

Company Number: 561656

**Rhinestone Properties Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 April 2025**

# Rhinestone Properties Limited

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# Rhinestone Properties Limited

## DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 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", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the director must not approve the financial statements unless they are 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 them to ensure that the financial statements and Director's Report comply with the Companies Act 2014. They are 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 Statement of Financial Position and the related notes:

The director approves these financial statements and confirms that they are 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 they have made available to HLB Ireland Unlimited Company, 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 their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 April 2025."

### Signed on behalf of the board

**David Bolger**  
Director

**8 December 2025**

# Rhinestone Properties Limited

## STATEMENT OF FINANCIAL POSITION

as at 30 April 2025

	Notes	2025 €	2024 €
<b>Non-Current Assets</b>			
Property, plant and equipment	6	<u>1,750,000</u>	<u>1,750,000</u>
<b>Current Assets</b>			
Cash and cash equivalents		29,950	1,955
Payables: amounts falling due within one year	7	<u>(388,172)</u>	<u>(352,765)</u>
<b>Net Current Liabilities</b>		<u>(358,222)</u>	<u>(350,810)</u>
<b>Total Assets less Current Liabilities</b>		<b>1,391,778</b>	<b>1,399,190</b>
<b>Payables:</b>			
amounts falling due after more than one year	8	(501,486)	(548,897)
<b>Provisions for liabilities</b>	9	<u>(334,158)</u>	<u>(334,158)</u>
<b>Net Assets</b>		<u><b>556,134</b></u>	<u><b>516,135</b></u>
<b>Equity</b>			
Called up share capital presented as equity		100	100
Revaluation reserve	10	678,442	678,442
Retained earnings		<u>(122,408)</u>	<u>(162,407)</u>
<b>Equity attributable to owners of the company</b>		<u><b>556,134</b></u>	<u><b>516,135</b></u>

The 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", applying Section 1A of that Standard.

I as Director of Rhinestone Properties 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 8 December 2025 and signed on its behalf by:**

**David Bolger**  
Director

# Rhinestone Properties Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 1. General Information

Rhinestone Properties Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 561656. The registered office of the company is 29 Fitzwilliam Street Upper, Dublin 2.

#### Currency

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.

#### Statement of compliance

The financial statements of the company for the financial year ended 30 April 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

#### 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" Section 1A, 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 and Section 1A of FRS 102.

#### Revenue

Turnover comprises the invoice value of rental income generated by the company, exclusive of trade discounts and value added tax.

#### Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, with assistance from professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Income Statement as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Income Statement.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Statement of Financial Position bank overdrafts are shown within Payables.

#### Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

# Rhinestone Properties Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### Trade and other payables

Trade and other payables 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 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 Statement of Financial Position 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 Statement of Financial Position date.

### Ordinary share capital

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

### 3. Significant accounting judgements and key sources of estimation uncertainty

#### Economic Factors:

Global political and economic unrest stemming from the ongoing conflicts in Ukraine and Gaza, as well as escalating trade tensions between major global economies have contributed to significant price inflation and has created a very volatile economic environment both domestically and internationally. The directors will continue to closely monitor and assess these evolving risks and will take proactive measures as necessary to safeguard the company's operations and maintain steady cash flows.

4. Finance costs	2025 €	2024 €
Interest	<u>49,412</u>	<u>50,521</u>

### 5. Employees

The company had no employees during the current or comparative year, except for the directors, who acted on a voluntary basis and received no remuneration for their services.

### 6. Property, plant and equipment

	Investment properties €	Total €
<b>Cost or Valuation</b>		
At 1 May 2024	<u>1,750,000</u>	<u>1,750,000</u>
At 30 April 2025	<u>1,750,000</u>	<u>1,750,000</u>
<b>Depreciation</b>		
At 1 May 2024	<u>-</u>	<u>-</u>
At 30 April 2025	<u>-</u>	<u>-</u>
<b>Carrying amount</b>		
At 30 April 2025	<u><u>1,750,000</u></u>	<u><u>1,750,000</u></u>
At 30 April 2024	<u><u>1,750,000</u></u>	<u><u>1,750,000</u></u>

## Rhinestone Properties Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

The investment properties were revalued to their fair value of €1,750,000 during the financial year ended 30 April 2023 with assistance from professional third party valuers.

The director reviewed the fair value of the Company's investment property at 30 April 2025 and was satisfied that the carrying value reflected the fair value of the property at that date with assistance from external third party valuers.

The director does note that there may be a degree of estimation uncertainty regarding the fair value at the year end as the market is still volatile due to factors outlined in note 3. However, at the time of approving the financial statements the directors were not aware of any significant adverse effect on the value of property that may result in an impairment and consequently the financial statements do not include any adjustments that may result from the impact of these events.

<b>7. Payables</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>	<b>€</b>	<b>€</b>
Amounts owed to credit institutions	<b>58,021</b>	19,531
Other creditors	<b>326,394</b>	326,394
Accruals	<b>3,757</b>	6,840
	<b>388,172</b>	<b>352,765</b>
<b>8. Payables</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due after more than one year</b>	<b>€</b>	<b>€</b>
Bank loan	<b>501,486</b>	548,897
<b>Loans</b>		
Repayable in one year or less, or on demand	<b>58,021</b>	19,531
Repayable between one and two years	<b>58,021</b>	19,531
Repayable between two and five years	<b>443,465</b>	529,366
	<b>559,507</b>	<b>568,428</b>

Security:

Bank borrowings from First Citizen Finance are secured by a fixed and floating charge over the assets of the company.

## 9. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	<b>Capital allowances</b>	<b>Total</b>	<b>Total</b>
	<b>€</b>	<b>2025</b>	<b>2024</b>
		<b>€</b>	<b>€</b>
At financial year start	334,158	<b>334,158</b>	334,158
At financial year end	<b>334,158</b>	<b>334,158</b>	<b>334,158</b>

**Rhinestone Properties Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 April 2025

**10. Income Statement**

	Revaluation reserve	Income statement	Total
	€	€	€
At 1 May 2024	678,442	(162,407)	516,035
Profit/(loss) for the financial year	-	39,999	39,999
	<u>678,442</u>	<u>(122,408)</u>	<u>556,034</u>
At 30 April 2025	<u>678,442</u>	<u>(122,408)</u>	<u>556,034</u>

**11. Approval of financial statements**

The financial statements were approved and authorised for issue by the board on 8 December 2025.