

**Company registration number: 719492**

**Leuchnerdamm Limited**

**Unaudited financial statements**

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

# Leuchnerdamm Limited

## Contents

	<b>Page</b>
Directors and other information	<b>1</b>
Director's report	<b>2</b>
Director's responsibilities statement	<b>3</b>
Accountants report	<b>4</b>
Profit and loss account	<b>5</b>
Statement of income and retained earnings	<b>6</b>
Balance sheet	<b>7 - 8</b>
Notes to the financial statements	<b>9 - 13</b>

## **Leuchnerdamm Limited**

### **Directors and other information**

<b>Director</b>	Suzanne Browne
<b>Secretary</b>	Conor Mohan
<b>Company number</b>	719492
<b>Registered office</b>	19 - 22 Lower Baggot Street Dublin 2 D02 X658
<b>Accountants</b>	Realtime Accountants 76 Western Business Parkway Ballymount Dublin 12 D12 R156
<b>Bankers</b>	Bank of Ireland Baggot St Branch Dublin 2

## Leuchnerdamm Limited

### Director's report

The director presents this annual report and the unaudited financial statements of the company for the financial year ended 31 December 2025.

#### Director

The names of the persons who at any time during the financial year were director of the company are as follows:

Suzanne Browne

#### Principal activities

The principal activity of the company is rental of commercial offices.

#### Dividends

During the financial year the director's has not paid any dividends or recommended payment of a final dividend.

#### Directors and secretary and their interests

The director and secretary at the financial year end and their interests in shares in the company were as follows:

	At 31/12/25 Number	At 01/01/25 Number
<b>Directors:</b>		
Suzanne Browne	1,000	1,000
<b>Company secretary:</b>		
Conor Mohan	-	-
	=====	=====

#### Accounting records

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at .

This report was approved by the director of the company on 31 March 2026 and signed by:

Suzanne Browne  
Director

## **Leuchnerdamm Limited**

### **Director's responsibilities statement**

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 the law, the director has elected to prepare the financial statements in accordance with Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council, and promulgated by the Institute of Chartered Accountants in Ireland. Under company law, the director must not approve the financial statements unless 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 and then apply them consistently;
- make judgments 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 to ensure that the financial statements and director's report comply with the Companies Act 2014. 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.

**Leuchnerdamm Limited**

**Accountants' Report to the director  
on the Unaudited financial statements of Leuchnerdamm Limited**

We have compiled the financial statements which comprise the profit and loss account, statement of income and retained earnings, balance sheet and related notes of Leuchnerdamm Limited for the financial year ended 31 December 2025.

**Respective responsibilities of directors and accountants**

As described on page 3 the company's director is responsible for the financial statements. It is our responsibility to compile the financial statements of Leuchnerdamm Limited from the accounting records, information and explanations supplied to us by the director.

**Scope of work**

We compiled the financial statements in accordance with the guidance contained in M14 (Revised) Compiling and reporting on financial statements of entities not subject to audit from the accounting records and information and explanations supplied to us by the director.

We have not audited or otherwise attempted to verify the accuracy or completeness of such records, information and explanations and, accordingly, express no opinion on the financial statements.

Realtime Accountants  
Certified Public Accountant

76 Western Business Parkway  
Ballymount  
Dublin 12  
D12 R156

31 March 2026

**Leuchnerdamm Limited**  
**Profit and loss account**  
**Financial year ended 31 December 2025**

	<b>Note</b>	<b>2025</b> €	2024 €
<b>Turnover</b>	<b>3</b>	1,374,196	1,114,191
<b>Gross profit</b>		<u>1,374,196</u>	<u>1,114,191</u>
Administrative expenses		(1,161,366)	(619,979)
<b>Operating profit</b>	<b>4</b>	<u>212,830</u>	<u>494,212</u>
<b>Profit on ordinary activities before taxation</b>		<u>212,830</u>	<u>494,212</u>
Tax on profit on ordinary activities		-	-
<b>Profit for the financial year</b>		<u><u>212,830</u></u>	<u><u>494,212</u></u>

All the activities of the company are from continuing operations.

The company has no other recognised items of income and expenses other than the results for the financial year as set out above.

The notes on pages 9 to 13 form part of these financial statements.

**Leuchnerdamm Limited**

**Statement of income and retained earnings  
Financial year ended 31 December 2025**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Profit for the financial year	212,830	494,212
<b>Retained earnings at the start of the financial year</b>	9,498,633	9,004,422
<b>Retained earnings at the end of the financial year</b>	<u>9,711,463</u>	<u>9,498,634</u>

**Leuchnerdamm Limited**

**Balance sheet  
As at 31 December 2025**

		2025		2024	
	Note	€	€	€	€
<b>Fixed assets</b>					
Tangible assets	7	9,070,665		9,254,921	
			9,070,665		9,254,921
<b>Current assets</b>					
Debtors	8	822,694		423,367	
Cash at bank and in hand		49,690		33,509	
		872,384		456,876	
<b>Creditors: amounts falling due within one year</b>					
	9	(230,586)		(212,163)	
<b>Net current assets</b>					
			641,798		244,713
<b>Total assets less current liabilities</b>					
			9,712,463		9,499,634
<b>Net assets</b>					
			9,712,463		9,499,634
<b>Capital and reserves</b>					
Called up share capital presented as equity	10		1,000		1,000
Profit and loss account			9,711,463		9,498,634
<b>Shareholders funds</b>					
			9,712,463		9,499,634

I, as director of Leuchnerdamm Limited 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); and
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company.

