

Company Number: 742356

**Premium Properties Ventures Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 September 2025**

# Premium Properties Ventures Limited

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# Premium Properties Ventures Limited

## DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 30 September 2025

The director made the following statement in respect of the unaudited financial statements:

### "General responsibilities

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has 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 director must not approve the financial statements unless he is 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 director is required to:

- select suitable accounting policies for the company financial statements 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 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 director is 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 him to ensure that the financial statements and Director's Report comply with the Companies Act 2014. He is 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.

### Director's declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes:

The director approves these financial statements and confirms that he is 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 director confirms that he has made available to HTH Accountants, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The director confirms that to the best of his knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 September 2025."

### Signed on behalf of the board

**Daniel Quigley**  
Director

**2 March 2026**

# Premium Properties Ventures Limited

## BALANCE SHEET

as at 30 September 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	7	<u>23,344</u>	<u>26,719</u>
<b>Current Assets</b>			
Debtors	8	878	130
Cash and cash equivalents		<u>120</u>	<u>1,305</u>
		<u>998</u>	<u>1,435</u>
<b>Creditors: amounts falling due within one year</b>	9	<u>(87,591)</u>	<u>(63,512)</u>
<b>Net Current Liabilities</b>		<u>(86,593)</u>	<u>(62,077)</u>
<b>Total Assets less Current Liabilities</b>		<u>(63,249)</u>	<u>(35,358)</u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		100	100
Retained earnings		<u>(63,349)</u>	<u>(35,458)</u>
<b>Shareholders' Deficit</b>		<u>(63,249)</u>	<u>(35,358)</u>

I as Director of Premium Properties Ventures 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 shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) I 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. 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 small companies' regime.

**Approved by the board on 2 March 2026 and signed on its behalf by:**

**Daniel Quigley**  
Director

**Premium Properties Ventures Limited**  
**STATEMENT OF CHANGES IN EQUITY**

as at 30 September 2025

	<b>Called up share capital €</b>	<b>Retained earnings €</b>	<b>Total €</b>
<b>At 30 May 2023</b>	-	-	-
Loss for the financial period	-	(35,458)	(35,458)
<b>At 30 September 2024</b>	100	(35,458)	(35,358)
Loss for the financial year	-	(27,891)	(27,891)
<b>At 30 September 2025</b>	<b>100</b>	<b>(63,349)</b>	<b>(63,249)</b>

# Premium Properties Ventures Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### 1. General Information

Premium Properties Ventures Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 742356. The registered office of the company is Commercial Hose, Milbank Business Park, Lucan, Dublin, K78 X5W6. The principal activity of the company is the provision of property repairs and maintenance services. 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 financial statements.

#### Statement of compliance

The financial statements of the company for the financial year ended 30 September 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is 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.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014.

#### Cash flow statement

The company has availed of the exemption in FRS 102 from the requirement to prepare a Cash Flow Statement because it is classified as a small company.

#### Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

#### Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Motor vehicles	-	12.5% Straight line
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The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

#### 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.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

#### 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.

# Premium Properties Ventures Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### Related parties

For the purposes of these financial statements a party is considered to be related to the company if:

- the party has the ability, directly or indirectly, through one or more intermediaries to control the company or exercise significant influence over the company in making financial and operating policy decisions or has joint control over the company;
- the company and the party are subject to common control;
- the party is an associate of the company or forms part of a joint venture with the company;
- the party is a member of key management personnel of the company or the company's parent, or a close family member of such as an individual, or is an entity under the control, joint control or significant influence of such individuals;
- the party is a close family member of a party referred to above or is an entity under the control or significant influence of such individuals; or
- the party is a post-employment benefit plan which is for the benefit of employees of the company or of any entity that is a related party of the company.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the company.

### Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Profit and Loss Account.

### Ordinary share capital

The ordinary share capital of the company is presented as equity.

### 3. Period of financial statements

The comparative figures relate to the 16 month period ended 30 September 2024.

