

ENDMORE CORPORATION UNLIMITED COMPANY

Director's Report and Financial Statements

For the year ended 30 June 2025

Irish Company Number: 242865

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

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ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

DIRECTORS AND OTHER INFORMATION

Directors

Catherine Murphy

M'Hamed Elalamy

Company Secretary

CSC Finance Holding Ireland Limited

Company Number

242865

Registered office and business address

1-2 Victoria Buildings
Haddington Road
Dublin 4
Ireland

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

DIRECTOR'S REPORT

The directors present their report and the financial statements for the year ended 30 June 2025.

Principal activity

The activities of the Company consist of holding a property investment in Spain. The Company is a private unlimited company with a share capital. There was no trading activity during the year.

At the end of the financial year, the Company held 100% of the share capital and voting rights of its subsidiary Rosal Mar-Sol Investment ("the Subsidiary") with an amount invested in the Equity of the Subsidiary of €17,057,902 (2024: €17,057,902). The Subsidiary is the full legal and beneficial owner of the property URB. Villa Parra Palomeras Bulevar Rey Rahd 66.

Results and Dividends

The Result for the year amounted to €0 profit (2024: €0).

At the end of the year, the Company has Investment assets of €17,057,906 (2024: €17,057,906) and Capital Contribution of €17,057,902 (2024: €17,057,902)

The directors do not recommend a dividend payment for the year ended 30 June 2025.

Directors, secretary, and their interests

The directors who served at any time during the year ended 30th June 2025 and subsequently are as follows:

- Conor Hayden (appointed 13 February 2025, resigned on August 11 2025)
- Catherine Murphy (appointed on August 11 2025)
- Imelda Shine (appointed 10 January 2020, resigned 13 February 2025)
- M'Hamed Elalamy (appointed 10 January 2020)

The directors and the company secretary had no disclosable interests in the shares of the company.

The secretary who served throughout the year was CSC Finance Holding Ireland Limited.in accordance with Articles of Association, the directors retire by rotation and being eligible, offer themselves for re-election.

Future Developments

The Company plans to continue its present activities.

Post balance sheet Events

There have been no significant events affecting the Company since the year end.

Going Concern

The Company's financial statements for the financial year ended 30 June 2025 have been prepared on a going concern basis. The Company will receive financial support from the parent company to ensure there will have adequate funds available to meet their obligations as they fall due. All expenses incurred will be covered by the parent company E holding.

Political Contributions

The Company did not make any disclosable political donations in the current year.

Auditors

The directors of the Company have availed audit exemption for the financial year end 30 June 2025 under the Companies Act 2014. The Company has passed the necessary tests that exempt them from needing an audit. This is dealt with in more detail as part of the balance sheet in these financial statements.

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

DIRECTOR'S REPORT (continued)

Accounting Records


To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerized accounting systems. The accounting records are located at the Company's registered office, 1-2 Victoria Buildings, Haddington Road, Dublin 4.

On behalf of the Board

Signed by:

19A683AE7496424...
Catherine Murphy
Director

Date: 15-12-2025

Signed by:

D3300376B61B47B...
M'Hamed Elalamy
Director

Date: 06-01-2026

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

DIRECTORS' RESPONSIBILITIES STATEMENT

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with Irish law. Irish law requires the directors to prepare financial statements for each financial year giving a true and fair view of the company's assets, liabilities and financial position at the end of the financial year and the profit or loss of the company for the financial year. Under that law the directors have prepared the financial statements in accordance with Irish Generally Accepted Accounting Practice (accounting standards issued by the UK Financial Reporting Council, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland and Irish law).

Under Irish law, the Directors shall not approve the financial statements unless they are satisfied that they give a true and fair view of the company's assets, liabilities and financial position as at the end of the financial year.

In preparing these 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 financial statements have been prepared in accordance with applicable accounting standards and identify the standards in question, subject to any material departures from those standards being disclosed and explained in the notes to the financial statements; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume the company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to:

- correctly record and explain 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 the directors to ensure that the financial statements comply with the Companies Act 2014 and enable those financial statements to be audited.


The directors 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

Signed by:

19A663AE7496424...

Catherine Murphy
Director

Date: 15-12-2025

Signed by:

D3306976B61B47B...

