

**EXPERT RESIDENTIAL PROPERTY LIMITED**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 June 2025**

**EXPERT RESIDENTIAL PROPERTY LIMITED**

**Abridged Unaudited Financial Statements  
for the financial year ended 30 June 2025**

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**Contents**

Directors' Responsibilities Statement	2
Balance Sheet	3
Statement of Changes in Equity	5
Notes to the Abridged Financial Statements	6

**EXPERT RESIDENTIAL PROPERTY LIMITED**

**DIRECTORS' RESPONSIBILITIES STATEMENT**

**for the financial year ended 30 June 2025**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with the Companies Act 2014.

Irish company law requires the director to prepare financial statements for each financial year. Under the law the director 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. Under company law, the director 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 director is required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements 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 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.

**DIRECTORS' DECLARATION ON UNAUDITED FINANCIAL STATEMENTS**

In relation to the financial statements and related notes:

- 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 Beyond Accounting Limited, all the Company's accounting records and provided all the information, books, or 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 financial year ended 30/06/2025.

Approved by the Board of Directors and signed on its behalf by:



Robert Carroll  
Director

09 December 2025



Linda O'Connell  
Director

**EXPERT RESIDENTIAL PROPERTY LIMITED**

**BALANCE SHEET**

**for the financial year ended 30 June 2025**

	Note	2025 €	2024 €
<b>Fixed assets</b>			
Tangible assets	5	547,341	393,126
		<b>547,341</b>	<b>393,126</b>
<b>Current assets</b>			
Debtors	6	1,106,564	801,133
Investments	7	600	600
Cash at bank and in hand	8	407,122	659,200
		<b>1,514,286</b>	<b>1,460,933</b>
Creditors: amounts falling due within one year	9	(718,641)	(561,459)
<b>Net current assets</b>		<b>795,645</b>	<b>899,474</b>
<b>Total assets less current liabilities</b>		<b>1,342,986</b>	<b>1,292,600</b>
Creditors: amounts falling due after more than one year	10	(127,964)	(99,910)
<b>Net assets</b>		<b>1,215,022</b>	<b>1,192,690</b>
<b>Capital and reserves</b>			
Called-up share capital	11	100	100
Profit and loss account		1,214,922	1,192,590
<b>Total shareholders' funds</b>		<b>1,215,022</b>	<b>1,192,690</b>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland' as adapted by Section 1A of FRS 102 and the Companies Act 2014.

**EXPERT RESIDENTIAL PROPERTY LIMITED**

**BALANCE SHEET (continued)**

**for the financial year ended 30 June 2025**

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We, as directors of Expert Residential Property 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 s.358 are satisfied;
- The shareholders of the Company have not served a notice on the Company under s.334(1) in accordance with s.334(2);
- 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;
- 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.

The financial statements of Expert Residential Property Limited (registered number: 671927) were approved and authorised for issue by the Board of Directors on 09 December 2025. They were signed on its behalf by:



Robert Carroll  
Director



Linda O'Connell  
Director

EXPERT RESIDENTIAL PROPERTY LIMITED

STATEMENT OF CHANGES IN EQUITY  
for the financial year ended 30 June 2025

	Called-up share capital	Profit and loss account	Total
	€	€	€
<b>At 01 July 2023</b>	<b>100</b>	<b>809,930</b>	<b>810,030</b>
Profit for the financial year	0	382,660	382,660
<b>Total comprehensive income</b>	<b>0</b>	<b>382,660</b>	<b>382,660</b>
<b>At 30 June 2024</b>	<b>100</b>	<b>1,192,590</b>	<b>1,192,690</b>
<b>At 01 July 2024</b>	<b>100</b>	<b>1,192,590</b>	<b>1,192,690</b>
Profit for the financial year	0	22,332	22,332
<b>Total comprehensive income</b>	<b>0</b>	<b>22,332</b>	<b>22,332</b>
<b>At 30 June 2025</b>	<b>100</b>	<b>1,214,922</b>	<b>1,215,022</b>

## EXPERT RESIDENTIAL PROPERTY LIMITED

### NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

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#### 1. Accounting policies

The principal accounting policies are summarised below. They have all been applied consistently throughout the financial year and to the preceding financial year, unless otherwise stated.