### 4. Going concern

The director having considered the financial position of the company, including the loss for the year of €27,891 (2024: €35,458) and the net liabilities of €63,249 (2024: €35,358) at the balance sheet date. These conditions indicate the existence of a material uncertainty which may cast significant doubt on the company's ability to continue as a going concern.

However, the director has confirmed their intention and ability to provide the necessary financial support to the company for a period of at least twelve months from the date of approval of these financial statements. This support is expected to enable the company to meet its liabilities as they fall due.

It is on this basis that the going concern basis has been used in the preparation of the financial statements.

### 5. Operating loss

	2025	2024
	€	€
<b>Operating loss is stated after charging:</b>		
Depreciation of tangible assets	3,375	281
	<u>          </u>	<u>          </u>

**Premium Properties Ventures Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 30 September 2025

**6. Tax on loss**

	2025 €	2024 €
<b>(a) Analysis of charge in the financial year</b>		
<b>Current tax:</b>		
Corporation tax at 12.50% (2024 - 12.50%) (Note 6 (b))	-	-

**(b) Factors affecting tax charge for the financial year**

The tax assessed for the financial year differs from the standard rate of corporation tax in Ireland 12.50% (2024 - 12.50%). The differences are explained below:

	2025 €	2024 €
Loss taxable at 12.50%	<u>(27,891)</u>	<u>(35,458)</u>
Loss before tax multiplied by the standard rate of corporation tax in Ireland at 12.50% (2024 - 12.50%)	<u>(3,486)</u>	<u>(4,432)</u>
<b>Effects of:</b>		
Depreciation in excess of capital allowances for period	-	(387)
Unused Losses	<u>3,486</u>	<u>4,819</u>
Total tax charge for the financial year (Note 6 (a))	<u>-</u>	<u>-</u>

No charge to tax arises due to tax losses incurred.

**7. Tangible assets**

	Motor vehicles €	Total €
<b>Cost</b>		
At 1 October 2024	<u>27,000</u>	<u>27,000</u>
At 30 September 2025	<u>27,000</u>	<u>27,000</u>
<b>Depreciation</b>		
At 1 October 2024	281	281
Charge for the financial year	<u>3,375</u>	<u>3,375</u>
At 30 September 2025	<u>3,656</u>	<u>3,656</u>
<b>Net book value</b>		
At 30 September 2025	<u><u>23,344</u></u>	<u><u>23,344</u></u>
At 30 September 2024	<u><u>26,719</u></u>	<u><u>26,719</u></u>

**8. Debtors**

	2025 €	2024 €
Amounts owed by group undertakings	30	30
Taxation	848	-
Called up share capital not paid	-	100
	<u><u>878</u></u>	<u><u>130</u></u>

# Premium Properties Ventures Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

<b>9. Creditors</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>	<b>€</b>	<b>€</b>
Amounts owed to group undertakings	<b>22,650</b>	-
Amounts owed to related parties (Note 13)	<b>8,000</b>	8,000
Director's current account (Note 12)	<b>54,991</b>	51,512
Accruals	<b>1,950</b>	4,000
	<b>87,591</b>	63,512

### 10. Profit and loss account

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
At 1 October 2024	<b>(35,458)</b>	-
Loss for the financial year	<b>(27,891)</b>	(35,458)
At 30 September 2025	<b>(63,349)</b>	(35,458)

### 11. Capital commitments

The company had no material capital commitments at the financial year-ended 30 September 2025.

### 12. Director's transactions

The following amounts are repayable to the director:

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Daniel Quigley	<b>54,991</b>	51,512

### 13. Related party transactions

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Finance amounts owed to related parties	<b>8,000</b>	8,000

The company secretary, Fiona Walsh advanced €8,000 to the company in the period ended 30 September 2024.

### 14. Parent company

The company regards Magnetic Investment Holdings Limited as its parent company.

### 15. Post-Balance Sheet Events

There have been no events since the balance sheet date, which necessitate revision of the figures included in the financial statements, or inclusion of a note thereto.

### 16. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 2 March 2026.