

Company No.630026

WINGS PROPERTY CONSULTANT LIMITED
(Incorporated in Republic of Ireland)

UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR
ENDED 31 DECEMBER 2025

WINGS PROPERTY CONSULTANTS LIMITED

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WINGS PROPERTY CONSULTANTS LIMITED

DIRECTORS' AND OTHER INFORMATION

Director	Ho Wing Ran Kang
Company Secretary	Mai Tuyet Wing
Company Number	630026
Registered Office	76 Parnell Street Dublin 1 Ireland
Accountants	JW Accounting Service Limited 56 Gleann Na Ri Druid Valley Cabinteely Dublin 18
Banker	AIB 126-128 Capel Street Dublin 1

WINGS PROPERTY CONSULTANTS LIMITED

DIRECTORS' REPORT

The Board of Directors of Wings Property Consultants Limited (or the "Company") is pleased to present the Directors' Report, together with the financial statement prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB), for the year ended 31 December 2025.

Principal Activities

The principal activity of the company is owning and renting residential properties to tenants, generating rental income from long-term and short-term rentals.

Director's and secretary and their interests

The name of the persons who were Directors at any time during the financial year ended 31 December 2025 and subsequently are set out below:

Ho Wing (appointed on 08 May 2025)

Ran Kang (appointed on 05 March 2019)

Ran Kang was appointed as Company Secretary on 05 March 2019 and continued in the capacity for the financial year.

Business Review

The company achieved a loss after tax of €4,275 (2024 profit: €3,714).

Dividends

The Directors do not recommend the payment of any dividend for the financial year ended 31 December 2025 (2024: €nil)

Going concern

The Company's financial statement for the financial year ended 31 December 2025 have been prepared on a going concern basis which assumes that the Company will continue in operational existence for the foreseeable future and will have adequate funds available to meet its obligations as they fall due.

Registered office

The registered office of the Company is 76 Parnell Street, Dublin 1.

Subsequent events

There have been no material events since the balance sheet date which require disclosure or adjustment in the financial statements.

WINGS PROPERTY CONSULTANTS LIMITED

DIRECTORS' REPORT (CONTINUED)

Political and charitable donations

The Electoral Act, 1997 (as amended by the Electoral Amendment Political Funding Act, 2012) requires companies to disclose all political donations over €200 in aggregate made during a financial year. The Directors, on enquiry, have satisfied themselves that no such political or charitable donation in excess of this amount have been made by the Company during the financial year ended 31 December 2025 (2024: €nil)

Accounting records

The measures taken by the directors to ensure compliance with the requirements of Sections 281 to 285 of the Act 2014 with regard to the keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The Company's accounting records are maintained at 76 Parnell Street, Dublin 1, Ireland and are copied to the Company's registered office at regular interval.

WINGS PROPERTY CONSULTANTS LIMITED

DIRECTORS' REPORT (CONTINUED)

Directors' Responsibilities Statement

The directors of Wings Property Consultants Limited, a micro company under section 280D of the Companies Act 2014, are responsible for preparing the financial statements in accordance with the Companies Act 2014 and International Financial Reporting Standards (EU-IFRS).

The directors are required to:

- Prepare financial statements that give a true and fair view of the Company's assets, liabilities, financial position, and profit or loss as at 31 December 2025.
- Select and apply suitable accounting policies under EU-IFRS consistently.
- Make reasonable and prudent judgments and estimates.
- Prepare the financial statements on a going concern basis, unless inappropriate.
- Keep adequate accounting records to explain the Company's transactions and ensure compliance with the Companies Act 2014.
- Safeguard the Company's assets and take steps to prevent and detect fraud.

As a micro company, the Company has availed of the audit exemption under section 360 and the Directors' Report exemption under section 280F of the Companies Act 2014. The directors confirm that the financial statements comply with EU-IFRS and the Companies Act 2014, giving a true and fair view, and that tax obligations, including the close company surcharge, have been addressed in filings with Revenue.

