

Rubysore Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 March 2025

Rubysore Limited
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Rubysore Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 March 2025

The directors made the following statement 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 regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under that 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", applying Section 1A of that Standard, issued by the Financial Reporting Council. 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 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 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, 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 which comprise the Balance Sheet, the Statement of Changes in Equity and the 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 FMB Advisory Limited, (Chartered 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 financial year ended 31 March 2025."

Signed on behalf of the board

John McDonald
Director

19 December 2025

Ross McDonald
Director

19 December 2025

Rubysshore Limited

BALANCE SHEET

as at 31 March 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	611,646	611,646
Investments	6	151,875	151,875
Fixed Assets		763,521	763,521
Current Assets			
Debtors	7	4,363	-
Cash and cash equivalents		8,875	14,833
		13,238	14,833
Creditors: amounts falling due within one year	8	(637,294)	(636,441)
Net Current Liabilities		(624,056)	(621,608)
Total Assets less Current Liabilities		139,465	141,913
Capital and Reserves			
Called up share capital presented as equity		151,975	151,975
Retained earnings		(12,510)	(10,062)
Equity attributable to owners of the company		139,465	141,913

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

We as Directors of Rubysshore 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 358 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 financial 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 19 December 2025 and signed on its behalf by:

John McDonald
Director

Ross McDonald
Director

Rubysore Limited
STATEMENT OF CHANGES IN EQUITY

as at 31 March 2025

	Called up share capital €	Retained earnings €	Total €
At 1 April 2023	151,975	(7,474)	144,501
Profit for the financial year	-	450	450
Dividends payable	-	(3,038)	(3,038)
At 31 March 2024	151,975	(10,062)	141,913
Profit for the financial year	-	590	590
Dividends payable	-	(3,038)	(3,038)
At 31 March 2025	151,975	(12,510)	139,465

Rubyshore Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

1. General Information

Rubyshore Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 673198. The registered office of the company is 4 Ormond Quay Upper, Dublin 7, D07 PF53. The principal activity of the company is the investment holding and rental of property. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company financial statements.

Statement of compliance

The financial statements of the company for the financial year ended 31 March 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

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" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

Turnover

Turnover, all of which arises from continuing activities, comprises the rental of property. Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates and value added tax.

Rental income from an operating lease is recognised on a straight-line basis over the life of the lease. Costs incurred in earning the lease income are recognised as an expense.

Financial Instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in not-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Profit and Loss account.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Rubymore Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Profit and Loss Account as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Profit and Loss Account in the financial year in which it is receivable.

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 comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

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.

Related parties

For the purposes of these financial statements a party is considered to be related to the company if:

- the party has the ability, directly or indirectly, through one or more intermediaries to control the company or exercise significant influence over the company in making financial and operating policy decisions or has joint control over the company;
- the company and the party are subject to common control;
- the party is an associate of the company or forms part of a joint venture with the company;
- the party is a member of key management personnel of the company or the company's parent, or a close family member of such as an individual, or is an entity under the control, joint control or significant influence of such individuals;
- the party is a close family member of a party referred to above or is an entity under the control or significant influence of such individuals; or
- the party is a post-employment benefit plan which is for the benefit of employees of the company or of any entity that is a related party of the company.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the company.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Dividends

Dividend distribution to equity shareholders are recognised as a liability in the company's financial statements in the period in which the dividends are approved by the equity shareholders. These amounts are recognised in the statement of changes in equity.

Rubysore Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

Share capital of the company

Ordinary share capital

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

Preference share capital

The holders of the Ordinary & Preference Shares shall rank pari passu with one another in all respects.

The holders of the Preference Shares shall be entitled in priority to any payment of dividend on any other class of shares in the Company to be paid a fixed cumulative preferential dividend of 2% per annum.

The Preference Shares can be redeemed at the instance of the holders subject to the availability of sufficient funds.

3. Interest payable and similar expenses	2025 €	2024 €
On amounts payable to connected parties	12,360	12,600
	<u><u>12,360</u></u>	<u><u>12,600</u></u>
4. Employees		
The average monthly number of employees, including directors, during the financial year was 2, (2024 - 2).		
5. Tangible assets	Investment properties	Total
	€	€
Cost		
At 1 April 2024	611,646	611,646
	<u>611,646</u>	<u>611,646</u>
At 31 March 2025	611,646	611,646
	<u>611,646</u>	<u>611,646</u>
Depreciation		
At 1 April 2024	-	-
	<u>-</u>	<u>-</u>
At 31 March 2025	-	-
	<u>-</u>	<u>-</u>
Net book value		
At 31 March 2025	611,646	611,646
	<u><u>611,646</u></u>	<u><u>611,646</u></u>
At 31 March 2024	611,646	611,646
	<u><u>611,646</u></u>	<u><u>611,646</u></u>
6. Investments		Participating interests/ joint ventures shares
		€
Investments		
Cost		
At 31 March 2025		151,875
		<u>151,875</u>
Net book value		
At 31 March 2025		151,875
		<u><u>151,875</u></u>
At 31 March 2024		151,875
		<u><u>151,875</u></u>
7. Debtors	2025 €	2024 €
Taxation	4,363	-
	<u><u>4,363</u></u>	<u><u>-</u></u>

Rubysore Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

8. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to connected parties (Note 12)	621,150	621,357
Taxation	2,472	4,450
Accruals	13,672	10,634
	<u>637,294</u>	<u>636,441</u>

9. Income Statement	Profit account €	2025 €	2024 €
At 1 April 2024	(10,062)	(10,062)	(7,474)
Profit for the financial year	590	590	450
Dividends payable	(3,038)	(3,038)	(3,038)
At 31 March 2025	<u>(12,510)</u>	<u>(12,510)</u>	<u>(10,062)</u>

10. Capital commitments

The company had no material capital commitments at the financial year-ended 31 March 2025.

11. Contingent liabilities

During the previous financial year, the company gave a third party limited recourse share charge in respect of its shares held in Chemco (Ireland) Limited.

12. Related party transactions

The following amounts are due to other connected parties:

	2025 €	2024 €
Snowbridge Investments Limited	<u>621,150</u>	<u>621,357</u>

13. Controlling interest

Snowbridge Investments Limited hold the controlling interest in the company, which is wholly owned and controlled by John McDonald.

14. Post-Balance Sheet Events

On 1st August 2025, the company entered into an agreement to dispose of its entire shareholdings in Chemco (Ireland) Limited to funds advised by Basalt Infrastructure Partners for €18,583,005. The transaction received the required regulatory approvals and was completed on 30 October 2025.

15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 19 December 2025.