

**ROSE INVESTMENT PROPERTIES LIMITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 AUGUST 2025**

**ROSE INVESTMENT PROPERTIES LIMITED**

**TABLE OF CONTENTS**

**Company Information**

<b>Directors</b>	Delyan Kostov Carol Eccles-Kostova
<b>Secretary</b>	Laurence Power
<b>Company Number</b>	702070
<b>Registered Office</b>	128 The Oval Tullyvale Cabinteely Dublin 18 D18 HH76
<b>Business Address</b>	128 The Oval Tullyvale Cabinteely Dublin 18 D18 HH76

## ROSE INVESTMENT PROPERTIES LIMITED

### ROSE INVESTMENT PROPERTIES LIMITED EXTRACT FROM DIRECTORS' REPORT

The directors present their report for the year ended 31 August 2025 in accordance with Section 329 of the Companies Act 2014.

#### PRINCIPAL ACTIVITY

The company is engaged in the rental of residential property.

#### DIRECTORS AND THEIR INTERESTS

The interests of the directors and secretary in office during the year and their beneficial interests in the company during the year were as follows:

	Ordinary shares of €1.00 each	
	2025	2024
Delyan Kostov	5	5
Carol Eccles-Kostova	5	5

No change in the above shareholding has occurred between 31 August 2025 and the date of this report.

#### DIRECTORS DECLARATION ON UNAUDITED FINANCIAL STATEMENTS

##### **In relation to the financial statements;**

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 judgements underlying them.

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 31 August 2025

On behalf of the board:

Delyan Kostov  
Director

Carol Eccles-Kostova  
Director

Dated: 4<sup>th</sup> April 2026

**ROSE INVESTMENT PROPERTIES LIMITED**

**ABRIDGED BALANCE SHEET  
AS AT 31 AUGUST 2025**

		2025		2024	
Notes		€	€	€	€
<b>Fixed Assets</b>			<b>226,090</b>		226,090
<b>Current Assets</b>					
Debtors & Prepayments		-		-	
Cash at bank and in hand		-		1,530	
		-		1,530	
<b>Creditors: amounts falling due within one year</b>	<b>4</b>	<b>(216,684)</b>		<b>(214,032)</b>	
<b>Net Current Assets</b>			<b>(216,684)</b>		(212,502)
<b>Net Assets</b>			<b>9,406</b>		13,588
<b>Capital and Reserves</b>					
Called up share capital	<b>5</b>		<b>10</b>		10
Profit and loss account			<b>9,396</b>		13,578
<b>Shareholders' Funds</b>			<b>9,406</b>		13,588

We, as directors of **Rose Investments Properties limited**, state that:

The company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014, on the grounds that the conditions specified in s.358 are satisfied.

The shareholders of the company have not served a notice on the company under s.334(1) in accordance with s.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 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.

The company has relied on the specified exemption contained in s.352 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 s.353 Companies Act 2014.

On behalf of the board:

Delyan Kostov  
Director

Carol Eccles-Kostova  
Director

Dated: 4<sup>th</sup> April 2026

**ROSE INVESTMENT PROPERTIES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025**

<b>1</b>	<b>DIRECTORS RENUMERATION</b>	<b>2025</b>	<b>2024</b>
		€	€
	Directors Remuneration	-	-
<b>2</b>	<b>INFORMATION ON EMPLOYEES</b>	<b>2025</b>	<b>2024</b>
	The average number of employees during the year	None	None
<b>4.</b>	<b>Creditors: amounts falling due within one year</b>	<b>2025</b>	<b>2024</b>
		€	€
	Property Loan	<b>195,891</b>	<b>201,914</b>
	Directors Loan Account	<b>20,793</b>	12,118
		<u><b>216,684</b></u>	<u>214,032</u>
<b>6.</b>	<b>Share capital</b>	<b>2025</b>	<b>2024</b>
		€	€
	<b>Authorised equity</b>		
	1,000,000 Ordinary shares of €1 each	<u>1,000,000</u>	<u>1,000,000</u>
	<b>Allotted, called up and fully paid equity</b>		
	10 Ordinary Share of €1 each	<u>10</u>	<u>10</u>

