

**Company number 346172**

**Real Estate Alliance Limited**  
**Annual Report and Financial Statements**  
**For the Financial year ended 31 March 2025**

## **Real Estate Alliance Limited**

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**Real Estate Alliance Limited**  
**Directors and Other Information**

Board of Directors	John Stokes Seamus Browne Seamus Carthy Joe Brady Eamonn Spratt
Company Secretary	Anthony Mc Gee
Company Number	346172
Registered Office and Business Address	REA Head Office D6 Innovation Works 1 Racecourse Road Thurles Co. Tipperary
Bankers	Allied Irish Bank Main Street Maynooth Co. Kildare
Solicitors	Holmes O'Malley Sexton LLP Bishopgate Henry Street Limerick

**Real Estate Alliance Limited**  
**Directors' Report**  
**For the financial year ended 31 March 2025**

The directors present their report and financial statements for the financial year ended 31 March 2025.

**Principal Activity**

The principal activity of the company is to act as a strategic marketing alliance for auctioneers and estate agents throughout Ireland who trade under the Real Estate Alliance branding. The alliance's aim is to provide the best service through the most experienced, qualified and professionally recognised estate agents and auctioneers throughout Ireland.

There has been no significant change in this activity during the financial year ended 31 March 2025.

**Results and Dividends**

The profit for the financial year after providing for depreciation and taxation amounted to €1737

The directors do not recommend payment of a dividend.

**Directors and Secretary**

The directors who served throughout the financial year were as follows:

The secretary who served throughout the financial year was

The directors' and the secretary's interests in the shares of the company are as follows:

Name	Class of Shares	Number Held At 31/03/2025	Number Held At 01/04/2024
John Stokes	Preference Shares	1	1
Seamus Browne	Preference Shares	1	1
Seamus Carthy	Preference Shares	1	1
Joe Brady	Preference Shares	1	1
Eamonn Spratt	Preference Shares	1	1
Anthony McGee	Preference Shares	<u>1</u> 6	<u>1</u> 6

**Real Estate Alliance Limited**  
**Directors' Report**  
**For the financial year ended 31 March 2025**

There were no changes in shareholdings between 31 March 2025 and the date of signing the financial statements.

**Post Balance Sheet Events**

There have been no significant events affecting the company since the financial year-end.


**Research and Development**

The company did not engage in any research and development activities during the year.

**Accounting Records**


To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have established appropriate books to adequately record the transactions for the company. The directors also ensure that the company retains the source documentations for these transactions. The accounting records are maintained at the company's office at REA Head Office, D6 Innovation Works 1, Racecourse Road, Thurles, Co Tipperary.

**Signed on behalf of the board**

  
\_\_\_\_\_  
John Stokes  
Director

Date:

30/03/25

  
\_\_\_\_\_  
Seamus Browne  
Director

Date:

30/03/2025

**Real Estate Alliance Limited**  
**Directors' Responsibilities Statement**  
**For the financial year ended 31 March 2025**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under the law the directors have 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 directors 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 directors are 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 directors are 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 Directors' Report comply with the Companies Act 2014 and enable the financial statements to be readily and properly prepared. 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

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

Signed of behalf of the board

  
\_\_\_\_\_  
John Stokes  
Director

Date: 30/05/25

  
\_\_\_\_\_  
Seamus Browne  
Director

Date: 30/5/2025

## Accountant's report to the Board of Directors on the unaudited financial statements of Real Estate Alliance Ltd for year ended 31.3.2025


In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014 we have compiled the financial statements of Real Estate Alliance Ltd which comprise the Balance Sheet, and the related notes from the accounting records and information and explanations you have given to us.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements 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 them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the Company and the Company's Board of Directors, as a body, for our work, or this report. As a practicing member of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/en/member/professional-standards/rules-standards/acca-rulebook.html>

Our work has been undertaken in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at [http://www.accaglobal.com/content/dam/ACCA\\_Global/Technical/fact/technical-factsheet-163.pdf](http://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf).

The Directors have acknowledged in the directors report for the financial year ended 31.3.2025 their duty under the Companies Act 2014 to ensure that the company has kept adequate accounting records and prepared financial statements which give true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and its profit or loss for that financial year, and otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company. The Directors consider that the company is exempt from the statutory requirement for an audit for the financial year.

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



L McGrath Accountants Ltd  
Dublin Road, Roscrea, Co Tipperary

Date 30/5/2025

**Real Estate Alliance Limited**  
**Balance Sheet**  
**as at 31 March 2025**

	31.3.25	31.3.24
	€	€
Fixed Assets		
Tangible Assets		
Investments	0	0
	<u>5000</u>	<u>5000</u>
	<u>5000</u>	<u>5000</u>
Current Assets		
Debtors		
Cash and cash equivalents	54297	88877
	<u>449724</u>	<u>452582</u>
	<u>504021</u>	<u>541459</u>
Creditors: amounts falling due within one year	-141319	-180493
Net Current Assets	362702	360966
Total Assets less Current Liabilities	<u>367702</u>	<u>365966</u>
Capital and Reserves		
Called up share capital presented as equity	42	42
Retained earnings	<u>367660</u>	<u>365924</u>
Shareholders' Funds	<u>367702</u>	<u>365966</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.