##### General information and basis of accounting

Expert Residential Property Limited (the Company) is a private company, limited by shares, registered in Ireland under the Companies Act 2014 and its company registration number is 671927. The address of the registered office is Unit 103A, Northwest Business Park, Dublin 15, Ireland. The nature of the Company's operations and its principal activities are set out in the Directors' Report.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with the Companies Act 2014 and Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The functional currency of Expert Residential Property Limited is considered to be EUR because that is the currency of the primary economic environment in which the Company operates.

These financial statements are separate financial statements.

##### Going concern

The directors have assessed the Balance Sheet and likely future cash flows at the date of approving these financial statements. The directors have a reasonable expectation that the Company has adequate resources to continue in operational existence and to meet its financial obligations as they fall due for at least 12 months from the date of signing these financial statements. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

##### Foreign currency

Transactions in foreign currencies are recorded at the rate of exchange at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the Balance Sheet date are reported at the rates of exchange prevailing at that date.

Exchange differences are recognised in the Profit and Loss Account in the period in which they arise except for exchange differences arising on gains or losses on non-monetary items which are recognised in the Statement of Comprehensive Income.

##### Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Turnover is recognised when the significant risks and rewards are considered to have been transferred to the customer.

**EXPERT RESIDENTIAL PROPERTY LIMITED**

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (continued)**  
**for the financial year ended 30 June 2025**

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**Employee benefits**

***Short term benefits***

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised as an expense when the Company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**Finance costs**

Finance costs are charged to the Profit and Loss Account over the term of the debt using the effective interest method so the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**Taxation**

***Current tax***

Current tax, including Irish corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

A provision is recognised for those matters for which the tax determination is uncertain but it is considered probable that there will be a future outflow of funds to a tax authority. The provisions are measured at the best estimate of the amount expected to become payable. The assessment is based on the judgement of tax professionals within the Company supported by previous experience in respect of such activities and in certain cases based on specialist independent tax advice.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is recognised in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the Company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

EXPERT RESIDENTIAL PROPERTY LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (continued)  
for the financial year ended 30 June 2025

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**Tangible fixed assets**

Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment. Depreciation is provided on all tangible fixed assets, other than investment property and freehold land, at rates calculated to write off the cost or valuation, less estimated residual value, of each asset on a straight-line or reducing balance basis over its expected useful life, as follows:

Land and buildings	not depreciated
Plant and machinery	5 years straight line
Vehicles	5 years straight line
Fixtures and fittings	5 years straight line
Office equipment	3 years straight line

Residual value represents the estimated amount which would currently be obtained from disposal of an asset, after deducting estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

**Leases**

***The Company as lessee***

Assets held under finance leases, hire purchase contracts and other similar arrangements, which confer rights and obligations similar to those attached to owned assets, are capitalised as tangible fixed assets at the fair value of the leased asset (or, if lower, the present value of the minimum lease payments as determined at the inception of the lease) and are depreciated over the shorter of the lease terms and their useful lives. The capital elements of future lease obligations are recorded as liabilities, while the interest elements are charged to the Profit and Loss Account over the period of the leases to produce a constant periodic rate of interest on the remaining balance of the liability.

Rentals under operating leases are charged on a straight-line basis over the lease term, even if the payments are not made on such a basis. Benefits received and receivable as an incentive to sign an operating lease are similarly spread on a straight-line basis over the lease term.

**Impairment of assets**

Assets, other than those measured at fair value, are assessed for indicators of impairment at each Balance Sheet date. If there is objective evidence of impairment, an impairment loss is recognised in the Profit and Loss Account as described below.

