EASTGATE BUILDING SERVICES LIMITED

Abridged Unaudited Financial Statements

for the financial period ended 31 August 2025

Company Number: 436515

EASTGATE BUILDING SERVICES LIMITED

CONTENTS

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial period ended 31 August 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 period. Under that 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" 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 period end date and of the profit or loss of the company for the financial period 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. 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.

Signed on behalf of the board

David Brennan
Director

Alicia Brennan
Director

5 January 2026

EASTGATE BUILDING SERVICES LIMITED
BALANCE SHEET
as at 31 August 2025

	Notes	Aug 25 €	Feb 24 €
Fixed Assets			
Tangible assets	**9**	**93,670**	61,442
Investments	**10**	**3,254,583**	64,607
Fixed Assets		**3,348,253**	126,049
Current Assets			
Debtors	**11**	**42,259**	5,889
Cash and cash equivalents		**11,739,929**	7,381,333
		11,782,188	7,387,222
Creditors: amounts falling due within one year	**12**	**(1,773,580)**	(3,508,164)
Net Current Assets		**10,008,608**	3,879,058
Total Assets less Current Liabilities		**13,356,861**	4,005,107
Capital and Reserves			
Called up share capital presented as equity		**2**	2
Retained earnings		**13,356,859**	4,005,105
Equity attributable to owners of the company		**13,356,861**	4,005,107

We as Directors of EASTGATE BUILDING SERVICES 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 359 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) 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 period and of its profit or loss for such a financial period 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 5 January 2026 and signed on its behalf by:

David Brennan
Director

Alicia Brennan
Director

EASTGATE BUILDING SERVICES LIMITED

RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 August 2025

	Called up share capital	Retained earnings	Total
	€	€	€
At 1 March 2023	2	1,671,963	1,671,965
Profit for the financial year	-	2,333,142	2,333,142
At 29 February 2024	2	4,005,105	4,005,107
Profit for the financial period	-	9,351,754	9,351,754
At 31 August 2025	**2**	**13,356,859**	**13,356,861**

1. General Information

EASTGATE BUILDING SERVICES LIMITED is a company limited by shares incorporated in Ireland.

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 period ended 31 August 2025 have been prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish statute comprising the Companies Act 2014 and in accordance with the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (FRS 102) issued by the Financial Reporting Council.

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 period, 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:

Fixtures, fittings and equipment	-	20% Straight Line
Motor vehicles	-	20% 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.

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.

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.

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.

Employee benefits
The company operates a pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The assets of this scheme are also held separately from those of the company, being invested with pension fund managers.

Taxation
Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial period and is calculated using the tax rates and laws that have been enacted or substantially enacted at 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 financial statements are for the 18 month period ended 31 August 2025.

4. Operating profit

	Aug 25	Feb 24
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	**11,988**	17,160
Loss/(profit) on disposal of tangible assets	**58,435**	-
Loss on foreign currencies	**60,912**	39,359

5. Other Gains and Losses

	Aug 25	Feb 24
	€	€
Fair value gains and losses are as follows:		
Investments in shares	**105,334**	-

6. **Interest payable and similar expenses**	**Aug 25**	Feb 24
	€	€
Interest	**19,058**	-

7. Employees

The average monthly number of employees, including directors, during the financial period was 7, (Feb 24 - 6).

	Aug 25	Feb 24
	Number	Number
General	**7**	6

8. Tax on profit

	Aug 25	Feb 24
	€	€
(a) Analysis of charge in the financial period		
Current tax:		
Corporation tax at 12.50% (Feb 24 - 12.50%) (Note 8 (b))	**1,448,724**	333,420

(b) Factors affecting tax charge for the financial period

The tax assessed for the financial period differs from the standard rate of corporation tax in Republic of Ireland 12.50% (Feb 24 - 12.50%). The differences are explained below:

	Aug 25	Feb 24
	€	€
Profit taxable at 12.50%	**10,800,478**	2,666,562
Profit before tax multiplied by the standard rate of corporation tax in Republic of Ireland at 12.50% (Feb 24 - 12.50%)	**1,350,060**	333,320
Effects of:		
Expenses not deductible for tax purposes	**18,522**	-
Capital allowances for period in excess of depreciation	**(8,143)**	100
Additional Tax on Interest	**88,285**	-
Total tax charge for the financial period (Note 8 (a))	**1,448,724**	333,420

9. Tangible assets

	Fixtures, fittings and equipment	Motor vehicles	Total
	€	€	€
Cost			
At 1 March 2024	117,009	20,276	137,285
Additions	72,039	22,113	94,152
Disposals	(114,994)	(412)	(115,406)
At 31 August 2025	74,054	41,977	116,031
Depreciation			
At 1 March 2024	70,775	5,068	75,843
Charge for the financial period	3,870	8,118	11,988
On disposals	(65,336)	(134)	(65,470)
At 31 August 2025	9,309	13,052	22,361
Net book value			
At 31 August 2025	**64,745**	**28,925**	**93,670**
At 29 February 2024	46,234	15,208	61,442

10. Investments

	Group loans	Listed investments	Other unlisted investments	Total
Investments	€	€	€	€
Cost				
At 1 March 2024	-	-	64,607	64,607
Additions	149,249	3,105,334	-	3,254,583
Disposals	-	-	(64,607)	(64,607)
At 31 August 2025	149,249	3,105,334	-	3,254,583
Net book value				
At 31 August 2025	**149,249**	**3,105,334**	**-**	**3,254,583**
At 29 February 2024	-	-	64,607	64,607

11. Debtors

	Aug 25	Feb 24
	€	€
Trade debtors	**-**	1
Other debtors	**30,711**	-
Taxation	**-**	5,888
Prepayments	**11,548**	-
	42,259	5,889

EASTGATE BUILDING SERVICES LIMITED
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial period ended 31 August 2025

12. Creditors

Amounts falling due within one year	**Aug 25** **€**	Feb 24 €
Amounts owed to credit institutions	**190**	30
Trade creditors	**37,853**	22,741
Taxation	**1,620,553**	343,426
Directors' current accounts (Note 14)	**77,284**	39,672
Pension accrual	**13,862**	600,247
Accruals	**23,838**	2,048
Deferred Income	**-**	2,500,000
	1,773,580	3,508,164

13. Income Statement

	Aug 25 **€**	Feb 24 €
At 1 March 2024	**4,005,105**	1,671,963
Profit for the financial period	**9,351,754**	2,333,142
At 31 August 2025	**13,356,859**	4,005,105

14. Directors' remuneration and transactions

	Aug 25 **€**	Feb 24 €
Remuneration	**2,127,833**	80,000
Pension contributions	**741,849**	651,847
	2,869,682	731,847

The following amounts are repayable to the directors:

	Aug 25 **€**	Feb 24 €
David Brennan	**77,284**	39,672

15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 5 January 2026.