

**Exter Estates Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 September 2025**

## **Exter Estates Limited**

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## Exter Estates Limited DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 30 September 2025

The director made the following statement in respect of the unaudited financial statements:

### "General responsibilities

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", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the director must not approve the financial statements unless they 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 the 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 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 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. They 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.

### Director's declaration on unaudited financial statements

In relation to the financial statements which comprise the Statement of Financial Position, the Statement of Changes in Equity and the related notes:

The director approves these financial statements and confirms that they is responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The director confirms that they has made available to Hugh McCarthy & Associates, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The director confirms that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 September 2025."

### Signed on behalf of the board

DocuSigned by:  
  
537818C8597249F...  
**Pauline Gaughan**  
Director

Date: 2/4/2026

## Exter Estates Limited

# STATEMENT OF FINANCIAL POSITION

as at 30 September 2025

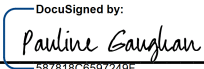
	Notes	2025 €	2024 €
<b>Non-Current Assets</b>			
Property, plant and equipment	5	240,961	230,000
<b>Current Assets</b>			
Receivables	6	200,343	-
Cash and cash equivalents		5,782	10,962
		206,125	10,962
<b>Payables: amounts falling due within one year</b>	7	(531,876)	(531,876)
<b>Net Current Liabilities</b>		(325,751)	(520,914)
<b>Total Assets less Current Liabilities</b>		(84,790)	(290,914)
<b>Equity</b>			
Called up share capital presented as equity	8	3	3
Other reserves	9	200,000	-
Retained earnings		(284,793)	(290,917)
<b>Equity attributable to owners of the company</b>		(84,790)	(290,914)

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.

I as Director of Exter Estates 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) I 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 small companies' regime.

Approved by the board on 2/4/2026 and signed on its behalf by:

DocuSigned by:  
  
 587818C8597249F...

**Pauline Gaughan**  
 Director

## Exter Estates Limited

# STATEMENT OF CHANGES IN EQUITY

as at 30 September 2025

	Called up share capital €	Retained earnings €	Capital contribution reserve €	Total €
<b>At 1 October 2023</b>	3	(297,236)	-	(297,233)
Profit for the financial year	-	6,319	-	6,319
<b>At 30 September 2024</b>	3	(290,917)	-	(290,914)
Profit for the financial year	-	6,124	-	6,124
Capital contribution received	-	-	200,000	200,000
<b>At 30 September 2025</b>	<b>3</b>	<b>(284,793)</b>	<b>200,000</b>	<b>(84,790)</b>

# Exter Estates Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### 1. General Information

Exter Estates Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 362813. The registered office of the company is 1st & 2nd Floor, The Mill, Greenmount Industrial Estate, Harold's Cross, Dublin, Ireland which is also the principal place of business of the company. The principal activity of the company is that of the ownership and rental of a property in Co. Donegal.

There has been no significant change in these activities during the financial year ended 30 September 2025. 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 financial statements.

#### Statement of compliance

The financial statements of the company for the financial year ended 30 September 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

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

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

#### Revenue

Revenue is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Revenue comprises the fair value of consideration received and receivable exclusive of value added tax.

Where the consideration receivable in cash or cash equivalents is deferred, and the arrangement constitutes a financing transaction, the fair value of the consideration is measured as the present value of all future receipts using the imputed rate of interest.

#### Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of property, plant and equipment, less their estimated residual value, over their expected useful lives as follows:

Plant and machinery	- 25% Straight line
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The company's policy is to review the remaining useful economic lives and residual values of Tangible fixed assets on an on-going basis and to adjust the depreciation charge to reflect the remaining estimated useful economic life and residual value.

Fully depreciated property, plant & equipment are retained in the cost of property, plant & equipment and related accumulated depreciation until they are removed from service. In the case of disposals, assets and related depreciation are removed from the financial statements and the net amount, less proceeds from disposal, is charged or credited to the profit and loss account.

## Exter Estates Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Income Statement as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Income Statement.

### 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.

### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Statement of Financial Position bank overdrafts are shown within Payables.

### 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 and deferred 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.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Statement of Financial Position date.

### Ordinary share capital

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

## 3. Revenue

The whole of the company's revenue is attributable to its market in the Republic of Ireland and is derived from the principal activity of ownership and rental of a property in Co. Donegal

<b>4. Operating profit</b>	<b>2025</b>	<b>2024</b>
	€	€
<b>Operating profit is stated after charging:</b>		
Depreciation of property, plant and equipment	<b>3,654</b>	-

continued

## Exter Estates Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### 5. Property, plant and equipment

	Investment properties	Plant and machinery	Total
	€	€	€
<b>Cost or Valuation</b>			
At 1 October 2024	230,000	44,286	274,286
Additions	-	14,615	14,615
At 30 September 2025	<u>230,000</u>	<u>58,901</u>	<u>288,901</u>
<b>Depreciation</b>			
At 1 October 2024	-	44,286	44,286
Charge for the financial year	-	3,654	3,654
At 30 September 2025	<u>-</u>	<u>47,940</u>	<u>47,940</u>
<b>Carrying amount</b>			
At 30 September 2025	<u><b>230,000</b></u>	<u><b>10,961</b></u>	<u><b>240,961</b></u>
At 30 September 2024	<u>230,000</u>	<u>-</u>	<u>230,000</u>

### 6. Receivables

	2025	2024
	€	€
Other debtors	<u>200,343</u>	<u>-</u>

### 7. Payables Amounts falling due within one year

	2025	2024
	€	€
Other creditors	<b>528,746</b>	528,746
Accruals	<b>3,130</b>	3,130
	<u><b>531,876</b></u>	<u>531,876</u>

### 8. Share capital

			2025	2024
			€	€
<b>Description</b>	<b>Number of shares</b>	<b>Value of units</b>		
<b>Authorised</b>				
Ordinary Shares	100,000	€1.269738 each	<u><b>126,974</b></u>	<u>126,974</u>
<b>Allotted, called up and fully paid</b>				
Ordinary Shares	2	€1.269738 each	<u><b>3</b></u>	<u>3</u>

No director or the secretary had an interest in the share capital of the company at any time during the financial year.

### 9. Income Statement

	Income statement	Capital contribution reserve	Total
	€	€	€
At 1 October 2024	(290,917)	-	(290,917)
Profit for the financial year	6,124	-	6,124
Capital contribution	-	200,000	200,000
At 30 September 2025	<u><b>(284,793)</b></u>	<u><b>200,000</b></u>	<u><b>(84,793)</b></u>

**Exter Estates Limited**

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 30 September 2025

**10. Capital commitments**

The company had no material capital commitments at the financial year-ended 30 September 2025.

**11. Controlling interest**

The company is owned and controlled by its shareholder, Barbora Bednarikova the sole shareholder.

**12. Events After the End of the Reporting Period**

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 on 2/4/2026.