

Company Number: 623489

Model Property Investment Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

Model Property Investment Limited
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Model Property Investment Limited
STATEMENT OF FINANCIAL POSITION

as at 31 December 2025

	Notes	2025 €	2024 €
Non-Current Assets			
Financial assets	5	<u>100</u>	<u>100</u>
Current Assets			
Receivables	6	300,930	300,930
Cash at bank and in hand		14,645	14,735
		<u>315,575</u>	<u>315,665</u>
Payables: amounts falling due within one year	7	<u>(14,825)</u>	<u>(14,825)</u>
Net Current Assets		<u>300,750</u>	<u>300,840</u>
Total Assets less Current Liabilities		<u><u>300,850</u></u>	<u><u>300,940</u></u>
Equity			
Called up share capital presented as equity		301,000	301,000
Retained earnings	8	(150)	(60)
Shareholders' Funds		<u><u>300,850</u></u>	<u><u>300,940</u></u>

We as Directors of Model Property Investment Limited, state that -

- (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 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) 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 the Companies Act 2014 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 and the micro companies' regime.

Approved by the board on 17 February 2026 and signed on its behalf by:

Mr. Ronan Killeen
Director

Mr. Richard Coffey
Director

Model Property Investment Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Model Property Investment Limited is a company limited by shares incorporated in Ireland. The registered office of the company is Herbert House, 18-22 Prembroke Road, Dublin 4 which is also the principal place of business of the company. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

2. Summary of Significant 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 of the company for the year ended 31 December 2025 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard for Micro-Entities applicable in the UK and Republic of Ireland" (FRS 105).

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

Accounting Convention

The financial statements are prepared under the historical cost convention.

Financial assets

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Income Statement in the year in which it is receivable.

Trade and other receivables

Trade and other receivables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

Trade and other payables

Trade and other payables are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Statement of Financial Position date.

Ordinary share capital

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

3. Critical Accounting Judgements and Estimates

The directors consider the accounting estimates and assumptions below to be its critical accounting judgements and estimates:

Judgements and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The company makes estimates and assumptions concerning the future. The resulting accounting estimates will by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Model Property Investment Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

4. Employees

The company has no employees or paid directors.

5. Investments

	Other unlisted investments	Total
Investments	€	€
Cost		
At 31 December 2025	100	100
Net book value		
At 31 December 2025	100	100
At 31 December 2024	100	100

6. Receivables

	2025	2024
	€	€
Amounts owed by connected parties (Note 11)	300,930	300,930

7. Payables

Amounts falling due within one year	2025	2024
	€	€
Other creditors	14,825	14,825

8. Income Statement

	2025	2024
	€	€
At 1 January 2025	(60)	-
Loss for the financial year	(90)	(60)
At 31 December 2025	(150)	(60)

9. Capital commitments

The company had no material capital commitments at the financial year-ended 31 December 2025.

10. Contingent liabilities

The company has no contingent liabilities at the balance sheet date.

11. Related party transactions

As permitted by the Companies Act 2014 the company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	Balance 2025	Movement in year	Balance 2024	Maximum in year
	€	€	€	€
Model Property Investments LP	300,930	-	300,930	300,900

In the opinion of the directors these amounts arise in the ordinary course of business and the terms of the amounts due are in accordance with the terms ordinarily offered by the company.

Model Property Investment Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

12. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end.

13. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 17 February 2026.