M'Hamed Elalamy
Director

Date: 06-01-2026

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

PROFIT AND LOSS ACCOUNT

	Notes	2025	2024
		€	€
Other Income		28,253	23,425
Administrative expenses	3	(28,253)	(23,425)
Profit before taxation		<u>-</u>	<u>-</u>
Tax on Profit		-	-
Profit for the financial year		<u>-</u>	<u>-</u>
Total comprehensive Income for the financial year		<u><u>-</u></u>	<u><u>-</u></u>

The accompanying notes on pages 10 to 13 form an integral part of these financial statements.

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

BALANCE SHEET at 30 June 2025

	Notes	2025 €	2024 €
Fixed Assets			
Investments	5	17,057,902	17,057,902
Current Assets			
Cash and cash equivalents		4	4
Net current assets		<u>4</u>	<u>4</u>
Net assets		<u>17,057,906</u>	<u>17,057,906</u>
Capital and Reserves			
Capital contribution from shareholder	6	17,057,902	17,057,902
Called up share capital	7	4	4
Total Equity		<u>17,057,906</u>	<u>17,057,906</u>

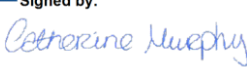
The accompanying notes on pages 10 to 13 form an integral part of these financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies' subject to the small Companies regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that standard.

The Company is claiming an audit exemption as detailed below:

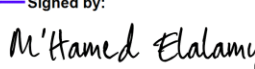
- (a) the Company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,
- (b) the Company is availing itself of the exemption on the grounds that the conditions specified in s.359 are satisfied,
- (c) the shareholders of the Company have not served a notice to the Company under s.334(1) in accordance with s.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 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,

Approved by the board on 06-01-2026 and signed on its behalf by:

Signed by:

19A663AE7496424...

Catherine Murphy
Director

Date: 15-12-2025

Signed by:

D3300370B61B47B...

M'Hamed Elalamy
Director

Date: 06-01-2026

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

STATEMENT OF CHANGES IN EQUITY

	Capital funding from Shareholder E Holding	Profit and loss account	Share capital	Total
	€	€	€	€
Opening balance at 01 July 2024	17,057,902	-	4	17,057,906
Shareholder loan of advanced fee recognised in Profit and Loss account	28,253	-	-	28,253
Writing off the loan against the service charges	(28,253)	-	-	(28,253)
At 30 June 2025	17,057,902	-	4	17,057,906
Opening balance at 01 July 2023	15,957,902	-	4	15,957,906
Shareholder loan of advanced fee recognised in Profit and Loss account	46,058	-	-	46,058
Capital Contribution in year 2024	1,100,000	-	-	1,100,000
Writing off the loan against the service charges	(46,058)	-	-	(46,058)
Closing balance at 30 June 2024	17,057,902	-	4	17,057,906

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

NOTE TO THE FINANCIAL STATEMENTS

1. **GENERAL INFORMATION**

The Company is an unlimited company with shares incorporated in the Republic of Ireland on 5th January 1996. The address of the registered office of the Company is 1-2 Victoria Buildings, Haddington Road Dublin 4, Ireland.

E Holding owns 100% of the entity share capital of Endmore Corporation Unlimited Company, the Company's parent and ultimate controlling party is E Holding.

2. **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 have been prepared on a going concern basis and in accordance with accounting standards issued by the UK Financial Reporting Council and the Company Act 2014.

The financial statement of the Company for the year ended 30 June 2025 have been prepared in accordance with the provisions of FRS 102 section 1A (small entities), *The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ("FRS 102 S.1A")*.

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 in the fair value of the consideration given in the 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 in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

Cash flow statement

The Company has availed of the exemption in FRS 102 Section 1A from the requirement to prepare a cash flow statement because it is classified as a small company.

Consolidated accounts

The Company and its subsidiary meet the size exemption criteria for a group and the Company is therefore exempt from the requirement to prepare consolidated financial statements by virtue of meeting the requirements in section 293(1A) of the Companies Act 2014. Consequently, these financial statements deal with the results of the Company as single entity.

Investments

Investments in the underlying subsidiary are reported based on the value reported by the subsidiary. Income from other investments together with any related withholding tax is recognized in the profit and loss account in the year in which it is receivable.

