

**Strelitiza Property Limited**  
**Unaudited Abridged Financial Statements**  
**for the year 15<sup>th</sup> January 2025 to 14<sup>th</sup> January 2026**

# Strelitiza Property Limited

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# **Strelitiza Property Limited**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the year ended 14<sup>th</sup> January 2026

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 and promulgated by Chartered Accountants Ireland. 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 for the company financial statements and then apply them consistently;
- make judgements and 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 and 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.

### **Signed on behalf of the board**

**Mr. Owen Hurley**  
Director

**Mr. Edward Carey**  
Secretary

**15<sup>th</sup> January 2026**

**Strelitiza Property Limited**  
**STATEMENT OF FINANCIAL POSITION**

for the year ended 14<sup>th</sup> January 2026

Notes	Jan' 26 €
<b>Fixed Assets</b>	
Land and Buildings	425,099
<b>Current Assets</b>	
Cash and cash equivalents	25,687
<b>Creditors: Amounts falling due within one year</b>	<b>(10,118)</b>
<b>Net Current Assets</b>	<b>15,569</b>
<b>Total Assets less Current Liabilities</b>	<b>440,668</b>
<b>Creditors</b>	
Amounts falling due after more than one year	(403,191)
<b>Net Assets</b>	<b>37,477</b>
<b>Capital and Reserves</b>	
Called up share capital presented as equity	100
Income statement	37,377
<b>Equity attributable to owners of the company</b>	<b>37,477</b>

We as Directors of Strelitiza Property 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 359 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 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 15<sup>th</sup> January 2026 and signed on its behalf by:

**Mr. Owen Hurley**  
**Director**

**Mr. Edward Carey**  
**Secretary**

**Strelitiza Property Limited**  
**STATEMENT OF CHANGES IN EQUITY**  
as at 14<sup>th</sup> January 2026

	<b>Share capital</b>	<b>Retained earnings</b>	<b>Total</b>
	<b>€</b>	<b>€</b>	<b>€</b>
At 15 <sup>th</sup> January 2025	100	23,343	23,443
Profit for the year	-	14,034	14,034
Net proceeds of equity ordinary share issue	-	-	-
<b>At 14<sup>th</sup> January 2026</b>	<b>100</b>	<b>37,377</b>	<b>37,477</b>

# Strelitiza Property Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the year ended 14<sup>th</sup> January 2026

### 1. GENERAL INFORMATION

Strelitiza Property Limited is a company limited by shares incorporated in Republic of Ireland 46, Saint Mary's Road, Midleton, County Cork Republic of Ireland is the registered office, which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

### 2. 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 14<sup>th</sup> January 2026 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

#### 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" issued by the Financial Reporting Council.

#### Turnover

Turnover comprises of the rental income received by the company in the year.

#### Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the period 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.

#### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Statement of Financial Position date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Income Statement.

#### Share capital of the company

##### Ordinary share capital

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

### 3. PERIOD OF FINANCIAL STATEMENTS

The financial statements are for the year from 15<sup>th</sup> January 2025 to 14<sup>th</sup> January 2026.

### 4. STATEMENT ON PREVIOUS PERIODS

There are no prior year financial statements

**Strelitiza Property Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the year ended 14<sup>th</sup> January 2026

continued

**5. EMPLOYEES**

There were no employees during the year

**6. CAPITAL COMMITMENTS**

The company had no material capital commitments at the year-ended 14<sup>th</sup> January 2026.

**7. RELATED PARTY TRANSACTIONS**

The Company's shareholder had advanced the sum of €153,191 to the Company at the year-end

**8. EVENTS AFTER END OF REPORTING PERIOD**

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

**9. APPROVAL OF FINANCIAL STATEMENTS**

The financial statements were approved and authorised for issue by the board of directors on 15<sup>th</sup> January 2026.