

Company No. 557657

REAL EVENT INVESTMENTS LIMITED

ABRIDGED ACCOUNTS FOR THE

YEAR ENDED 31ST JULY 2025

(These Accounts are Audit Exempt)

S.M.C. Bookkeeping & Accountancy Services
Certified Public Accountants
No. 17 Gleann Alainn
Ballygarvan
Cork

REAL EVENT INVESTMENTS LIMITED

REPORTS AND UNAUDITED FINANCIAL STATEMENTS

CONTENT	PAGE
Company Information	1
Directors' Report	2
Accountant's Report	3
Balance Sheet	4 – 5
Statement of changes in equity	6
Notes forming part of the Financial Statements	7 - 15

REAL EVENT INVESTMENTS LIMITED

Company Information

Directors: Aidine O'Reilly

Secretary: Siobhan Cronin

Registered office: c/o Real Nation
94 Baggot Street Lower
Dublin 2

Accountants: SMC Bookkeeping & Accountancy Services
Certified Public Accountant
No. 17 Gleann Alainn
Ballygarvan
Cork

Solicitors: O'Flynn Exham LLP
58 South Mall
Cork

Bankers: Bank of Ireland
32 South Mall
Cork

Company Registered Number: 557657

REAL EVENT INVESTMENTS LIMITED

Directors Report

The directors present their annual report and the unaudited financial statements for the year ended 31 July 2025.

Statement of Responsibility

The directors are responsible for preparing the annual report and the statutory financial statements in accordance with applicable law and Generally Accepted Accounting Practice in Ireland, including the Accounting Standards issued by the Financial Reporting Council.

Irish company law requires the directors to prepare statutory financial statements for each financial year. Under company law, the directors shall not approve financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position, as at the end of the financial year, and profit or loss, for the financial year and otherwise comply with the Act.

As per Companies Act 2014 Section 324(6) every director of the company, who is party to the approval of statutory financial statements and who knows that they do not give such view or otherwise so comply or is reckless as to whether that is so, shall be guilty of a category 2 offence.

In preparing those financial statements, the directors are required to:

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent
- State whether the statutory 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
- Prepare the statutory financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The accuracy and completeness of the records, documents, explanations and other information provided by management for the compilation engagement. 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 and enable them to ensure that the statutory 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.

The engagement to compile the financial statements cannot be regarded as providing assurance on the adequacy of the company's systems or on the incidence of fraud, non-compliance with laws and regulations or weaknesses in internal controls. Engaging external accountants to compile financial statements does not relieve the directors of their responsibilities in this respect

Principal activities

The principal activities of the company is that of an investment holding company.

REAL EVENT INVESTMENT LIMITED
Accountant's Report
For the financial year ended 31 July 2025

ACCOUNTANTS' REPORT TO THE DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF REAL EVENT INVESTMENTS LIMITED.

We have compiled the financial statements set out on pages 9 to 17 of Real Event Investments Limited for the year ended 31 July 2025. These financial statements comprise the balance sheet of the Company as at 31 July 2025, the profit and loss account, statement of changes in equity and a summary of significant accounting policies and other explanatory information.

Respective responsibilities of directors and accountants

As described on page 2 the company's directors are responsible for the financial statements. It is our responsibility to compile the financial statements of Real Event Investments Limited from the accounting records, information and explanations supplied to us by the directors.

Scope of work

We compiled the financial statements in accordance with the guidance contained Compilation Engagements – Technical Statement and the International Standard on Related Services 4410 (Revised), Compilation Engagements from the accounting records and information and explanations supplied to us by the directors. We have applied our expertise in accounting and financial reporting to assist you in the preparation and presentation of these financial statements in accordance with Section 1A of Financial Reporting Standard 102 ("FRS 102"), the Financial Reporting Standard applicable in the Republic of Ireland and Irish statute comprising the Companies Act 2014. We have complied with relevant ethical requirements, including principles of integrity, objectivity, professional competence and due care.

Since a compilation engagement is not an assurance engagement, we have not audited or otherwise attempted to verify the accuracy or completeness of such records, information and explanations and, accordingly, express no opinion on the financial statements.