Approved by the board on 30/05/25 and signed on its behalf by:

  
 Director  
 John Stokes

  
 Director  
 Seamus Browne

**Real Estate Alliance Limited**  
**Balance Sheet**  
**as at 31 March 2025**

We, as directors of Real Estate Alliance Ltd, state that:

- (a) the company is availing itself of the exemption provided for by Chapter 15 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 is complied with,
- (c) no notice under subsection (1) of section 334 has in accordance with subsection (2) of the section been served on the company, and
- (d) 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 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 that exemption as a small company and the abridged Financial Statements have been properly prepared in accordance with S.353 Companies Act 2014

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Director  
John Stokes

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Director  
Seamus Browne

**Real Estate Alliance Limited**  
**Notes to the Financial Statements**  
**For the Financial year ended 31 March 2025**

**General Information**

The financial statements the Balance Sheet and the related notes constitute the individual financial statements of Real Estate Alliance for the financial year ended 31 March 2025.

Real Estate Alliance Limited is a private company limited by shares, registered under part 2 of the Companies Act 2014 and incorporated in the Republic of Ireland. The registered number of the company is 346172, REA Head Office, D6, Innovation Works 1, Racecourse Road, Thurles, Co. Tipperary is the registered office, which is also the principal place of business of the company. The nature of the company's operation and its principal activities are set out in the Directors' Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

**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 year ended 31 March 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 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.

**Real Estate Alliance Limited**  
**Notes to the Financial Statements**  
**For the Financial year ended 31 March 2025**

**Revenue**

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

**Share capital of the company**

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

**Tangible assets and depreciation**

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge of 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;

**Fixtures & Fittings**

12.5% Straight line

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.

**Investments**

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the profit and loss account in the year in which it is receivable.

**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 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 Balance Sheet bank overdrafts are shown within Creditors.

**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.

**Real Estate Alliance Limited**  
**Notes to the Financial Statements**  
**For the Financial year ended 31 March 2025**

**Taxation and deferred taxation**

The yearly charge for taxation is based on the profit for the year and is calculated with reference to the tax rates applying at the balance date. Deferred taxation is calculated on the differences between the company's taxable profits and the results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. Full provision for deferred tax assets and liabilities is provided at current tax rates on differences that arise between the recognition of gains and losses in the financial statements and their recognition in the tax computation. Deferred tax assets are recognised to the extent that they are recoverable, that is, on the basis of all available evidence, it is more likely than not that there will be suitable tax profits from which the future reversal of the underlying timing differences can be deducted. Any assets and liabilities recognised have not been discounted.

**Significant accounting judgements and key sources of estimation uncertainty**

The directors consider the accounting estimates and assumptions below to be the company's critical accounting estimates and judgments.

**Going concern**

The directors have reviewed the financial position of the company for a period of at least twelve months from the date of the approval of the financial statements and are satisfied that there is no material uncertainty regarding the company's ability to meet its liabilities as they fall due, and to continue as a going concern. On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the company was unable to continue as a going concern.

**Impairment of financial assets**

At the end of each reporting period, the company assesses whether there is objective evidence of impairment of any financial assets that are measured at cost or amortised cost. If there is objective evidence of impairment, impairment losses are recognised in the profit and loss account in the financial year.

Operating profit	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	NIL	1034
	=====	=====

**Employees**

The average monthly number of employees, including directors during the financial year was

**Real Estate Alliance Limited**  
**Notes to the Financial Statements**  
**for the financial year ended 31 March 2025**

6 Tangible assets	continued Fixtures & Fittings €
<b>Cost</b>	
At 1 April 2024	19735
Additions	0
At 31 March 2025	<u>19735</u>
<b>Depreciation</b>	
At 1 April 2024	19735
Charge for the financial year	0
At 31 March 2025	<u>19735</u>
<b>Net book value</b>	
at 31 March 2025	0
At 31 March 2024	0

7 Investments	Other unlisted Investments €
Investments Cost	
At 31 March 2025	5000
Investments Net book value	
At 31 March 2025	5000
At 31 March 2024	5000

Unlisted investments are carried at cost less impairment because their fair value cannot be measured reliably.

8 Debtors	31.3.2025 €	31.3.2024 €
Trade debtors	54255	88835
Called up share capital not paid	42	42
	<u>54297</u>	<u>88877</u>

All debtors are due within one year.

**Real Estate Alliance Limited**  
**Notes to the Financial Statements**  
**for the financial year ended 31 March 2025**

<b>Creditors</b>	<b>31.3.25</b>	<b>31.3.24</b>
	€	€
Trade creditors	104219	118684
Taxation	21576	48263
Accruals	15524	13546
	<u>141319</u>	<u>180493</u>

<b>Income Statement</b>	<b>31.3.25</b>	<b>31.3.24</b>
	€	€
At 1 April 2024	365924	462846
Profit for the financial year	1737	-96922
At 31 March 2025	<u>367661</u>	<u>365924</u>

**Capital commitments**

The company had no material capital commitments at the financial year ended 31 March 2024

<b>Directors ' remuneration</b>	<b>31.3.25</b>	<b>31.3.24</b>
	€	€
Fees	0	0
Remuneration	13000	18250
	<u>13000</u>	<u>18250</u>

The directors constitute the company's key management personnel and directors' remuneration comprises total compensation paid to key management personnel.

**Related party transactions**

The members of the company consist of auctioneer and estate agent firms trading under the Real Estate Alliance brand. The members of the company are both charged an annual membership fee and outsourced work by the company. The directors of the company are appointed by and from these member firms.

**Controlling Interest**

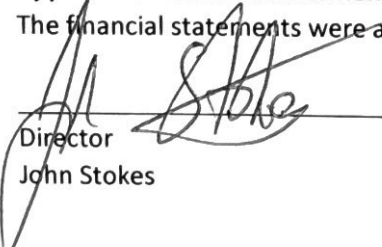
There is no single ultimate controlling party of the company.


**Post-Balance Sheet Events**

There have been no significant events affecting the company since the financial year-end.

**Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on

  
 Director  
 John Stokes

  
 Director  
 Seamus Browne