

**Company registration number: 699679**

**EASY LIVING DEVELOPMENT LIMITED**  
**Unaudited abridged financial statements**  
**for the financial year ended 30 June 2025**

# EASY LIVING DEVELOPMENT LIMITED

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## **EASY LIVING DEVELOPMENT LIMITED**

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

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Director's Responsibilities Statement accompanying those financial statements.

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 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. 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.

**EASY LIVING DEVELOPMENT LIMITED**

**Balance sheet  
As at 30 June 2025**

	Note	2025 €	€	2024 €	€
<b>Fixed assets</b>					
Tangible assets	<b>3</b>	-		392,375	
			-		392,375
<b>Current assets</b>					
Cash at bank and in hand		361		100	
		361		100	
<b>Creditors: amounts falling due within one year</b>	<b>4</b>	(118,254)		(395,744)	
<b>Net current liabilities</b>			(117,893)		(395,644)
<b>Total assets less current liabilities</b>			(117,893)		(3,269)
<b>Net liabilities</b>			(117,893)		(3,269)
<b>Capital and reserves</b>					
Called up share capital presented as equity			100		100
Profit and loss account			(117,993)		(3,369)
<b>Shareholders deficit</b>			(117,893)		(3,269)

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**The notes on pages 4 to 5 form part of these abridged financial statements.**

**EASY LIVING DEVELOPMENT LIMITED**

**Balance sheet (continued)  
As at 30 June 2025**

I, as director of EASY LIVING DEVELOPMENT 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);
- 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; and
- the company has relied on the specified exemption contained in section 352 of the 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 section 353 of the Companies Act 2014.

These abridged financial statements were approved by the director of the company on 26 February 2026 and signed by:

Lei Tong  
Director

**The notes on pages 4 to 5 form part of these abridged financial statements.**

## EASY LIVING DEVELOPMENT LIMITED

### Notes to the abridged financial statements Financial year ended 30 June 2025

#### 1. Accounting policies and measurement bases

##### 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.

##### 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.

#### 2. Appropriations of profit and loss account

	<b>2025</b>	2024
	<b>€</b>	€
At the start of the financial year	(3,369)	(3,249)
Loss for the financial year	(114,624)	(120)
<b>At the end of the financial year</b>	<u>(117,993)</u>	<u>(3,369)</u>

**EASY LIVING DEVELOPMENT LIMITED**

**Notes to the abridged financial statements (continued)  
Financial year ended 30 June 2025**

<b>3. Tangible assets</b>	<b>Freehold property</b>	<b>Total</b>
	€	€
<b>Cost</b>		
At 1 July 2024	392,375	392,375
Disposals	(392,375)	(392,375)
<b>At 30 June 2025</b>	<u>-</u>	<u>-</u>
<b>Depreciation</b>		
At 1 July 2024 and 30 June 2025	<u>-</u>	<u>-</u>
<b>Carrying amount</b>		
<b>At 30 June 2025</b>	<u>-</u>	<u>-</u>
At 30 June 2024	<u>392,375</u>	<u>392,375</u>
<b>4. Creditors: amounts falling due within one year</b>	<b>2025</b>	<b>2024</b>
	€	€
Other creditors including tax and social insurance	118,014	395,624
Accruals	240	120
	<u>118,254</u>	<u>395,744</u>

**5. Approval of financial statements**

The board of directors approved these abridged financial statements for issue on 26 February 2026.