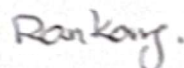
On behalf of the Board

Ho Wing
Director



06 March 2026

Ran Kang
Director



06 March 2026

WINGS PROPERTY CONSULTANTS LIMITED

PROFIT AND LOSS ACCOUNT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	From 01/01/2025 to 31/12/2025 €	From 01/01/2024 to 31/12/2024 €
Revenue	4	16,129	16,000
Operating expenses	5	(20,404)	(9,810)
Depreciation of Property, plant and equipment	6	-	-
Operating (loss)/profit		<u>(4,275)</u>	<u>6,190</u>
Finance costs		-	-
(Loss)/Profit before taxation		<u>(4,275)</u>	<u>6,190</u>
Taxation	9	-	(2,476)
(Loss)/profit for the financial year		<u>(4,275)</u>	<u>3,714</u>

WINGS PROPERTY CONSULTANTS LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2025

	Note	31-Dec-25 €	31-Dec-24 €
Assets			
Non-current assets			
Property, Plant and Equipment	6	350,000	350,000
Total non-current assets		350,000	350,000
Current assets			
Trade and Other Receivables	11	70,712	64,783
Cash at bank and in hand	12	32,374	5,563
Total current assets		103,086	70,346
Total assets		453,086	420,346
Equity and liabilities			
Equity			
Share capital	14	100	100
Retained earnings		41,913	46,188
Total equity		42,013	46,288
Non-current liabilities			
		-	-
Current liabilities			
Trade and other payables	13	411,073	371,582
Current tax liabilities	13	-	2,476
Total current liabilities		411,073	374,058
Total assets less current liabilities		411,073	374,058
Total equity and liabilities		453,086	420,346

The notes on pages 12 to 18 form an integral part of these financial statements

WINGS PROPERTY CONSULTANTS LIMITED

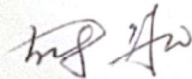
BALANCE SHEET AS AT 31 DECEMBER 2025 (CONTINUED)

I/We, as director(s) of Wings Property Consultants Limited, state that:

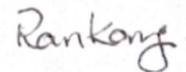
- (a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Company Act 2014.
- (b) The company is availing itself of the exemption on the grounds that the conditions specified in accordance with s. 358 are satisfied.
- (c) The shareholders of the company have not served a notice on the company under s.334(1) in accordance with s.334(2).
- (d) We acknowledge the company's obligations under the Companies Act 201. 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 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.
- (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 the exemption as a small company and the abridged Financial Statements have been properly prepared in accordance with s.353 Companies Act 2014.

On behalf of the board:

Ho Wing
Director
06 March 2026



Ran Kang
Director
06 March 2026



WINGS PROPERTY CONSULTANTS LIMITED

STATEMENT OF CASH FLOWS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Called up share capital	Profit and loss account	Total equity
	€	€	€
At 1 January 2025	100	46,188	46,288
Loss for the financial year	-	(4,275)	(4,275)
At 31 December 2025	100	41,913	42,013

	Called up share capital	Profit and loss account	Total equity
	€	€	€
At 1 January 2024	100	42,474	42,574
Profit for the financial year	-	3,714	3,714
At 31 December 2024	100	46,188	46,288

WINGS PROPERTY CONSULTANTS LIMITED

STATEMENT OF CASH FLOWS FOR THE FIANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	2025 €	2024 €
Cash flows from operating activities			
(Loss)/profit before tax	9	(4,275)	6,190
Adjustments for:			
Depreciation of property, plant and equipment	6	-	-
Depreciation of investment property	6	-	-
Changes in working capital:			
Increase in trade and other receivables	11	(5,929)	(2,434)
Increase/(Decrease) in trade and other payables	13	37,015	(7,268)
Cash generated from operations		26,812	(3,512)
Income taxes paid	9	-	(2,476)
Net cash from operating activities		26,812	(5,988)
Cash flows from investing activities			
Purchase of property, plant and equipment	6	-	-
Net cash used in investing activities		-	-
Cash flows from financing activities			
Repayment of borrowings		-	-
Interest paid		-	-
Dividends paid		-	-
Net cash used in financing activities		-	-
Net (decrease)/increase in cash and cash equivalents		26,812	(5,988)
Cash and cash equivalents at beginning of year	12	5,562	11,550
Cash and cash equivalents at end of year	12	32,374	5,562

WINGS PROPERTY CONSULTANTS LIMITED

NOTE TO THE FINANCIAL STATEMENTS AS AT 31 DECEMBER 2025

1. General Information

Wings Property Consultants Limited is a private company limited by shares, incorporated and domiciled in Ireland since 9 July 2018, the company registration number is 630026, with its registered office at 76 Parnell Street, Dublin 1. The company qualifies as a micro-entity under the Companies Act 2014 but has elected to prepare financial statements under IFRS as adopted by the EU. Its principal activity is owning and renting residential properties to tenants for rental income.

