Registered number: 540110

# VINTOR LIMITED

UNAUDITED

ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2025

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## COMPANY INFORMATION

| | |
|---|---|
| **DIRECTORS** | Patricia Marraro (French)<br>Paul Rotshuizen (Dutch)<br>Saskia Rotshuizen (Dutch) |
| **COMPANY SECRETARY** | Patricia Marraro |
| **REGISTERED NUMBER** | 540110 |
| **REGISTERED OFFICE** | 40 Mespil Road<br>Dublin 4 |
| **ACCOUNTANTS** | Crowe Ireland<br>Chartered Accountants<br>40 Mespil Road<br>Dublin 4 |
| **BANKERS** | Allied Irish Bank<br>1-4 Baggot Street Lower<br>Dublin 2 |
| **SOLICITORS** | Mason Hayes & Curran<br>6th Floor<br>South Bank House<br>Barrow Street<br>Dublin 4 |

## CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF VINTOR LIMITED FOR THE YEAR ENDED 31 MAY 2025

In order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements of Vintor Limited for the year ended 31 May 2025 which comprise the Profit and Loss Account, the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity and the related notes from the Company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Vintor Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely so that we might compile the financial statements of Vintor Limited 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 the Board of Directors of Vintor Limited, as a body, 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 Vintor Limited and its Board of Directors, as a body, for our work or for this report.

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

You have acknowledged on the Balance Sheet as at 31 May 2025 your duty to ensure that Vintor Limited has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2014 of Vintor Limited. You consider that Vintor Limited is exempt from the statutory audit requirement for the year.

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

**Crowe Ireland**

Chartered Accountants
40 Mespil Road
Dublin 4

Date: 20 November 2025

## ABRIDGED BALANCE SHEET
## AS AT 31 MAY 2025

| | Note | | 2025 € | | *2024 €* |
|---|---|---|---|---|---|
| **Fixed assets** | | | | | |
| Tangible assets | 6 | | **67,872** | | *71,264* |
| Investments in subsidiaries | 7 | | **115** | | *115* |
| Investment property | 8 | | **4,463,637** | | *4,997,721* |
| | | | **4,531,624** | | *5,069,100* |
| **Current assets** | | | | | |
| Debtors: amounts falling due within one year | 9 | **1,300** | | - | |
| Cash at bank and in hand | | **1,365,393** | | *803,646* | |
| | | **1,366,693** | | *803,646* | |
| Creditors: amounts falling due within one year | 10 | **(90,362)** | | *(34,640)* | |
| **Net current assets** | | | **1,276,331** | | *769,006* |
| **Total assets less current liabilities** | | | **5,807,955** | | *5,838,106* |
| **Provisions for liabilities** | | | | | |
| Deferred tax | 11 | **(64,720)** | | *(212,218)* | |
| | | | **(64,720)** | | *(212,218)* |
| **Net assets** | | | **5,743,235** | | *5,625,888* |
| **Capital and reserves** | | | | | |
| Called up share capital presented as equity | | | **15,000** | | *15,000* |
| Profit and loss account | | | **5,728,235** | | *5,610,888* |
| **Shareholders' funds** | | | **5,743,235** | | *5,625,888* |

## ABRIDGED BALANCE SHEET (CONTINUED)
## AS AT 31 MAY 2025

We, as directors of Vintor Limited, state that:
(a) these financial statements have been prepared in accordance with the small companies regime.
(b) the Company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014.
(c) the Company is availing itself of the exemption on the grounds that the conditions specified in section 359 are satisfied.
(d) the members of the Company have not served a notice on the Company under section 334(1) in accordance with section 334(2).
(e) 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 state 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.
(f) the Company has relied on the specific exemptions contained in section 352 of the 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 the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The financial statements were approved and authorised for issue by the board:

| | |
|---|---|
| **Patricia Marraro** | **Paul Rotshuizen** |
| Director | Director |
| Date: 20 November 2025 | Date: 20 November 2025 |

The notes on pages 5 to 13 form part of these financial statements.

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
## FOR THE YEAR ENDED 31 MAY 2025

### 1. General information

The principal activity of the Company is the management of its subsidiary company, Unibottle Limited. The Company will continue to manage Unibottle Limited and receive dividend income from the subsidiary. The Company also engages in the purchase and management of real estate properties. The Company's registered office is 40 Mespil Road, Dublin 4.

The Company is a private limited company incorporated and domiciled in Ireland. The company is tax resident in Ireland. The company registration number is 540110.

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

### 2. Accounting policies

#### 2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2014.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

#### 2.2 Foreign currency translation

**Functional and presentation currency**

The Company's functional and presentational currency is Euros.

**Transactions and balances**

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Profit and Loss Account within 'finance income or costs'. All other foreign exchange gains and losses are presented in profit or loss within 'other operating income'.

## 2. Accounting policies (continued)

### 2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

### 2.4 Interest income

Interest income is recognised in profit or loss using the effective interest method.

### 2.5 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where they relate to timing differences in respect of interests in subsidiaries, associates, branches and joint ventures and the Company can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

### 2.6 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2025

**2. Accounting policies (continued)**

**2.6 Tangible fixed assets (continued)**

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

| | |
|---|---|
| Fixtures & fittings | - 12.5% -20% |
| Office equipment | - 12.5% |

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

**2.7 Investment property**

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

**2.8 Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

**2.9 Debtors**

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.10 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 known amounts of cash with insignificant risk of change in value.

