

**EW Property Limited**

**Abridged Financial Statements**

**for the year ended 31st July 2025**

# EW Property Limited

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## **EW Property Limited**

### **Directors and other information**

<b>Directors</b>	Fergus Lynch
<b>Secretary</b>	Gordon Lynch
<b>Company Number</b>	631277
<b>Registered Office</b>	Station Mews Lindsay Grove Glasnevin Dublin 9

## EW Property Limited

Extract from the Directors' Report in accordance with Section 329 of the Companies Act 2014

### Directors and their Interests

The directors who served during the year and their interests in the company are as stated below:

	<b>Ordinary Shares 2025</b>	<b>Ordinary Shares 2024</b>
Fergus Lynch	0%	0%
	<u>0%</u>	<u>0%</u>

As at 31st July 2025 and the date of signing the financial statements.

## **EW Property Limited**

### **Statement of Directors' responsibilities for the shareholders' financial statements**

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable Irish law and generally accepted accounting practice in Ireland including the accounting standards issued by the accounting standards issued by the Financial Reporting Council.

Irish company law requires the directors to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

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

- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors confirm that they have complied with the above requirements in preparing the financial statements.

The directors are responsible for keeping proper books of account which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure the financial statements are prepared in accordance with accounting standards generally accepted in Ireland and with Irish statute comprising 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.

This report was approved by the board on 25th March 2026 and signed on its behalf by

**Fergus Lynch**  
**Director**

## EW Property Limited

### Balance Sheet as at 31st July 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Stock of Land & Work In Progress		37,400,950	26,500,000
Debtors & Prepayments		39,708	39,709
Bank & Cash on Hand		188,561	160,019
		<u>37,629,219</u>	<u>26,699,728</u>
<b>Creditors: due within one year</b>	<b>4</b>	<u>-3,031,845</u>	<u>-271,486</u>
<b>Net Current Assets</b>		<u>34,597,374</u>	<u>26,428,242</u>
<b>Total Assets Less Current Liabilities</b>		34,597,374	26,428,242
<b>Creditors: due after more than one year</b>	<b>5</b>	<u>-84,783,268</u>	<u>-53,108,194</u>
<b>Total Net Assets</b>		<u><u>-50,185,894</u></u>	<u><u>-26,679,952</u></u>
<b>Capital and Reserves</b>			
Called up share capital	<b>6</b>	1	1
Profit & Loss Account Balance		<u>-50,185,895</u>	<u>-26,679,953</u>
<b>Equity Shareholders' Funds</b>		<u><u>-50,185,894</u></u>	<u><u>-26,679,952</u></u>

The directors have relied on the specific exemptions contained in section 352 of the Companies Act 2014 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.

The directors 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 Section 358 is 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;

(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 these assets, liabilities and financial position 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.

e) the company has relied on the specified exemption contained in s.352 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 s.353 Companies Act 2014.

The abridged accounts were approved by the Board on 25th March 2026 and signed on its behalf by

**Fergus Lynch**  
Director

## EW Property Limited

### Notes to the Abridged Financial Statements for the period ended 31st July 2025

**1 Statement of 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.

**1.1 Basis of preparation**

The unaudited financial statements have been prepared in accordance with accounting standards generally accepted in Ireland and the Companies Act 2014.

Accounting Standards generally accepted in Ireland in preparing financial statements giving a true and fair view are those issued by the Accounting Standards Board.

**2 Directors of the Company**

The present membership of the board are listed on 'Directors and other information page'.

**3 Transactions with Directors**

There were no related party transactions during the year.

4	<b>2025</b>	<b>2024</b>
<b>Creditors: amounts falling due within one year</b>	<b>€</b>	<b>€</b>
<i>Other creditors</i>		
Trade creditors & Accruals	3,083,587	271,696
<i>Taxation Creditors</i>		
Taxation Creditors	<u>(51,742)</u>	<u>(210)</u>
	<u>3,031,845</u>	<u>271,486</u>
5	<b>2025</b>	<b>2024</b>
<b>Creditors: amounts falling due after more than one year</b>	<b>€</b>	<b>€</b>
<i>Bank &amp; Other Loans</i>		
Loans	<u>84,783,268</u>	<u>53,108,194</u>
6	<b>2025</b>	<b>2024</b>
<b>Share Capital</b>	<b>€</b>	<b>€</b>
<b>Authorised Share Capital</b>		
100,000 Ordinary shares of €1 each	<u>100,000</u>	<u>100,000</u>
<b>Allotted, called up, fully paid equity</b>		
1no. Ordinary shares of €1 each	<u>1</u>	<u>1</u>