2. Basis of Preparation

The financial statements are prepared in accordance with IFRS as adopted by the European Union and the Companies Act 2014. They are presented in euros (€) on a going concern basis. All relevant IFRS standards, including IFRS 15 and IAS 40, have been applied.

The financial statements are prepared on a going concern basis. The directors have assessed the company's ability to continue as a going concern, considering cash flow forecasts, available financing, and covenant compliance for at least 12 months from the date of approval of these financial statements. No material uncertainties have been identified that cast significant doubt on the company's ability to continue as a going concern.

3. Significant Accounting Policies

The following accounting policies have been consistently applied in dealing with items which are considered material in relation to the Company's financial statements.

3.1 Revenue Recognition (IFRS 15)

Rental income from long-term leases is recognized on a straight-line basis over the lease term. Short-term rental income (e.g., holiday lets) is recognized when the service is provided. Revenue is measured net of VAT where applicable.

3.2 Investment Property (IAS 40)

Investment properties can initial measured at cost, subsequent measured at cost less accumulated depreciation and impairment. Depreciation is charged on a straight-line basis over 30 years.

When investment property subsequent measured at fair value model with changes recognised in profit or loss. Non depreciation or impairment testing is required.

3.3 Taxation

Current tax, including Irish corporation tax and foreign taxes, is provided on the Company's taxable profits, at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

WINGS PROPERTY CONSULTANTS LIMITED

NOTE TO THE FINANCIAL STATEMENTS AS AT 31 DECEMBER 2025

(CONTINUED)

3. Significant Accounting Policies (continued)

3.4 Deferred taxation

The tax expense is determined on the basis of tax effect accounting using the liability method. Deferred taxation is recognised for timing difference except when there is reasonable evidence that such timing difference will not reverse in the foreseeable future. The tax effect of timing differences that result in a debit balance or a debit to the deferred tax balance is not carried forward unless there is a reasonable expectation of its realisation.

3.5 Property, Plant and Equipment (IAS 16)

Property, Plant and Equipment measured at cost less accumulated depreciation and impairment. Depreciation is calculated on a straight-line basis to write off the cost of the Property, Plant and Equipment over their estimated useful life. The principal annual depreciation rate used is as follow:

Fixture, fitting and equipment	12.5% per year
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Gains and losses on disposal are determined by comparing proceeds with carrying amount.

3.6 Trade and Other Receivables

Trade and Other Receivables are measured at transaction price, less any impairment. Loans receivables are measured initially at fair value, net of transaction cost, and measured subsequently at amortised cost using the effective interest method, less any impairment.

3.7 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to know amounts of cash with insignificant risk of change in value.

3.8 Trade and other payables

Trade and other payables are measured at the transaction price. Other financial liabilities are measure initially at fair value, net of transaction cost, and are measured subsequently at amortised cost using the effective interest method.

3.9 Share capital

Ordinary shares are classified as equity. Called-up share capital represents the nominal value of shares that have been issued. 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.

WINGS PROPERTY CONSULTANTS LIMITED

NOTE TO THE FINANCIAL STATEMENTS AS AT 31 DECEMBER 2025

(CONTINUED)

4. Revenue

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	€	€
Rental income	15,200	16,000
Other income	929	-
	<u>16,129</u>	<u>16,000</u>

5. Operating expenses

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
	€	€
Repairs and renewal	31	14
Travel and motor	-	666
Telephone/internet	1,114	-
Light and heat	11,716	8,130
Insurance	605	-
Bank charge	73	109
Sundry expenses	-	-
Accountancy fee	1,383	891
Professional fee	4,982	-
Auction (Bidding property)	500	-
	<u>20,404</u>	<u>9,810</u>

WINGS PROPERTY CONSULTANTS LIMITED

NOTE TO THE FINANCIAL STATEMENTS AS AT 31 DECEMBER 2025

(CONTINUED)

