

CERTIFICATE NO. 698276

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**FFMF Property Holdings Ltd.**  
**Reports and Unaudited Financial Statements**  
**For The Year Ended**  
**30th June 2025**

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**Prepared by**  
**Ronan Leech and Company**  
**Chartered Certified Accountants**

**FFMF Property Holdings Ltd.**

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**FEMF Property Holdings Ltd.**

**Directors and Other Information**

<b>Directors</b>	Giuseppe Fontana
<b>Secretary</b>	Laura Fontana
<b>Company Number</b>	698276
<b>Registered Office</b>	7 Market Square Tullamore Co. Offaly
<b>Accountants</b>	Ronan Leech and Company Chartered Certified Accountants Hill House 26 Sion Hill Road Drumcondra Dublin 9

**FFMF Property Holdings Ltd.**

**Extract from the Director's Report in accordance with section 329 of the Companies Act 2014**

Directors and Secretary and their interests in shares of the company

The directors and secretary who served during the year and their interests in the company are stated below :

	<b>Ordinary Shares</b>	
	<b>30/06/2025</b>	<b>30/06/2025</b>
Giuseppe Fontana	100	100
Laura Fontana	-	-

The original report was approved by the board on 18th December,2025 and signed by Giuseppe Fontana.

**FFMF Property Holdings Ltd.**

**Statement of Directors' Responsibilities and declaration on unaudited financial statements.**

**General Responsibilities**

The directors are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable Irish law and generally accepted accounting practice in Ireland including the accounting standards issued by the Financial Reporting Council and published by the Institute of Chartered Accountants in Ireland.

Irish Company Law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to :

1. select suitable accounting policies and apply them consistently
2. make judgments and estimates that are reasonable and prudent
3. 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 keeping proper books of account which disclose with reasonable accuracy at any time the financial position of the company and to ensure that the financial statements comply with the Companies Act, 2014 and all Regulations to be construed as one with those acts. They are also responsible for ensuring the company otherwise complies with the provisions of those Acts relating to the financial statements as far as they are applicable to the company.

They are also responsible for taking such steps as are reasonably open to them to safeguard the assets of the company and hence for taking steps for the prevention and detection of fraud and other irregularities.

**Directors' declaration on unaudited financial statements.**

In relation to the financial statements as set out on pages 4 to 6 :

- ( a ) The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgments underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.
- ( b ) The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the year ending 30th June 2025.
- ( c ) The directors confirm that they have made available to Ronan Leech and Company, all the company's accounting records and provided all the information, books or documents necessary for the completion of the financial statements.

On behalf of the board

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**Giuseppe Fontana**  
Director

Date : 18th December 2025

## **FFMF Property Holdings Ltd.**

### **Accounting Policies**

The significant accounting policies adopted by the company are as follows:-

#### **Historical Cost Convention**

These accounts are prepared under the historical cost convention.

#### **Tangible Assets**

Freehold land and buildings are stated at cost or valuation less accumulated depreciation on buildings.

Depreciation is calculated in order to write off the cost of the tangible assets over their estimated useful lives by equal annual instalments or reducing annual instalments.

#### **Leases**

Where tangible assets are financed by leasing agreements which transfer the risks and benefits of ownership (finance leases), they are treated as if they had been purchased outright at the present values of the minimum lease payments. The corresponding obligations are shown in the balance sheet as finance leases.

Depreciation is calculated in order to write off the amounts capitalised over the estimated useful lives of the assets by equal annual instalments.

The excess of the total rentals under a lease over the amount capitalised is treated as interest, which is charged to the profit and loss account in proportion to the amount outstanding under the lease.

#### **Stocks**

Stocks are stated at the lower of cost and net realisable value.

#### **Foreign Currencies**

Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rates ruling at the balance sheet date and revenues, costs and non-monetary assets at the exchange rates ruling at the dates of the transactions.

Profits and losses arising from foreign currency translations and on settlement of amounts receivable and payable in foreign currency are dealt with through the profit and loss account.

Monetary assets are monies held and amounts to be received in money. All other assets are non-monetary assets.

FFMF Property Holdings Ltd.

Balance Sheet as at 30th June,2025

		2025	2024
	Notes	€	€
<b><u>Fixed Assets</u></b>			
Tangible assets	1.	164,787	164,787
Financial assets		-	-
		<u>164,787</u>	<u>164,787</u>
<b><u>Current Assets</u></b>			
Stocks		-	-
Debtors and prepayments	2.	-	-
Cash at Bank and in Hand		288	288
		<u>288</u>	<u>288</u>
<b><u>Creditors</u></b>			
(Amounts falling due within one year)	3.	-	-
		<u>-</u>	<u>-</u>
<b><u>Net Current Assets ( Liabilities )</u></b>		<u>288</u>	<u>288</u>
<b><u>Total Assets less Current Liabilities</u></b>		<b>165,075</b>	<b>165,075</b>
<b><u>Creditors</u></b>			
(Amounts falling due after one year)		<b>165,000</b>	<b>165,000</b>
<b><u>Total Assets less Current Liabilities</u></b>		<u><u>75</u></u>	<u><u>75</u></u>

**FFMF Property Holdings Ltd.**

**Balance Sheet as at 30th June,2023 - continued**

		2025	2024
	Notes	€	€
<b><u>Capital and Reserves</u></b>			
Called up share capital	4.	100	100
Revenue reserves		(25)	(25)
<b>Equity Shareholders Funds</b>		<u>75</u>	<u>75</u>

The directors have relied on the specific exemption contained in Section 352 of the Companies Act 2014 on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged accounts have been properly prepared in accordance with Section 353.

The directors 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 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.
- ( d ) they acknowledge the company's obligations under Companies Act 2014, to keep adequate accounting records and to 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.

On behalf of the board.

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**Giuseppe Fontana**  
Director

Date : 18th December 2025

**FFMF Property Holdings Ltd.**

**Notes to the Modified Financial Statements for the year ended 30th June,2025**

**1.Tangible Fixed Assets**

	<b>Freehold Property Euro</b>	<b>Fix./Fitts &amp; Equipment Euro</b>	<b>Total Euro</b>
Cost 30/06/2025	164,787	-	164,787
Depreciation	-	-	-
<b>Net Book Value</b>	<b>164,787</b>	<b>-</b>	<b>164,787</b>

**2.Debtors**

	<b>2025 €</b>	<b>2024 €</b>
Trade and Other Debtors	-	-

**3.Creditors ( Amounts falling due within one year )**

	<b>2025 €</b>	<b>2024 €</b>
Trade and Other Creditors	-	-

**4.Share Capital**

Authorised :-

Ordinary shares of Euro 1.00 each 100,000

Issued and fully paid up :-

Ordinary shares of Euro 1.00 each 100