

Company Number: 558085

Greenville Investments Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

Greenville Investments Limited

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Greenville Investments Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 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 HLB Ireland Unlimited Company, 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 December 2025."

Signed on behalf of the board

Patrick Joseph Asple
Director

13 February 2026

Ellen Asple
Director

13 February 2026

Greenville Investments Limited

ACCOUNTANTS REPORT

to the Board of Directors on the Compilation of the unaudited Abridged financial statements of Greenville Investments Limited for the financial year ended 31 December 2025

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 31 December 2025 as set out on pages 5 to 11 which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of Greenville Investments Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with guidance issued by Chartered Accountants Ireland and have complied with the relevant ethical guidance laid down by Chartered Accountants Ireland relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 31 December 2025 your duty to ensure that Greenville Investments Limited has kept proper accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Greenville Investments Limited. You consider that Greenville Investments Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Greenville Investments Limited. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory abridged financial statements.

HLB IRELAND UNLIMITED COMPANY

Suite 7
The Courtyard
Carmanhall Road
Sandyford
Dublin 18

13 February 2026

Greenville Investments Limited

BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	<u>2,377,815</u>	<u>2,400,168</u>
Current Assets			
Debtors	7	8,563	15,594
Cash and cash equivalents		<u>58,063</u>	<u>1,057</u>
		<u>66,626</u>	<u>16,651</u>
Creditors: amounts falling due within one year	8	<u>(2,251,163)</u>	<u>(2,185,168)</u>
Net Current Liabilities		<u>(2,184,537)</u>	<u>(2,168,517)</u>
Total Assets less Current Liabilities		<u>193,278</u>	231,651
Creditors:			
amounts falling due after more than one year	9	-	(111,557)
Provisions for liabilities	10	<u>(32,052)</u>	<u>(21,063)</u>
Net Assets		<u><u>161,226</u></u>	<u><u>99,031</u></u>
Capital and Reserves			
Called up share capital presented as equity		181	181
Retained earnings	11	<u>161,045</u>	<u>98,850</u>
Shareholders' Funds		<u><u>161,226</u></u>	<u><u>99,031</u></u>

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 Greenville Investments 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 359 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 13 February 2026 and signed on its behalf by:

Patrick Joseph Asple
Director

Ellen Asple
Director

Greenville Investments Limited
STATEMENT OF CHANGES IN EQUITY

as at 31 December 2025

	Called up share capital €	Retained earnings €	Total €
At 1 January 2024	181	121,039	121,220
Profit for the financial year	-	100,566	100,566
Payment of dividends	-	(122,755)	(122,755)
At 31 December 2024	181	98,850	99,031
Profit for the financial year	-	160,695	160,695
Payment of dividends	-	(98,500)	(98,500)
At 31 December 2025	181	161,045	161,226

Greenville Investments Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Greenville Investments Limited is a company limited by shares incorporated in Ireland. The company's registered number is 558085. The registered office address of the company is Suite 7, The Courtyard, Carmanhall Road, Sandyford, Dublin 18.

Currency

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.

Statement of compliance

The financial statements of the company for the financial year ended 31 December 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 fair value, 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 comprises fair value of rental income and service charges received and receivable, exclusive of value added tax.

Tangible assets and depreciation

Tangible fixed 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 fixed assets, less their estimated residual value, over their expected useful lives as follows:

Fixtures, fittings and equipment	-	10% 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.

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, with assistance from 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.

Greenville Investments Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

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.

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

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.

Taxation and deferred 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.

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 that 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 profits 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 periods 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.

Dividends

Dividend paid to equity shareholders are recognised as a liability in the financial statements in the period in which the dividends are approved by the equity shareholders.

Ordinary share capital

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

3. Operating profit	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	22,353	22,354
	<u> </u>	<u> </u>
4. Interest payable and similar expenses	2025	2024
	€	€
Interest	6,447	9,929
	<u> </u>	<u> </u>

Greenville Investments Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

5. Employees

The company had no employees during the current or prior year except for the directors, who acted on a voluntary basis and received no remuneration for their services.

6. Tangible assets

	Investment properties	Fixtures, fittings and equipment	Total
	€	€	€
Cost or Valuation			
At 1 January 2025	2,377,659	223,536	2,601,195
At 31 December 2025	2,377,659	223,536	2,601,195
Depreciation			
At 1 January 2025	-	201,027	201,027
Charge for the financial year	-	22,353	22,353
At 31 December 2025	-	223,380	223,380
Net book value			
At 31 December 2025	2,377,659	156	2,377,815
At 31 December 2024	2,377,659	22,509	2,400,168

The directors reviewed the fair value of the Company's investment property at 31 December 2025 and are satisfied that the carrying value reflects the fair value of the property at that date. The directors have extensive knowledge of the property market and do seek external professional advice to assist them with its valuation assumptions.

The directors do note that there may be a degree of estimation uncertainty regarding the fair value at the year end as the market is still volatile due to the factors outlined in note 3. However, at the time of approving the financial statements the directors were not aware of any significant adverse effect on the value of property that may result in an impairment and consequently the financial statements do not include any adjustments that may result from the impact of these events.

7. Debtors

	2025	2024
	€	€
Other debtors	8,063	-
Taxation	-	754
Prepayments	500	7,840
Accrued income	-	7,000
	8,563	15,594

8. Creditors

	2025	2024
	€	€
Amounts falling due within one year		
Amounts owed to credit institutions	108,075	108,091
Trade creditors	-	134
Amounts owed to group undertakings (Note 12)	2,074,854	2,052,354
Taxation	59,234	2,989
Other creditors	-	15,000
Accruals	9,000	6,600
	2,251,163	2,185,168

Greenville Investments Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

9. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	-	111,557
	<u> </u>	<u> </u>
Loans		
Repayable in one year or less, or on demand	108,075	108,091
Repayable between one and two years	-	111,557
	<u> </u>	<u> </u>
	108,075	219,648
	<u> </u>	<u> </u>

Security:

Bank borrowings from Allied Irish Banks PLC are secured by a fixed charge over the assets of the company.

10. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Capital allowances	Other differences	Total	Total
	€	€	2025 €	2024 €
At financial year start	(2,413)	23,476	21,063	21,641
Charged to profit and loss	(181)	11,170	10,989	(578)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At financial year end	(2,594)	34,646	32,052	21,063
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

11. Income Statement

	2025	2024
	€	€
At 1 January 2025	98,850	121,039
Profit for the financial year	160,695	100,566
Payment of dividends	(98,500)	(122,755)
	<u> </u>	<u> </u>
At 31 December 2025	161,045	98,850
	<u> </u>	<u> </u>

12. Related party transactions

A charge of €22,500 was made by Breezemount Limited during the year in respect of management fees provided to the company. Breezemount Investments Limited is a member of the board and controls Greenville Investments Limited.

There is no interest charged on the outstanding balance and it is repayable on demand.

Transactions and balances with group company:

	2025	2024
	€	€
Breezemount Investments Limited		
Amount (owed to) Breezemount Investments Limited	(2,074,854)	(2,052,354)
	<u> </u>	<u> </u>

Greenville Investments Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

13. Parent company

The company regards Breezemount Investments Limited as its parent company by virtue of its ownership of a preference share in accordance with the provision of Section 7(2)(a)(i) of the Companies Act 2014. The registered address of the company is North Parade, Gorey, Co. Wexford.

14. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 13 February 2026.