6. Depreciation of Property, plant and equipment

	2025	2024
	Fixtures, fitting and equipment	Fixtures, fitting and equipment
	€	€
<u>Cost</u>		
Opening balance 1		
January	350,000	350,000
Additional	-	-
Disposals	-	-
Closing balance at 31 December	<u>350,000</u>	<u>350,000</u>
<u>Accumulated depreciation</u>		
Opening balance 1		
January	-	-
Charge for the year	-	-
Disposals	-	-
Closing balance at 31 December	<u>-</u>	<u>-</u>
<u>Net book value</u>		
At 31 December	<u><u>350,000</u></u>	<u><u>350,000</u></u>

WINGS PROPERTY CONSULTANTS LIMITED

NOTE TO THE FINANCIAL STATEMENTS AS AT 31 DECEMBER 2025

(CONTINUED)

7. Employee expenses

	From 01/01/2025 to 31/12/2025 Number	From 01/01/2024 to 31/12/2024 Number
Director	-	-
Employees	-	-
	<u>-</u>	<u>-</u>

8. Director's emoluments

	From 01/01/2025 to 31/12/2025 €	From 01/01/2024 to 31/12/2024 €
Director's remuneration	-	-
Director's fee	-	-
Non-monetary benefits	-	-
	<u>-</u>	<u>-</u>

9. Taxation

	From 01/01/2025 to 31/12/2025 €	From 01/01/2024 to 31/12/2024 €
Corporation tax	€	€
Current tax on profit for the financial year	-	2,476
Adjustment in respect of previous periods	-	-
Total current tax	<u>-</u>	<u>2,476</u>
Deferred tax and reversal of timing differences	-	-
Tax on results on ordinary activities	<u>-</u>	<u>2,476</u>
	From 01/01/2025 to 31/12/2025 €	From 01/01/2024 to 31/12/2024 €
(Loss)/profit on ordinary activities before tax	(4,275)	6,190
Loss B/F	-	-
Taxable (loss)/profit	<u>(4,275)</u>	<u>6,190</u>
Profit on ordinary activities @ 25%	-	1,548
Surcharge on undistributed profit @20%	-	928
Tax charge on results on ordinary activities	<u>-</u>	<u>2,476</u>

WINGS PROPERTY CONSULTANTS LIMITED

NOTE TO THE REVISED FINANCIAL STATEMENTS AS AT 31 DECEMBER 2025

(CONTINUED)

10. Non-current assets

	31-Dec-25	31-Dec-24
	€	€
Property, plant and equipment	350,000	350,000
Depreciation	-	-
	<u>350,000</u>	<u>350,000</u>

11. Trade and Other Receivables

	31-Dec-25	31-Dec-24
	€	€
Wings International Cuisine Ireland Ltd	59,439	59,439
Property deposit	5,000	-
Close company surcharge overpayment	6,273	5,344
	<u>70,712</u>	<u>64,783</u>

12. Cash and cash equivalents

	31-Dec-25	31-Dec-24
	€	€
Cash at bank	32,274	5,463
Cash in hand	100	100
	<u>32,374</u>	<u>5,563</u>

13. Current liabilities

	31-Dec-25	31-Dec-24
	€	€
Corporation tax	-	2,476
Trade and other payables	411,073	371,582
	<u>411,073</u>	<u>374,058</u>

14. Called up share capital

	31-Dec-25	31-Dec-24
	€	€
Authorised: 100,000 ordinary shares of €1.00 each	<u>100,000</u>	<u>100,000</u>
Allotted, called up and fully paid: 100 ordinary shares of €1.00 each	<u>100</u>	<u>100</u>

WINGS PROPERTY CONSULTANTS LIMITED

NOTE TO THE REVISED FINANCIAL STATEMENTS AS AT 31 DECEMBER 2025

(CONTINUED)

15. Interest of Director and Secretary in shares

Number of ordinary shares of €1.00 each

<u>Director & Secretary</u>	<u>As at 1 Jan 2025</u>	<u>Bought</u>	<u>Sold</u>	<u>As at 31 Dec 2025</u>
Ho Wing	70	-	-	70
Mai Tuyet Wing	20	-	-	20
Ran Kang	10	-	-	10

16. Related Party Transaction

No related party transactions occurred.

17. Event After the Reporting Period

No material events occurred after 31 December 2025.

18. Approval of the financial statements

The financial statements were approved by the Board on 06 March 2026.