SMC Bookkeeping & Accountancy Services
17 Gleann Alainn
Ballygarvan
Co. Cork

Date: 19-2-26

REAL EVENT INVESTMENTS LIMITED
Balance Sheet as at 31st July 2025

	Note	2025 €	2024 €
Investment Property	9	<u>2,040,018</u>	<u>2,139,004</u>
Current assets			
Cash at bank and in hand	11	539,279	522,723
Debtors	10	-	<u>36,974</u>
		<u>539,279</u>	<u>559,697</u>
Creditors:			
(amounts falling due within one year)	12	<u>(143,024)</u>	<u>(188,378)</u>
Net current assets/(liabilities)		<u>396,255</u>	<u>371,320</u>
Creditors :			
falling due after one year	13	<u>(719,127)</u>	<u>(781,693)</u>
Net Assets		<u>1,717,146</u>	<u>1,728,630</u>
Capital and reserves			
Equity Share Capital		1	1
Capital Contributions		1,598,800	1,598,800
Profit and loss account		95,168	7,666
Revaluation Reserve		<u>23,177</u>	<u>122,163</u>
Equity attributable to owners of the company		<u>1,717,146</u>	<u>1,728,630</u>

The notes on pages 7 to15 form part of these financial statements.

REAL EVENT INVESTMENTS LIMITED
Balance Sheet as at 31st July 2025 (continued)

We as Directors of Real Event Investments Limited state that:

- a) the company is availing itself of the audit exemption (and the exemption shall be expressed to be “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 section 358 is complied with,
- c) no notice under subsection (1) of section 334 has, in accordance with subsection (2) of that section, been served on the company, and
- d) the company qualifies for the small companies regime on the grounds that section 280C of the Companies Act 2014 is complied with and the statutory financial statements have been prepared in accordance with the small companies regime.
- e) the directors acknowledge the obligations of the company, under this Act, to:
 - (i) keep adequate accounting records and prepare statutory 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
 - (ii) otherwise comply with the provisions of this Act relating to statutory financial statements so far as they are applicable to the company.
- f) The company has relied on the specified exemption 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 confirm that the abridged financial statements have been properly prepared in accordance with Section 353 of the Companies Act 2014.

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

CERTIFIED TRUE COPY OF THE ACCOUNTS AS LAID BEFORE THE A.G.M



Aidine O’Reilly
Managing Director

Date: 19-2-26



Siobhan Cronin
Secretary

Date: 19-2-26

REAL EVENT INVESTMENTS LIMITED t/a REAL NATION
Statement of Changes in Equity
For the financial year ended 31 July 2025

	Capitla Contributions	Revaluation	Retained	
	Share capital	Reserve	Earnings	Total
	€		€	€
At 31st July 2023				
Capital Contribution	1,598,800	122,163	(51,597)	1,669,366
Share Capital	1	-	-	1
Profit/(Loss) for the year	-	-	59,263	59,263
	<hr/>	<hr/>	<hr/>	<hr/>
At 31st July 2024	<u>1,598,801</u>	<u>122,163</u>	<u>7,666</u>	<u>1,728,630</u>
Revaluation adjustment	-	(98,986)	-	(98,986)
Profit/(Loss) for the year	-	-	87,502	87,502
	<hr/>	<hr/>	<hr/>	<hr/>
At 31st July 2025	<u>1,598,801</u>	<u>23,177</u>	<u>95,168</u>	<u>1,717,146</u>

REAL EVENT INVESTMENTS LIMITED

Notes to the Financial Statements

For the financial year ended 31 July 2025

1. General Information

The company is private company limited by shares and incorporated in the Republic of Ireland. c/o Real Nation, 94 Baggot Street Lower, Dublin, Republic of Ireland is the registered office, which is also the principle place of business. The principal activities of the company is that of an investment holding company.

2. Basis of preparation of unaudited financial statements

The financial statements have been prepared in accordance with Section 1A of Financial Reporting Standard 102 ("FRS 102"), the Financial Reporting Standard applicable in the Republic of Ireland and Irish statute comprising the Companies Act 2014.

The Company qualifies as a small company as defined by Section 280A of the Act, in respect of the financial year and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and section 1A of FRS 102.

The preparation of the financial statements in compliance with FRS 102 1A requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see Note 3).

The financial statements are presented in Euro (€) and all amounts have been rounded to the nearest euro.

3. Significant judgements and estimates

The preparation of the financial statements requires management to make judgements that affect the reported amounts of assets and liabilities at the date of financial statements and the reported amount of income and expenses during the reporting period. Management evaluates its judgements on an ongoing basis.

Management bases its judgements on historical experience on various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates under different assumption or conditions.

The following judgement is considered important to the portrayal of the Company's financial condition:

Useful lives of depreciable assets

The annual depreciation charge depends primarily on the estimated lives of each type of asset and, in certain circumstances, estimates of fair values and residual values. The directors annually review these asset lives and adjust them as necessary to reflect any technological change, prospective economic utilisation and physical condition of the assets concerned. Changes in asset lives can have significant impact on depreciation charges for the period. It is not practical to quantify the impact of changes in asset lives on an overall basis, as asset lives are individually determined, and there are a significant number of asset lives in use. The impact of any change would vary significantly depending on the individual changes in assets and the classes of assets impacted.