**Fixed asset investments**

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through profit or loss if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

**EXPERT RESIDENTIAL PROPERTY LIMITED**

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (continued)**  
**for the financial year ended 30 June 2025**

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**Trade and other debtors**

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts, except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

**Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in creditors: amounts falling due within one year.

**Trade and other creditors**

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

**Financial instruments**

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

Financial assets and liabilities are only offset in the Balance Sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

**Ordinary share capital**

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

**2. Employees**

	<b>2025</b>	<b>2024</b>
	<b>Number</b>	<b>Number</b>
Monthly average number of persons employed by the Company during the year, including directors	35	21

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EXPERT RESIDENTIAL PROPERTY LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (continued)  
for the financial year ended 30 June 2025

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**3. Interest payable and other similar expenses**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Interest payable and similar expenses	<u>17,651</u>	<u>17,542</u>

**4. Profit on ordinary activities before taxation**

Profit on ordinary activities before taxation is stated after charging/(crediting):

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Depreciation of tangible fixed assets (note 5)	<u>129,103</u>	<u>94,154</u>

EXPERT RESIDENTIAL PROPERTY LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (continued)

for the financial year ended 30 June 2025

5. Tangible assets

	Land and buildings	Plant and machinery	Vehicles	Fixtures and fittings	Office equipment	Total
	€	€	€	€	€	€
<b>Cost</b>						
At 01 July 2024	0	75,345	477,958	5,806	18,557	577,666
Additions	129,191	16,036	136,841	0	1,250	283,318
<b>At 30 June 2025</b>	<b>129,191</b>	<b>91,381</b>	<b>614,799</b>	<b>5,806</b>	<b>19,807</b>	<b>860,984</b>
<b>Accumulated depreciation</b>						
At 01 July 2024	0	11,479	152,748	2,820	17,493	184,540
Charge for the financial year	0	16,959	110,167	1,161	816	129,103
<b>At 30 June 2025</b>	<b>0</b>	<b>28,438</b>	<b>262,915</b>	<b>3,981</b>	<b>18,309</b>	<b>313,643</b>
<b>Net book value</b>						
<b>At 30 June 2025</b>	<b>129,191</b>	<b>62,943</b>	<b>351,884</b>	<b>1,825</b>	<b>1,498</b>	<b>547,341</b>
At 30 June 2024	0	63,866	325,210	2,986	1,064	393,126

EXPERT RESIDENTIAL PROPERTY LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (continued)  
for the financial year ended 30 June 2025

**6. Debtors**

	<b>2025</b>	<b>2024</b>
	€	€
Trade debtors	1,007,313	741,651
Prepayments and accrued income	32,500	28,232
Other debtors	66,751	31,250
	<u><b>1,106,564</b></u>	<u><b>801,133</b></u>

**7. Current asset investments**

	<b>2025</b>	<b>2024</b>
	€	€
Artwork	<u>600</u>	<u>600</u>

**8. Cash and cash equivalents**

	<b>2025</b>	<b>2024</b>
	€	€
Cash at bank and in hand	<u>407,122</u>	<u>659,200</u>

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

	<b>2025</b>	<b>2024</b>
	€	€
Trade creditors	469,780	318,562
Accruals	0	12,203
Corporation tax	8,445	2,732
Other taxation and social security	169,226	154,039
Obligations under finance leases and hire purchase contracts	68,298	67,733
Other creditors	2,892	6,190
	<u><b>718,641</b></u>	<u><b>561,459</b></u>

**10. Creditors: amounts falling due after more than one year**

	<b>2025</b>	<b>2024</b>
	€	€
Obligations under finance leases and hire purchase contracts	<u>127,964</u>	<u>99,910</u>

EXPERT RESIDENTIAL PROPERTY LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (continued)  
for the financial year ended 30 June 2025

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**11. Called-up share capital**

	2025	2024
	€	€
<b>Allotted, called-up and fully-paid</b>		
100 Ordinary shares of €1.00 each	<u>100</u>	<u>100</u>

**12. Events after the Balance Sheet date**

There have been no significant events affecting the Company since the balance sheet date.