**2.11 Creditors**

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.12 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

## 2. Accounting policies (continued)

### 2.12 Financial instruments (continued)

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Investments in non-derivative instruments that are equity to the issuer are measured:

- at fair value with changes recognised in the Profit and loss account if the shares are publicly traded or their fair value can otherwise be measured reliably;

- at cost less impairment for all other investments.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Profit and loss account.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

### 2.13 Employee benefits

When employees have rendered service to the company, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

### 2.14 Holiday pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which is accrued at the Balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the Balance sheet date.

## 2. Accounting policies (continued)

### 2.15 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance sheet.

## 3. Judgements in applying accounting policies and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Carrying value of financial assets**
Financial assets consists of subsidiary companies. The directors regularly review the valuation for potential impairment based on the current and projected future performance of the subsidiary company. Any significant impairment would have a negative effect on the total assets of the company.

**Valuation of investment properties**
The company revalues its investment property to fair value based on open market value on an existing use basis.

## 4. Employees

The average monthly number of employees, including the directors, during the year was as follows:

| | **2025** | *2024* |
|---|---|---|
| | **No.** | *No.* |
| Directors | **2** | *2* |

## 5. Directors' remuneration

| | **2025** | *2024* |
|---|---|---|
| | **€** | *€* |
| Directors' emoluments | **13,300** | *13,800* |

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
## FOR THE YEAR ENDED 31 MAY 2025

### 6. Tangible fixed assets

| | Fixtures & fittings € | Office equipment € | Total € |
|---|---|---|---|
| **Cost or valuation** | | | |
| At 1 June 2024 | **226,920** | **1,549** | **228,469** |
| Additions | **20,303** | **-** | **20,303** |
| Disposals | **(548)** | **-** | **(548)** |
| At 31 May 2025 | **246,675** | **1,549** | **248,224** |
| **Depreciation** | | | |
| At 1 June 2024 | **157,011** | **194** | **157,205** |
| Charge for the year on owned assets | **23,283** | **193** | **23,476** |
| Disposals | **(329)** | **-** | **(329)** |
| At 31 May 2025 | **179,965** | **387** | **180,352** |
| **Net book value** | | | |
| At 31 May 2025 | **66,710** | **1,162** | **67,872** |
| *At 31 May 2024* | *69,909* | *1,355* | *71,264* |

### 7. Financial assets

| | Investments in subsidiary companies € |
|---|---|
| **Cost or valuation** | |
| At 1 June 2024 | **115** |
| At 31 May 2025 | **115** |

The assets are stated at cost less any impairment.

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
## FOR THE YEAR ENDED 31 MAY 2025

### 8. Investment property

| | Freehold investment property € |
|---|---|
| **Valuation** | |
| At 1 June 2024 | 4,997,721 |
| Additions at cost | 511,916 |
| Disposals | (1,003,000) |
| Reduction on revaluation | (43,000) |
| **At 31 May 2025** | **4,463,637** |

The 2025 valuations were made by Directors, on an open market value for existing use basis.

### 9. Debtors

| | 2025 € | *2024 €* |
|---|---|---|
| Other debtors | 1,300 | - |
| | 1,300 | - |

### 10. Creditors: Amounts falling due within one year

| | 2025 € | *2024 €* |
|---|---|---|
| Customer deposits | 13,514 | *10,650* |
| Trade creditors | 7,420 | *563* |
| Corporation tax | 52,809 | *6,714* |
| Accruals | 16,619 | *16,713* |
| | 90,362 | *34,640* |

### 11. Deferred taxation

## 11. Deferred taxation (continued)

| | **2025** |
|---|---|
| | **€** |
| At beginning of year | **(212,218)** |
| Charged to profit or loss | **147,498** |
| **At end of year** | **(64,720)** |

The provision for deferred taxation is made up as follows:

| | **2025** | *2024* |
|---|---|---|
| | **€** | *€* |
| Revaluation of investment property | **(64,720)** | *(212,218)* |

## 12. Related party transactions

The company has availed of the exemption under section 33.1A of FRS 102 which allows for non disclosure of transactions with wholly owned group companies.

<u>Key Management Remuneration</u>
The directors are considered to be key management. The compensation paid or payable to key management for employee services was €NIL in 2025 (2024: €NIL).

## 13. Post balance sheet events

There were no significant subsequent events that require disclosure or adjustment to the financial statements.

## 14. Controlling party

The Company is owned and controlled by the directors.

## 15. Consolidation

In the opinion of the Directors, the Company and its subsidiary undertakings comprise a small-sized group. As it meets the exemption criteria as set out in Section 280(b) of the Companies Act 2014, the Company has therefore elected not to prepare group accounts.

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
## FOR THE YEAR ENDED 31 MAY 2025

### 16. Appropriation of Profit & loss account

| | **2025** | *2024* |
|---|---|---|
| | **€** | *€* |
| Profit and loss account brought forward at the beginning of the year | **5,610,888** | *5,523,044* |
| Other movement in the profit and loss account | **117,347** | *87,844* |
| **Profit and loss account carried forward at the end of the year** | **5,728,235** | *5,610,888* |

### 17. Approval of financial statements

The board of directors approved these financial statements for issue on 20 November 2025.