

**Company registration number: 591208**

**Bluerock Investments Designated Activity Company**

**Unaudited abridged financial statements**

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

## Bluerock Investments Designated Activity Company

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## **Bluerock Investments Designated Activity Company**

### **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.

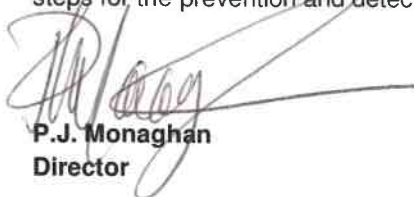
The directors are responsible for preparing the directors report and the financial statements in accordance with applicable Irish law and regulations.

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 judgements 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.



**P.J. Monaghan**  
Director



**Catherine Barrett**  
Director

**Date: 27 January 2026**

**Bluerock Investments Designated Activity Company**

**Statement of financial position  
As at 31 December 2025**

	Note	31 December 2025		31 December 2024	
		€	€	€	€
<b>Fixed assets</b>					
Tangible assets	4	4,090		3,141	
			4,090		3,141
<b>Current assets</b>					
Debtors	5	5,814		1	
Cash at bank and in hand		246,850		397,995	
		252,664		397,996	
<b>Creditors: amounts falling due within one year</b>	6	(790,187)		(1,020,611)	
<b>Net current liabilities</b>			(537,523)		(622,615)
<b>Total assets less current liabilities</b>			(533,433)		(619,474)
<b>Net liabilities</b>			<u>(533,433)</u>		<u>(619,474)</u>
<b>Capital and reserves</b>					
Called up share capital presented as equity	7		570,413		570,413
Profit and loss account			(1,103,846)		(1,189,887)
<b>Total equity</b>			<u>(533,433)</u>		<u>(619,474)</u>

We, as directors of Bluerock Investments Designated Activity Company 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.

**The notes on pages 4 to 7 form part of these abridged financial statements.**

**Bluerock Investments Designated Activity Company**

**Statement of financial position (continued)  
As at 31 December 2025**

These financial statements have been prepared in accordance with the Small Companies Regime.

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



**P.J. Monaghan**  
Director



**Catherine Barrett**  
Director

**Date: 27 January 2026**

**The notes on pages 4 to 7 form part of these abridged financial statements.**

## **Bluerock Investments Designated Activity Company**

### **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 under Part 2 of the Companies Act 2014), incorporated and registered in Ireland (CRO number 591208). The address of the registered office is Fitzwilliam House, 4 Pembroke Street Upper, Dublin 2. The nature of the company's operations and its principal activities are set out in the Directors' Report.

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

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

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention modified to include certain items at fair value. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 (the Act) and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland issued by the Financial Reporting Council. The company qualifies as a small company for the year, as defined by section 280A of the Act, in respect of the financial period, 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 financial statements are prepared in Euro, which is the functional currency of the entity.

##### **Turnover**

Turnover represents income generated from the provision of consultancy services, net of discounts and Value Added Tax.

##### **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.

**Bluerock Investments Designated Activity Company**

**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:

Fittings fixtures and equipment - 12.5% straight line

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.

## Bluerock Investments Designated Activity Company

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

#### Financial instruments

##### Ordinary share capital

The ordinary share capital of the company is presented as equity.

##### Cash and cash equivalents

Cash consists of cash on hand and demand deposits. Cash equivalents consist of short term highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value.

##### Other financial assets

Other financial assets including trade debtors arising from goods sold to customers on short-term credit, are initially measured at the undiscounted amount of cash receivable from that debtor, which is normally the invoice price. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial assets are measured at amortised cost less impairment, where there is objective evidence of impairment.

#### 3. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 2 (2024 : 2).

#### 4. Tangible assets

	Fixtures, fittings and equipment €	Total €
<b>Cost</b>		
At 1 January 2025	4,436	4,436
Additions	1,718	1,718
<b>At 31 December 2025</b>	<u>6,154</u>	<u>6,154</u>
<b>Depreciation</b>		
At 1 January 2025	1,295	1,295
Charge for the financial year	769	769
<b>At 31 December 2025</b>	<u>2,064</u>	<u>2,064</u>
<b>Carrying amount</b>		
<b>At 31 December 2025</b>	<u>4,090</u>	<u>4,090</u>
At 31 December 2024	<u>3,141</u>	<u>3,141</u>

**Bluerock Investments Designated Activity Company**

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

**5. Debtors**

	2025	2024
	€	€
Trade debtors	5,813	-
Other debtors	1	1
	5,814	1

**6. Creditors: amounts falling due within one year**

	2025	2024
	€	€
Other creditors including tax and social insurance	787,052	1,017,836
Accruals	3,135	2,775
	790,187	1,020,611

**7. Called up share capital presented as equity**

**Authorised share capital**

	2025		2024	
	Number	€	Number	€
Ordinary shares of €1.00 each	1,000,000	1,000,000	1,000,000	1,000,000
	1,000,000	1,000,000	1,000,000	1,000,000

**Issued, called up and fully paid**

	2025		2024	
	Number	€	Number	€
<b>Amounts presented in equity:</b>				
Ordinary shares of €1.00 each	570,413	570,413	570,413	570,413
	570,413	570,413	570,413	570,413

**8. Approval of financial statements**

The board of directors approved these abridged financial statements for issue on 27 January 2026.