

**Company registration number: 555336**

**Double E Investments Limited**

**Unaudited abridged financial statements**

**for the financial year ended 31 December 2025**

# Double E Investments Limited

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## **Double E Investments Limited**

### **Directors responsibilities statement**

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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" 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 and then apply them consistently;
- make judgments 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.

## Double E Investments Limited

### Balance sheet As at 31 December 2025

		2025		2024	
	Note	€	€	€	€
<b>Fixed assets</b>					
Tangible assets	5	7,432,184		7,430,000	
			7,432,184		7,430,000
<b>Current assets</b>					
Debtors	6	81,135		159,107	
Cash at bank and in hand		407,223		286,879	
		488,358		445,986	
<b>Creditors: amounts falling due within one year</b>	7	(1,755,051)		(1,790,357)	
<b>Net current liabilities</b>			(1,266,693)		(1,344,371)
<b>Total assets less current liabilities</b>			6,165,491		6,085,629
<b>Creditors: amounts falling due after more than one year</b>	8		(2,887,714)		(2,993,286)
<b>Provisions for liabilities</b>	9		(777,469)		(777,469)
<b>Net assets</b>			2,500,308		2,314,874
<b>Capital and reserves</b>					
Called up share capital presented as equity			100		100
Profit and loss account			2,500,208		2,314,774
<b>Shareholders funds</b>			2,500,308		2,314,874

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**Double E Investments Limited**

**Balance sheet (continued)**

**As at 31 December 2025**

We, as directors of Double E Investments Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 financial 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; and
- the company has relied on the specified exemption contained in section 352 of the 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 section 353 of the Companies Act 2014.

These abridged financial statements were approved by the board of directors on 31 March 2026 and signed on behalf of the board by:

Sean Hannigan  
Director

Clodagh Robinson  
Director

## **Double E Investments Limited**

### **Notes to the abridged financial statements Financial year ended 31 December 2025**

#### **1. General information**

The company is a private company limited by shares, registered in Republic of Ireland. The address of the registered office is 13 Wellington Quay, Dublin 2.

#### **2. Accounting policies and measurement bases**

##### **Basis of preparation**

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in Euro, which is the functional currency of the entity.

##### **Turnover**

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

##### **Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

## Double E Investments Limited

### Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

#### **Tangible assets**

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

#### **Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

#### **Impairment**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

#### **Provisions**

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the balance sheet and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

## Double E Investments Limited

### Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

#### Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

#### 3. Profit before tax

Profit is stated after charging/(crediting):

	2025	2024
	€	€
Fair value adjustments to investment property	-	23,550

## Double E Investments Limited

### Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

#### 4. Appropriations of profit and loss account

	<b>2025</b>	2024
	€	€
At the start of the financial year	2,314,774	2,124,785
Profit for the financial year	295,325	265,989
Dividends paid	(109,891)	(76,000)
<b>At the end of the financial year</b>	<u>2,500,208</u>	<u>2,314,774</u>

#### 5. Tangible assets

	Investment property	Total
	€	€
<b>Cost</b>		
At 1 January 2025	7,430,000	7,430,000
Additions	2,184	2,184
<b>At 31 December 2025</b>	<u>7,432,184</u>	<u>7,432,184</u>
<b>Depreciation</b>		
At 1 January 2025 and 31 December 2025	-	-
<b>Carrying amount</b>		
<b>At 31 December 2025</b>	<u>7,432,184</u>	<u>7,432,184</u>
At 31 December 2024	<u>7,430,000</u>	<u>7,430,000</u>

#### 6. Debtors

	<b>2025</b>	2024
	€	€
Trade debtors	81,135	100,819
Other debtors	-	58,288
	<u>81,135</u>	<u>159,107</u>

#### 7. Creditors: amounts falling due within one year

	<b>2025</b>	2024
	€	€
Trade creditors	2,184	-
Amounts owed to group undertakings	1,624,582	1,674,582
Other creditors including tax and social insurance	125,285	112,775
Accruals	3,000	3,000
	<u>1,755,051</u>	<u>1,790,357</u>

**Double E Investments Limited**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 31 December 2025**

**8. Creditors: amounts falling due after more than one year**

	<b>2025</b>	2024
	€	€
Amounts owed to credit institutions	1,918,916	2,024,488
Other creditors including tax and social insurance	968,798	968,798
	<u>2,887,714</u>	<u>2,993,286</u>

**9. Provisions**

	<b>2025</b>	2024
	€	€
Deferred tax	<u>777,469</u>	<u>777,469</u>

## Double E Investments Limited

### Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

#### 10. Directors transactions

During the financial year the company entered into the following arrangements relating to loans, quasi-loans and credit transactions:

	2025	2024
	€	€
At the start of the financial year	968,798	968,798
At the end of the financial year	<u>968,798</u>	<u>968,798</u>

Disclosure for each director or other person is as follows:

##### Sean Hannigan (Director)

This loan advanced to the company is interest free and is repayable on demand.

	2025	2024
	€	€
At the start of the financial year	48,684	48,684
At the end of the financial year	<u>48,684</u>	<u>48,684</u>

##### Ms Eilis Hughes (a connected party)

This loan advanced to the company is interest free and is repayable on demand.

	2025	2024
	€	€
At the start of the financial year	750,114	750,114
At the end of the financial year	<u>750,114</u>	<u>750,114</u>

##### Quay Direct Limited (a connected party)

This loan advanced to the company is interest free and is repayable on demand.

	2025	2024
	€	€
At the start of the financial year	170,000	170,000
At the end of the financial year	<u>170,000</u>	<u>170,000</u>

#### 11. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 31 March 2026.