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalized at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowing pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalization. All other borrowing costs are recognized in profit or loss in the period in which they are incurred.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the balance sheet date. The Company is principally liable to taxation in Spain.

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 transaction. Non-Monetary items that are measured at fair value in a foreign currency are translated using the exchange rate at the date when the fair value was determined. The resulting exchange difference are dealt with in the profit and loss account.

(i) **Functional and presentation currency**

The company's functional and presentation currency is the EURO. The financial statements have been presented in EURO, denominated by the symbol "€" and all amounts are rounded to the nearest EURO.

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

NOTE TO THE FINANCIAL STATEMENTS (continued)

2. **ACCOUNTING POLICIES (continued)**

Share capital of the Company

The Ordinary share capital of the Company is presented as equity.

3. **Administrative expenses**

	2025	2024
	€	€
Professional fees	28,253	23,425
	<u>28,253</u>	<u>23,425</u>

During the year 2025 there were corporate service fees at €28,253 which fees were paid by the Company's parent, E Holding, settled in year 2025, the received amount recognised as Other Income in the profit and loss account for the year 2025.

4. **EMPLOYEES**

The average monthly number of employees, including directors during the year 2025 is Nil (2024: Nil).

5. **INVESTMENTS**

	Subsidiary	Group	Total
	Undertakings	Loans	
Investments to the Subsidiary	Shares		
	€	€	€
Cost of valuation			
At 30 June 2024	17,057,902	84,235	17,142,137
Additions 2025	-	28,253	28,253
Recognised in profit and loss account in previous years	-	(84,235)	(84,235)
Recognised in profit and loss account 2025	-	(28,253)	(28,253)
At 30 June 2025	17,057,902	-	17,057,902
Net book value			
At 30 June 2024	17,057,902	-	17,057,902
AT 30 June 2025	17,057,902	-	17,057,902

The Directors are satisfied that the investments value in the Subsidiary company recorded at the lower of cost and net realisable value.

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

NOTE TO THE FINANCIAL STATEMENTS (continued)

6. Movements of capital funding and reserves

	Capital funding from Shareholder E Holding €	Profit and loss account €	Share capital €	Total €
Opening balance at 01 July 2024	17,057,902	-	4	17,057,906
Shareholder loan of advanced fee recognised in Profit and Loss account	28,253	-	-	28,253
Writing off the loan against the service charges	(28,253)	-	-	(28,253)
Closing balance at 30 June 2025	17,057,902	-	4	17,057,902
Opening balance at 01 July 2023	15,957,902	-	4	15,957,906
Shareholder loan of advanced fee recognised in Profit and Loss account	46,058	-	-	46,058
Capital Contribution in year 2024	1,100,000	-	-	1,100,000
Writing off the loan against the service charges	(46,058)	-	-	(46,058)
Closing balance at 30 June 2024	17,057,902	-	4	17,057,906

7. Called up share capital

	2025	2024
Allotments and fully paid	Ordinary Shares € 2 each	
	€	€
Shares Issued at 20 December 1995	4	4
	4	4
Authorised	€	€
100,000 ordinary shares of £1 each	117,668	117,668
Shareholder E Holding	100%	100%

The authorized share capital of GBP 100,000 has been converted as per prevailing exchange rate of 1.18 as at on January 2020.

ENDMORE CORPORATION UNLIMITED COMPANY
For the year ended 30 June 2025

NOTE TO THE FINANCIAL STATEMENTS (continued)

8. Ownership of the Company, Controlling party

The Company is a wholly owned subsidiary of E Holding a company incorporated in the Principality of Monaco. The registered office of the parent company address is SCPE Holding, 20 Avenue De Fontvielle, Le Coronado, 98000, Monaco.

The Company's parent and ultimate controlling party is E Holding.

9. POST-BALANCE SHEET EVENTS

There have been no significant events affecting the Company since the year end.

10. RELATED PARTY DISCLOSURE

During the year 2025, corporate service provider fees of €28,253 were earned by CSC Finance Holding Ireland Limited. These corporate service provider fees were paid by the Company's parent, E Holding. Catherine Murphy, a director of the Company during the financial year, is also a director of CSC Finance Holding Ireland Limited.

11. APPROVAL OF FINANCIAL STATEMENTS

The financial statement was approved and authorised for issue by the board of directors on 06-01-2026.