

Company registration number: 574571

Property Properly Estates Limited

Unaudited abridged financial statements

for the financial year ended 31 December 2025

Property Properly Estates Limited

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Director's responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Director's Responsibilities Statement accompanying those financial statements.

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 the 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, and promulgated by the Institute of Chartered Accountants in Ireland. 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 and then apply them consistently;
- make judgments 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.

The director is responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the Ireland governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Tony Brown
Director

Teresa Brown
Secretary

Dated 9 February 2026

Property Properly Estates Limited

Balance sheet As at 31 December 2025

	Note	2025		2024	
		€	€	€	€
Fixed assets					
Tangible assets	5	143,944		153,532	
			143,944		153,532
Current assets					
Stocks		245		125	
Debtors		70,772		101,563	
Cash at bank and in hand		739,524		637,871	
		810,541		739,559	
Creditors: amounts falling due within one year					
		(133,821)		(176,102)	
Net current assets			676,720		563,457
Total assets less current liabilities			820,664		716,989
Net assets			820,664		716,989
Capital and reserves					
Called up share capital presented as equity	6		100		100
Profit and loss account			820,564		716,889
Shareholder funds			820,664		716,989

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Property Properly Estates Limited

Balance sheet (continued)

As at 31 December 2025

I, as director of Property Properly Estates Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholder of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the 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 section 353 of the Companies Act 2014.

These abridged financial statements were approved by the director of the company on 9 February 2026 and signed by:

Tony Brown
Director

Teresa Brown
Secretary

Company registration number: 574571

Property Properly Estates Limited

Notes to the abridged financial statements Financial year ended 31 December 2025

1. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in Euro, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period provided that the outcome can be reliably estimated. When the outcome cannot be reliably estimated, revenue is recognised only to the extent that expenses recognised are recoverable.

Taxation

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Long leasehold property	2% %	Straight Line
Motor vehicles	12.5 %	Straight Line
Fittings fixtures and equipment	12.5 %	Straight Line

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Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

2. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 5 (2024: 6).

The aggregate payroll costs incurred during the financial year were:

	2025	2024
	€	€
Wages and salaries	194,192	195,239
Social insurance costs	14,538	16,569
Other retirement benefit costs	1,200	1,200
	<u>209,930</u>	<u>213,008</u>

3. Directors remuneration

The director's aggregate remuneration was as follows:

	2025	2024
	€	€
Emoluments in respect of qualifying services	61,300	41,775
Pension contributions to defined contribution plans in respect of qualifying services	1,200	1,200
	<u>62,500</u>	<u>42,975</u>

4. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	716,889	624,322
Profit for the financial year	103,675	92,567
At the end of the financial year	<u>820,564</u>	<u>716,889</u>

Property Properly Estates Limited

**Notes to the abridged financial statements (continued)
Financial year ended 31 December 2025**

5. Tangible assets

	Long leasehold property €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
Cost				
At 1 January 2025	105,428	29,854	93,304	228,586
Additions	-	9,048	-	9,048
At 31 December 2025	<u>105,428</u>	<u>38,902</u>	<u>93,304</u>	<u>237,634</u>
Depreciation				
At 1 January 2025	4,217	21,799	49,039	75,055
Charge for the financial year	2,109	4,863	11,663	18,635
At 31 December 2025	<u>6,326</u>	<u>26,662</u>	<u>60,702</u>	<u>93,690</u>
Carrying amount				
At 31 December 2025	<u>99,102</u>	<u>12,240</u>	<u>32,602</u>	<u>143,944</u>
At 31 December 2024	<u>101,211</u>	<u>8,055</u>	<u>44,265</u>	<u>153,531</u>

6. Share capital

Authorised share capital

	2025		2024	
	Number	€	Number	€
Ordinary shares shares of € 1 each	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>

Issued, called up and fully paid

	2025		2024	
	Number	€	Number	€
Amounts presented in equity:				
Ordinary shares of € 1.00 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

7. Related party transactions

Tony Brown and Teresa Brown are also director and company secretary of Furniture Properly Limited and Cleaning Properly Specialists Limited. Tony Brown has 100% shareholding in Furniture Properly Limited and Cleaning Properly Specialists Limited.

8. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 9 February 2026.