

Company registration number 727879 (Republic of Ireland)

**TAMNIR HOLDINGS LIMITED**  
**ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

# TAMNIR HOLDINGS LIMITED

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# TAMNIR HOLDINGS LIMITED

## DIRECTOR'S RESPONSIBILITIES STATEMENT

### FOR THE YEAR ENDED 31 DECEMBER 2024

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The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has 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 (Generally accepted Accounting Practice in Ireland). Under company law, the director must not approve the financial statements unless he is 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 that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the director is required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and 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 director is 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 Director's Report comply with the Companies Act 2014. He is 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.

On behalf of the board

Nir Chodorov  
**Director**

26 February 2026

# TAMNIR HOLDINGS LIMITED

## STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2024

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		2024		2023	
	Notes	€	€	€	€
<b>Fixed assets</b>					
Investment property	3		2,012,669		2,012,669
<b>Current assets</b>					
Debtors	5	171,588		171,588	
Cash at bank and in hand		12,449		3,233	
		<u>184,037</u>		<u>174,821</u>	
<b>Creditors: amounts falling due within one year</b>	6	<u>(2,391,754)</u>		<u>(1,589,021)</u>	
<b>Net current liabilities</b>			<u>(2,207,717)</u>		<u>(1,414,200)</u>
<b>Total assets less current liabilities</b>			<u>(195,048)</u>		<u>598,469</u>
<b>Creditors: amounts falling due after more than one year</b>	7		-		<u>(794,000)</u>
<b>Net liabilities</b>			<u>(195,048)</u>		<u>(195,531)</u>
<b>Capital and reserves</b>					
Called up share capital presented as equity			100		100
Profit and loss reserves	8		<u>(195,148)</u>		<u>(195,631)</u>
<b>Total equity</b>			<u>(195,048)</u>		<u>(195,531)</u>

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# TAMNIR HOLDINGS LIMITED

## STATEMENT OF FINANCIAL POSITION (CONTINUED)

**AS AT 31 DECEMBER 2024**

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I, as director of Tamnir Holdings Limited, state that:

(a) The company is availing itself of the exemption from audit 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 358 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) The director acknowledges the obligations of the company, under the Companies Act 2014:

(i) 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

(ii) to otherwise comply with the provisions of this Act 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.

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 Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved and signed by the director and authorised for issue on 26 February 2026

Nir Chodorov

**Director**

# TAMNIR HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1 Accounting policies

##### Company information

Tamnir Holdings Limited is a limited company domiciled and incorporated in the Republic of Ireland. The registered office is 7 Eastmoreland Lane, Dublin 6, D04 H9Y8 and its company registration number is 727879.

#### 1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the director continues to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Revenue

Turnover is recognised at the fair value of the consideration received or receivable for services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

#### 1.4 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

#### 1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

# TAMNIR HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

### 1 Accounting policies

(Continued)

#### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

### 1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

### 1.8 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

## 2 Employees

There were no employees during the year apart from the director, who received no remuneration for his services.

## 3 Investment property

2024

€

#### **Fair value**

At 1 January 2024 and 31 December 2024

2,012,669

## 4 Financial instruments

2024

€

2023

€

#### **Carrying amount of financial assets include:**

Debt instruments measured at amortised cost

169,438

169,438

#### **Carrying amount of financial liabilities include:**

Measured at amortised cost

2,391,754

2,382,938

Financial assets measured at amortised cost or loss comprise amounts due from related parties.

Financial liabilities at amortised cost comprise accruals and amounts due to related parties.

# TAMNIR HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

5 Debtors	2024	2023
Amounts falling due within one year:	€	€
Amounts owed by related companies	169,438	169,438
Prepayments	2,150	2,150
	<u>171,588</u>	<u>171,588</u>
6 Creditors: amounts falling due within one year	2024	2023
	€	€
Bank loan	1,176,000	400,000
Amounts owed to related companies	360,669	360,669
Corporation tax	-	83
Other creditors	800,203	784,203
Accruals	54,882	44,066
	<u>2,391,754</u>	<u>1,589,021</u>
7 Creditors: amounts falling due after more than one year	2024	2023
	Notes	€
Bank loan	-	794,000
		<u>794,000</u>

The above loan is secured by way of the following:

- Debenture from the borrower incorporating, inter alia, a fixed and floating charge over the assets of borrower to include, but not limited to, a first legal charge over the initial properties, a floating charge over the rent account and an assignment over the benefit of all material contracts to include, but not limited to, all leases and agreements for lease in respect of the initial properties.
- Supplemental debenture from the borrower incorporating, inter alia, a first fixed charge over the additional properties and an assignment over the benefit of all material contracts to include, but not limited to, all leases and agreements for lease in respect of the additional properties.
- Limited recourse guarantee and indemnity from the shareholders supported by a limited recourse share charge from the shareholder over their shareholding in the borrower.
- Subordination deed and subordinated debt security assignment.

# TAMNIR HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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### 8 Profit and loss reserves

	2024 €	2023 €
At the beginning of the year	(195,631)	-
Adjusted balance	(193,531)	-
Loss for the year	(1,617)	(195,631)
At the end of the year	<u>(195,148)</u>	<u>(195,631)</u>

### 9 Events after the reporting date

There were no post reporting date events which require disclosure.

### 10 Related party transactions

At the year end Syrella Limited owed Tamnir Holdings Limited a balance of €169,438 (2023: €169,438).

At the year end Tamnir Holdings Limited owed the director a balance of €800,203 (2023: €784,203).

At the year end Tamnir Holdings Limited owed Shinobi Strategies Limited a balance of €50,700 (2023: €50,700).

At the year end Tamnir Holdings Limited owed LGH Hotels Management Limited a balance of €309,969 (2023: €309,969).

### 11 Approval of financial statements

The director approved the financial statements on 26 February 2026.