

Company Reg Number: 608702

ATVA Properties Limited
Unaudited Abridged Financial Statements
for the year ended 31st December 2025

ATVA Properties Limited
Statement of Director's responsibilities and declaration on unaudited financial statements
for the year ended 31st December 2025

The Directors made the following statements in respect of the unaudited financial statements

General responsibilities:

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland.

Irish company law requires the Directors to prepare financial statements giving a true and fair view of the state of affairs of the Company and the profit or loss of the Company for each financial year. Under that law the Directors have elected to prepare the Financial statements in accordance with Irish Generally Accepted Accounting Practice (accounting standards issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland and Irish law).

In preparing these financial statements, the Directors are required to:

- * Select suitable accounting policies and apply them consistently;
- * Make judgements and estimates that are reasonable and prudent;
- * State whether applicable Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- * Prepares 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 keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the Financial statements comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the Company hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Directors' declaration on unaudited financial statements;

The Directors approve these financial statements and confirm that they are 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 Directors confirm that they have made available to their Accountants all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The Directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the year ended 31st December 2025

Signed on behalf of the board;

Vanya Attila
Director

ATVA Properties Limited
Abridged Balance sheet
for the year ended 31st December 2025


	Notes	2025 €	2024 €
FIXED ASSETS		<u>5,187,652</u>	<u>865,847</u>
CURRENT ASSETS			
Debtors		11,899	10,170
Other Debtors		100	100
Inventory		114	17,499
Bank/Cash		<u>40,314</u>	<u>50,844</u>
Total Current Assets		<u>52,428</u>	<u>78,613</u>
Total Assets		<u>5,240,079</u>	<u>944,459</u>
CREDITORS: amount falling due within one year			
Creditors	2	<u>3,531,643</u>	<u>60,458</u>
Total Current Liabilities		<u>3,531,643</u>	<u>60,458</u>
NET CURRENT LIABILITIES		<u>1,708,437</u>	<u>884,002</u>
TOTAL ASSETS LESS CURRENT LIABILITES		<u>1,708,437</u>	<u>884,002</u>
CAPITAL AND RESERVES			
Share Capital	3	100	100
Profit & Loss account	4	1,708,337	883,902
TOTAL SHAREHOLDERS FUNDS		<u>1,708,437</u>	<u>884,002</u>

We, as Directors of Atva Properties 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 s.358 are satisfied.
- (c) The shareholders of the company have not served a notice on the company under s.334(1) in accordance with s.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 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 s.352 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 s.353 Companies Act 2014.

Signed on behalf of the directors on 20.02.2026.


Vanya Attila
 Director

ATVA Properties Limited

Notes to the Abridge Financial Statements

for the year ended 31st December 2025

1. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish statute comprising the Companies Act 2014. They comply with the financial reporting standards of the Financial Reporting Council, as promulgated by Chartered Accountants Ireland. The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Cash flow statements

The Company has availed the exemption in FRS1 from the requirement to produce a cash flow statement because it is classed as a small company

Turnover

Turnover comprises the invoices value of goods supplied by the company, exclusive to trade discount and value added tax.

Leasing

Assets obtained under hire purchase contracts are finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charged allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce constant periodic rates charge on the net obligations outstanding in each period.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profit for the year and calculated using the tax rates and laws that have been enacted or substantially enacted at the balance sheet 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 the 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 profit 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 period in which the timing differences are expected to reverse based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

ATVA Properties Limited
Notes to the Abridge Financial Statements
for the year ended 31st December 2025

	2025	2024
	€	€
2. CREDITORS		
Short term liabilities	18,749	49,728
Long term liabilities	<u>3,512,893</u>	<u>10,729</u>
	<u>3,531,643</u>	<u>60,458</u>
3.SHARE CAPITAL		
Alloted Called Up and Fully Paid		
100 Ordinary Shares of Euro 1.00 Each	<u>100</u>	<u>100</u>
4. RECOCILIATION OF MOVEMENT IN SHAREHOLDERS'FUNDS		
Profit/(Loss) for the year	824,435	- 20,791
Opening Shareholder's Funds	<u>883,902</u>	<u>904,693</u>
Change shareholders'funds	<u>1,708,337</u>	<u>883,902</u>