

Zuble Property Ltd
CRO Number 597720

Abridged financial statements

Year ended 31 May 2025

Zuble Property Ltd

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Zuble Property Ltd

Directors and other information

Directors	Derek Conmy James Conmy
Secretary	James Conmy
Company number	597720
Registered office	8 Ledwidge Hall Slane Co Meath

Zuble Property Ltd

Extract from the Directors report

Year ended 31 May 2025

Directors and secretary and their interests in Shares of the Company

The directors and secretary who served during the year and their interests in the company are as stated below:

	Ordinary shares	
	31/05/25	01/06/24
Derek Conmy	50	50
James Conmy	50	50

Books of account

The directors acknowledge their responsibilities, under Sections 281 to 285 Companies Act 2014, to maintain proper accounting records for the company, which are kept at the registered office. In order to ensure compliance with the requirements of the act, the company employs competent personnel with appropriate expertise and provides adequate resources to the financial function.

Close company provisions

In the opinion of the directors, the company is a close company within the meaning of Part 13, Taxes Consolidation Act, 1997.

This report was approved by the board on 27 February 2026 and signed on its behalf by

Derek Conmy
Director

James Conmy
Director

Zuble Property Ltd

Statement of Directors' responsibilities and declaration on unaudited financial statements

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 and published by the Financial Reporting Council in the UK and Ireland.

Irish company law requires the directors to prepare financial statements for each financial period which give a true and fair view of the assets, liabilities and the financial position of the company at the financial year end and of the profit or loss of the company for that financial year.

The directors confirm that they have complied with the above requirements in preparing the financial statements.

The directors are responsible for keeping proper books of account which disclose, with reasonable accuracy at any time, the financial position of the company and to enable them to ensure the financial statements are prepared in accordance with accounting standards generally accepted in Ireland and with Irish statute comprising the Companies Act 2014 and all regulations to be construed as one with those Acts. They are responsible for ensuring that the company otherwise complies with the provisions of those Acts relating to financial statements in so far as they are applicable to the company.

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.

In relation to the financial statements set out on the following pages :

- 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, to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the year ended 31 May 2025.

On behalf of the board

Derek Conmy
Director
27 February 2026

James Conmy
Director
27 February 2026

Zuble Property Ltd
Balance Sheet at 31 May 2025

	Notes	31/05/2025	31/05/2024
		€	€
Assets			
Cash at bank		15,334	3,271
Debtors and prepayments		965	10,966
Due from related company	6	60,800	55,800
Total current assets		<u>77,099</u>	<u>70,037</u>
Tangible fixed assets	3	325,695	326,842
Total Assets		<u>402,794</u>	<u>396,879</u>
Liabilities and Equity			
Short term interest bearing liabilities	5	12,000	3,333
Creditors and accruals	4,7	117,607	107,705
Total Current Liabilities		<u>129,607</u>	<u>111,038</u>
Long term interest bearing liabilities	5	320,883	328,000
Total Liabilities		<u>450,490</u>	<u>439,038</u>
Share capital	8	100	100
Profit and loss account		-47,796	-42,259
Equity shareholders' funds		<u>-47,696</u>	<u>-42,159</u>
Total Liabilities and Equity		<u>402,794</u>	<u>396,879</u>

Zuble Property Ltd

Balance Sheet at 31 May 2025

We, as directors of Zuble Property Ltd, state that

(i) the company is availing of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;

(ii) the company is availing of the exemption on the grounds that the conditions specified in s.358 of that Act are satisfied;

(iii) the shareholders of the company have not served a notice on the company under s.334(1) in accordance with s.334(2);

(iv) we acknowledge the company's obligations under the Companies Act 2014 to keep adequate accounting records and to prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the financial year end 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 insofar as they are applicable to directors;

(v) the company has relied on the specified exemption contained in s.352 Companies Act 2014 and 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.

On behalf of the board

Derek Conmy
Director

James Conmy
Director

Zuble Property Ltd

Year ended 31 May 2025

Notes to the financial statements

1. Statement of 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.

1.1 Basis of preparation

The unaudited accounts have been prepared on a going concern basis.

The financial reporting framework that has been applied in preparation is the Companies Act 2014 and FRS 102 S1A issued by the Financial Reporting Council.

The company qualifies as a small company, as defined by S280A of the Companies Act 2014, in respect of the financial year.

1.2 Gross rents

Gross rents represents the total amount of rents received during the year.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation and accumulated impairment loss. Cost includes all costs that are directly attributable to bringing the asset into working condition for its intended use.

Depreciation

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset systematically over its expected useful life, as follows:

Residential properties	Nil
Furniture, fixtures and fittings	12.5% straight line

1.4. Taxation

The yearly charge for taxation is based on the profit for the year and is calculated with reference to the tax rates applying at the balance sheet date.

Zuble Property Ltd
Year ended 31 May 2025

2. Personnel

The company had no employees in the reporting periods.

3. Tangible fixed assets

	Residential Properties	Fixtures Fittings	Total
	€	€	€
Cost			
At 31 May 2025 and 1 June 2024	<u>325,141</u>	<u>9,166</u>	<u>334,307</u>
Depreciation			
At 1 June 2024		7,465	7,465
Charge for the year		1,147	1,147
At 31 May 2025		<u>8,612</u>	<u>8,612</u>
Net book values			
At 31 May 2025	<u>325,141</u>	<u>554</u>	<u>325,695</u>
At 31 May 2024	<u>325,141</u>	<u>1,701</u>	<u>326,842</u>

4. Creditors and Accruals

	31/5/25	31/5/24
	€	€
Directors accounts (see also note 7)	92,848	99,182
Loan interest	16,239	
Other	8,520	8,523
	<u>117,607</u>	<u>107,705</u>

Zuble Property Ltd
Year ended 31 May 2025

5. Interest bearing liabilities	2025	2024
	€	€
<u>Due in less than 1 year</u>		
Bank loan	12,000	3,333
<u>Due in more than 1 year</u>		
Bank loan	48,000	
Due to Galleymead Construction Ltd	70,000	
Due to Vivecon Ltd	202,880	328,000
	250,880	328,000

6. Related party transactions

Vivecon Ltd, a UK registered company with common shareholders/directors, advanced loans as follows:

(i) Agreement dated 1 December 2017	€198,000
(ii) Agreement dated 1 August 2018	€130,000

Each loan is repayable in full on the tenth anniversary of drawdown and carries an annual interest coupon of 8%

The following amounts are due from related companies, each of which has common shareholders

	2025	2024
	€	€
Lilac Lane Limited	60,800	61,800
CSS Trading Group Ltd (UK)	0	(6,000)

7. Transactions with directors

	2025	2024
Remuneration	Nil	Nil
Loan accounts	D Conmy	
	€	
At 1 Jun 2023 - due to director	99,182	
Advanced by director in this period	13,171	
Repaid to director in this period	-19,505	
At 31 May 2024 - due to director	92,848	

8. Share capital	2025	2024
	€	€

Zuble Property Ltd

Year ended 31 May 2025

Allotted, called up and fully paid equity

100 Ordinary shares of €1 each

100

100