3,049	3,049
At 30th June 2025	<u>-</u>	<u>48,828</u>	<u>48,828</u>
Net book value			
At 30th June 2025	<u>3,509,044</u>	<u>-</u>	<u>3,509,044</u>
At 30th June 2024	<u>2,615,891</u>	<u>3,049</u>	<u>2,618,940</u>

Pinada Limited

**Notes to the Abridged financial statements
for the year ended 30th June 2025**

6. Investment Property	2025	2024
	€	€
Investment property at 1 July	2,615,891	2,077,362
Additions	893,153	538,529
Investment Property at 30th June	<u>3,509,044</u>	<u>2,615,891</u>
7. Debtors	2025	2024
	€	€
Prepayments	3,815	-
	<u>3,815</u>	<u>-</u>
8. Creditors: amounts falling due within one year	2025	2024
	€	€
Directors' accounts (see note 4)	3,265,288	2,389,479
Accruals	-	2,938
	<u>3,265,288</u>	<u>2,392,417</u>
9. Creditors: amounts falling due after more than one year	2025	2024
	€	€
Other Creditors	400,000	400,000
	<u>400,000</u>	<u>400,000</u>
10. Movement on profit and loss reserves	2025	2024
	€	€
Profit and loss reserves brought forward at 1 July	(74,628)	(61,844)
Loss for the year	(14,107)	(12,784)
Profit and loss reserve at 30 June	<u>(88,735)</u>	<u>(74,628)</u>
11. Capital commitments		
There were no capital commitments at the year end 30th June 2025.		
12. Post Balance Sheet Events		
There have been no significant events affecting the company since the year end.		