

Company Number: 642736

Invasor Properties Ltd
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

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Invasor Properties Ltd
DIRECTOR AND OTHER INFORMATION

Director	Kieran Desmond
Company Secretary	Hermes Trust Limited
Company Number	642736
Business Address	185 Rathmines Road Lower Dublin 6 Dublin Ireland
Accountants	Clifford Desmond & Associates Chartered Accountant 185 Rathmines Road Lower Dublin 6 Republic of Ireland

Invasor Properties Ltd
STATEMENT OF FINANCIAL POSITION

as at 31 December 2025

	2025	2024
	€	€
Non-Current Assets	1,342,532	1,345,035
Payables: amounts falling due within one year	(1,344,487)	(1,344,487)
Net Current Liabilities	(1,344,487)	(1,344,487)
Total Assets less Current Liabilities	(1,955)	548
Accruals and deferred income	(1,240)	(1,240)
Net Liabilities	(3,195)	(692)
Equity	(3,195)	(692)

The financial statements have been prepared in accordance with the micro-companies' regime and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime".

I as Director of Invasor Properties Ltd, 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) 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 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 (as a micro company). 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 micro companies' regime.

Approved by the Director and authorised for issue on 2 March 2026 :

Kieran Desmond
Director

Invasor Properties Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Invasor Properties Ltd is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 642736. The registered office of the company is. 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's financial statements.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

Revenue

Revenue comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Fixtures, fittings and equipment	-	15% Straight line
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The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

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 Income Statement in the financial year in which it is receivable.

Trade and other payables

Trade and other payables 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.

Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The company also operates a defined benefit pension scheme for its employees providing benefits based on final pensionable pay. The assets of this scheme are also held separately from those of the company, being invested with pension fund managers.

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 Statement of Financial Position date.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date. Transactions, during the financial year, which are denominated in foreign currencies are translated at the rates of exchange ruling at the date of the transaction. The resulting exchange differences are dealt with in the Income Statement.

Ordinary share capital

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

continued

Invasor Properties Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

Exceptional item

Exceptional items are those that the directors' view are required to be separately disclosed by virtue of their size or incidence to enable a full understanding of the company's financial performance.

3. Appropriation of Income Statement	2025	2024
	€	€
(Loss)/Profit brought forward	(792)	2,736
Loss for the financial year	(2,503)	(3,528)
Loss carried forward	(3,295)	(792)

4. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end.

5. Loans and Security

Courtstown Island Enterprises Unlimited Company holds a Mortgage Debenture over all of the assets of the company and an undertaking of the company including a fixed charge over all of the property of the company and floating charge as more particularly described in further particulars therein.

6. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 2 March 2026.