Fair value measurement of investment property

Management uses valuation techniques to determine the fair value of investment property. This involves developing estimates and assumptions consistent with how market participants would price the property. Management relies on the valuation performed by the directors based on market values. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

Going concern

The directors have prepared budgets and cash flows for a period of at least twelve months from the date of the approval of the financial statements which demonstrate 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 classification of assets and liabilities that may arise if the Company was unable to continue as a going concern.

REAL EVENT INVESTMENTS LIMITED

Notes to the Financial Statements

For the financial year ended 31 July 2025

4. Principal accounting policies

These Accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

a. Turnover

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

Turnover when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the rents receivable due under the transaction/contract; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

c. Borrowing Costs

All borrowing costs are recognised in the Profit and Loss Account in the financial year in which they are incurred.

d. Interest payable and similar charges

Finance costs are charged to the Profit and Loss Account over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

e. Taxation and deferred taxation

Tax is recognised in the Profit and Loss Account, except where it relates to an item recognised in other comprehensive income or equity in which case the related tax is recognised directly in other comprehensive income or equity.

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

f. Tangible fixed assets & Financial 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.

The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised.

Repairs and maintenance are charged to Profit and Loss Account during the period in which they are incurred.

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. The expense is included within administrative expenses.

Depreciation is provided as follows: €2025 nil (2024 nil).

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 the Profit and Loss Account.

REAL EVENT INVESTMENTS LIMITED

Notes to the Financial Statements

For the financial year ended 31 July 2025

4 Principal accounting policies continued

g. Impairment of assets

At each reporting date fixed assets are reviewed to determine whether there is any indication that those assets have suffered an impairment loss. If there is an indication of possible impairment, the recoverable amount of any affected asset is estimated and compared with its carrying amount. If estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in the Profit and Loss Account.

If an impairment loss subsequently reverses, the carry amount of the asset is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the Profit and Loss Account.

h. Investment Property

Investment property is carried at fair value determined annually at each reporting date as 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 the rental profit and loss accounts.

Changes in fair value 2025 decrease €98,985 (2024:nil).

i. 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.

j. Cash at bank and in hand

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

Cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Company's cash management.

k. Net debt

Net debt consists of the borrowings, together with any related derivatives and obligations under finance leases, less any cash and cash equivalents.

j. Financial instruments

The Company only enters into basic financial instruments 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 non-puttable ordinary shares.

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 financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

REAL EVENT INVESTMENTS LIMITED
Notes to the Financial Statements
For the financial year ended 31 July 2025

j. Financial instruments *continued*

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.

k. creditors

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

l. Share Capital

Ordinary shares are classified as equity. Called-up share capital represents the nominal value of shares that have been issued. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

m. Going concern

The Company meets its day-to-day working capital requirements through its bank facilities.

As at 31 July 2025, the company shareholders surplus amounted to €1,717,146 (2024 : €1,728,629).

This condition indicates the company's ability to continue as a going concern. The Company's forecasts and projections, show that the Company should continue to be able to operate within the level of its current facilities. After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

REAL EVENT INVESTMENTS LIMITED
Notes to the Financial Statements
For the financial year ended 31st July 2025

5 Operating Profit

Profit/(loss) on ordinary activities before taxation	2025	2024
Profit/(loss) on ordinary activities before taxation is stated after:	€	€
Revaluation increase on investment property of	<u>98,986</u>	-

Interest payable and similar charges	2025	2024
	€	€
Interest payable on property loans. Accounted for in Rental Accounts Loans wholly repayable within fifteen years.	<u>36,305</u>	<u>29,633</u>

6 Employees and directors

The average number of permanent persons employed by the company including directors) during the period was as follows:

No. of employees

2025	2024
<u>1</u>	<u>1</u>

7 Directors remuneration and directors current account

Directors' Emoluments - as directors

Monies owed to directors - reimbursement of expenses

2025	2024
€	€
<u>-</u>	<u>-</u>
<u>-</u>	<u>492</u>

8a Taxation

The taxation charge which is based on the results of the year is is made up as follows:

I.R.L. corporation tax at 12.5% on trade income, 25% on Investment Income

on the profits for the year on ordinary activities

Close company Surcharge

Deferred Income Tax Charge

Tax on results on ordinary activities

2025	2024
€	€
24,031	25,580
15,385	16,347
(30,755)	955
<u>8,662</u>	<u>42,882</u>

REAL EVENT INVESTMENTS LIMITED
Notes to the Financial Statements
For the financial year ended 31st July 2025

Taxation *continued*

8b Factors affecting the tax charge for the year

The tax assessed for the year differs from the standard rate of corporation tax in the Republic of Ireland (12.5%) (25% investment income). The differences are explained below:

	€	€
Profit/(loss) on ordinary activities before tax	(2,822)	102,145
Profit on ordinary activities before tax multiplied by the standard rate of coporation tax 12.5% / (12.5% 2023)	-	-
increased rate of coropration tax 25% (25% 2023)	(706)	25,536
	(706)	25,536
Effects of		
Capitla Allowances	(724)	(724)
Revaluation Loss (Gain) not realised	24,746	-
Close Company Surcharge	15,385	16,347
Expenses not allowed	67	67
Utilisation of losses Current Year Tax 25% value bais	647	700
Deferred tax 25%	(30,755)	955
	9,367	17,345
Deferred Tax Charge the the year (8a)	(30,755)	955
Current Tax Charge for the year (8a)	39,416	41,926
Tax charge on results on ordinary activities	8,662	42,882

REAL EVENT INVESTMENTS LIMITED
Notes to the Financial Statements
For the financial year ended 31st July 2025

9 Tangible fixed assets	Freehold	
<i>Investment Property</i>	Property &	
	<u>Improvements</u>	<u>Total</u>
COST		
Cost at 01/08/2024	2,016,840	2,016,840
Additions	-	-
Cost at 31/07/2025	<u>2,016,840</u>	<u>2,016,840</u>
REVALUATIONS RESERVES		
At 01/08/2024	122,163	2,016,840
Revaluation Gain / (loss)	<u>(98,986)</u>	<u>2,016,840</u>
At 31/07/2025	23,177	4,033,680
NET BOOK VALUE		
Fair Value 31/07/2025	<u>2,040,018</u>	<u>2,040,018</u>
Fair Value 31/07/2024	<u>2,139,004</u>	<u>2,139,004</u>

Directors have used current market values and rental income values to value investment property

10 Debtors:	2025	2024
Monies Owed Rent Group Company RN	-	20,833
Money on Account Solicitor	-	36,974
	<u>-</u>	<u>57,808</u>
	2025	2024
11 Cash at bank and in hand	€	€
Bank Business Current Accounts	<u>539,279</u>	<u>522,723</u>

REAL EVENT INVESTMENTS LIMITED
Notes to the Financial Statements
For the financial year ended 31st July 2025

12 Creditors :	2025	2024
(amounts falling due within one year)	€	€
Trade Creditors	1,913	1
Other Creditors	-	4,118
Accrued Expenses	6,320	6,812
Bank Loans	94,370	94,370
Corporation Tax Due & Deferred Tax Provision	40,421	83,077
	<u>143,024</u>	<u>188,378</u>

13 Creditors :	2025	2024
(amounts falling due after one year)	€	€
Bank Loans	<u>719,127</u>	<u>781,693</u>

Taxes are payable at various dates over the coming months in accordance with applicable statutory provisions.

Bank Loans are secured against assets of the company. The company had loans with Bank of Ireland of €396,348 at a fixed interest rate of 3.67% payable in monthly instalments over five years, €395,234 at a variable interest of 4.59% payable in monthly instalments over the next 15 years, and €21,914 at a variable interest rate of 3.6%

14. Group Relationships and controlling parties

The company was controlled through out the period by Real Event Holdings Ltd a company. Incorporated in Ireland which does not prepare consolidated financial statements. Real Event Holdings Ltd. was under the control of Mrs Aidine Calvert (O' Reilly) a director of the company. Real Event Investment Ltd is a 100% subsidiary of Real Event Holdings Ltd.

15. Transactions with directors and related parties

Transactions with related parties

Real Event Investments received €125,000 (2024:€125,000) in rental income from Real Event Management Limited for the provision of premises for the use of offices and storage.

Transactions with directors

Loan Securities and Guarantees

Bank of Ireland holds, as security for its advances the following: A letter of guarantee from Aidine O'Reilly (director) in the sum of €112,500. Fixed and Floating debenture incorporating specific charge of property at 21 Millmount Grove, Dundrum, Dublin 14, floating charge over the assets and under takings of Real Event Investments Limited.

Additional Security:

First legal mortgage/charge over the property 94 Lower Baggot Street, D2. Letter of guarantee Aidine O Rielly guaranteeing borrowers liabilities in the amount of €115,000, letter of guarantee from Real Event Management Limited guaranteeing borrowers liability of €956,000 supported by: Floating debenture charge over assets and undertakings of Real Event Management Ltd trading as Real Nation (Group Company).

REAL EVENT INVESTMENTS LIMITED
Notes to the Financial Statements
For the financial year ended 31st July 2025

16. Post balance sheet events

No significant post balance sheet events took place after the financial year ended 31 July 2025.

17. Approval of Financial Statements

The Financial Statements were approved on the : 19-2-26