**The notes on pages 9 to 13 form part of these financial statements.**

**Leuchnerdamm Limited**

**Balance sheet (continued)  
As at 31 December 2025**

These financial statements were approved by the director of the company on 31 March 2026 and signed by:

Suzanne Browne  
Director

**The notes on pages 9 to 13 form part of these financial statements.**

## Leuchnerdamm Limited

### Notes to the financial statements Financial year ended 31 December 2025

#### 1. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

#### 2. Accounting policies

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

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in Euro, which is the functional currency of the entity.

##### **Turnover**

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

##### **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:

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.

## Leuchnerdamm Limited

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

#### 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.

#### Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

### 3. Turnover

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in Ireland.

Leuchnerdamm Limited

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

**4. Operating profit**

Operating profit is stated after charging/(crediting):

	<b>2025</b>	2024
	€	€
Depreciation of tangible assets	197,726	196,042

**5. Staff costs**

The aggregate payroll costs incurred during the financial year were:

	<b>2025</b>	2024
	€	€
Wages and salaries	329,933	186,270
Social insurance costs	12,588	9,178
	<u>342,521</u>	<u>195,448</u>

**6. Directors remuneration**

The director's aggregate remuneration was as follows:

	<b>2025</b>	2024
	€	€
Emoluments in respect of qualifying services	216,424	101,344

**Leuchnerdamm Limited**

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

**7. Tangible assets**

	Freehold property	Fixtures, fittings and equipment	Total
	€	€	€
<b>Cost</b>			
At 1 January 2025	8,115,186	1,568,335	25,913,893
Additions	-	13,470	13,470
<b>At 31 December 2025</b>	<u>8,115,186</u>	<u>1,581,805</u>	<u>25,927,363</u>
<b>Depreciation</b>			
At 1 January 2025	-	428,600	428,600
Charge for the financial year	-	197,726	197,726
<b>At 31 December 2025</b>	<u>-</u>	<u>626,326</u>	<u>626,326</u>
<b>Carrying amount</b>			
<b>At 31 December 2025</b>	<u>8,115,186</u>	<u>955,479</u>	<u>25,301,037</u>
	Freehold property	Fixtures, fittings and equipment	Total
	€	€	€
<b>Cost</b>			
At 1 January 2024	8,115,186	1,487,904	25,833,462
Additions	-	80,431	80,431
At 31 December 2024	<u>8,115,186</u>	<u>1,568,335</u>	<u>25,913,893</u>
<b>Depreciation</b>			
At 1 January 2024	-	232,558	232,558
Charge for the financial year	-	196,042	196,042
At 31 December 2024	<u>-</u>	<u>428,600</u>	<u>428,600</u>
<b>Carrying amount</b>			
At 31 December 2024	<u>8,115,186</u>	<u>1,139,735</u>	<u>25,485,293</u>

**Leuchnerdamm Limited**

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

**8. Debtors**

	<b>2025</b>	<b>2024</b>
	€	€
Trade debtors	(22,550)	(3,100)
Other debtors	837,618	475,132
Prepayments and accrued income	7,626	(48,665)
	<u>822,694</u>	<u>423,367</u>
	<u>822,694</u>	<u>423,367</u>

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

	<b>2025</b>	<b>2024</b>
	€	€
Trade creditors	226,164	206,188
Other creditors	153,865	197,165
Tax and social insurance: PAYE and social welfare	4,422	5,975
	<u>384,451</u>	<u>409,328</u>
	<u>384,451</u>	<u>409,328</u>

**10. Share capital**

**Authorised share capital**

	<b>2025</b>		<b>2024</b>	
	Number	€	Number	€
Ordinary Share capital shares of € 1.00 each	1,000,000	1,000,000	1,000,000	1,000,000
	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>

**Issued, called up and fully paid**

	<b>2025</b>		<b>2024</b>	
	Number	€	Number	€
<b>Amounts presented in equity:</b>				
Ordinary Share capital shares of € 1.00 each	1,000	1,000	1,000	-
	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>-</u>

**11. Approval of financial statements**

The board of directors approved these financial statements for issue on 31 March 2026.

**Leuchnerdamm Limited**

**The following pages do not form part of the statutory accounts.**

**Leuchnerdamm Limited**

**Detailed profit and loss account  
Financial year ended 31 December 2025**

	<b>2025</b>	<b>2024</b>
	€	€
<b>Turnover</b>		
Rental Income	1,374,196	1,114,191
	<u>1,374,196</u>	<u>1,114,191</u>
<b>Gross profit</b>	<u>1,374,196</u>	<u>1,114,191</u>
<b>Gross profit percentage</b>	100.0%	100.0%
<b>Overheads</b>		
<b>Administrative expenses</b>		
Wages and salaries	(113,509)	(84,926)
Directors remuneration	(216,424)	(101,344)
Employer's PRSI contributions	(12,588)	(9,178)
Rates	(36,903)	(24,814)
Insurance	(14,888)	(15,772)
Light and heat	(70,764)	(42,499)
Cleaning	(13,243)	(7,236)
Repairs and maintenance	(172,262)	(32,651)
Canteen	(26,817)	(18,505)
Printing, postage and stationery	(1,976)	(3,476)
Advertising	-	(2,690)
Computer costs	(32,891)	(19,871)
Hire of equipment	(5,657)	(3,734)
Motor expenses	(965)	-
Legal and professional	-	(4,227)
Consultancy fees	(207,348)	(86,105)
Accountancy fees	(5,904)	(5,904)
Bank charges	(282)	(105)
Staff welfare	(900)	-
General expenses	(29,050)	39,624
LPT Fees	(419)	(419)
Charitable donations - type 2	(850)	(105)
Depreciation of tangible assets	(197,726)	(196,042)
	<u>(1,161,366)</u>	<u>(619,979)</u>
<b>Operating profit</b>	212,830	494,212
<b>Operating profit percentage</b>	15.5%	44.4%
<b>Profit on ordinary activities before taxation</b>	<u>212,830</u>	<u>494,212</u>