

Old City Management Company Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

Old City Management Company Limited

CONTENTS

| | Page |
|-----------------------------------|-------------|
| Directors and Other Information | 3 |
| Accountants' Report | 4 |
| Balance Sheet | 5 |
| Notes to the Financial Statements | 6 - 7 |

Old City Management Company Limited

DIRECTORS AND OTHER INFORMATION

| | |
|---|---|
| Directors | Oliver Ryan Muiris Crowley (Resigned 3 December 2025) Paul Lynch Michael Martin Simone Trappolini Shih FU Peng Mounir Boulazreg |
| Company Secretary | Oliver Ryan |
| Company Number | 307853 |
| Registered Office and Business Address | Erin Property Management 49 Clontarf Road Clontarf Dublin 3. |
| Accountants | Smyth & Co. Chartered Accountants The Village Square, Tallaght, Dublin 24. |
| Bankers | Bank Of Ireland Lower Baggot Street Dublin 2 |

Old City Management Company Limited
CHARTERED ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited Abridged financial statements of Old City Management Company Limited for the financial year ended 31 December 2025

In order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 31 December 2025 as set out on pages 5 to 7 which comprise the Balance Sheet and notes from the company's accounting records and information and explanations you have given to us.

As a practising member firm of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of Old City Management Company Limited, 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 its Board of Directors, as a body, for our work or for this report.

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

You have acknowledged on the Balance Sheet for the year ended 31 December 2025 your duty to ensure that Old City Management Company 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 surplus of Old City Management Company Limited. You consider that Old City Management Company Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Old City Management Company Limited. For this reason, we have not verified the adequacy, 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 abridged financial statements.

SMYTH & CO.
Chartered Accountants
The Village Square,
Tallaght,
Dublin 24.

9 February 2026

Old City Management Company Limited

BALANCE SHEET

as at 31 December 2025

| | 2025 | 2024 |
|--|----------------|----------|
| | € | € |
| Current assets | 177,392 | 178,816 |
| Creditors: amounts falling due within one year | (10,019) | (7,922) |
| Net Current Assets | 167,373 | 170,894 |
| Total Assets less Current Liabilities | 167,373 | 170,894 |
| Accruals and deferred income | (10,153) | (18,088) |
| Net Assets | 157,220 | 152,806 |
| Reserves | 157,220 | 152,806 |

The financial statements have been prepared in accordance with the micro-companies' regime and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime".

We as Directors of Old City Management Company 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 satisfied,
- (c) the members of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),
- (d) 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 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 section 352 Companies Act 2014 (as a micro company). The company 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 Companies Act 2014 and the micro companies' regime.

Approved by the Directors and authorised for issue on 9 February 2026 and signed on its behalf by:

Oliver Ryan
Director

Paul Lynch
Director

Old City Management Company Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Old City Management Company Limited is a company limited by guarantee incorporated in Ireland Sky Building, 57 Clontarf Road, Clontarf, Dublin 3, is the registered office. The nature of the company's operations and its principal activities are set out in the Director's 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 company's financial statements.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

Income

Income consists of member's service charges and contributions in respect of property management charges. These are taken into account as they become receivable.

Sinking fund

In accordance with the indenture between the management company and the lessees, an annual charge is levied on the lessees to provide a reserve fund for future expenses, liabilities or payments whether certain or contingent and whether obligatory or discretionary.

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.

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

There is no charge on the ordinary activities of the company as it is engaged in mutual trading. The company remains liable to corporation tax on deposit interest earned should it arise in any financial year.

Exceptional item

Exceptional items are those that the directors' view are required to be separately disclosed by virtue of their size or incidence to enable a full understanding of the company's financial performance.

3. Appropriation of Income Statement

| | 2025 € | 2024 € |
|--|---------------|---------------|
| Surplus brought forward | 82,162 | 86,556 |
| Surplus/(deficit) for the financial year | 4,414 | (4,394) |
| Surplus carried forward | 86,576 | 82,162 |

4. Post-Balance Sheet Events

There have been no significant post balance sheet events affecting the company.

Old City Management Company Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

5. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 9 February 2026.