

Al Maun Invest Limited

**Date of Incorporation
31 July 2025**

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

Al Maun Invest Limited

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Al Maun Invest Limited
DIRECTOR AND OTHER INFORMATION

Director Sana Askary (Appointed 31 July 2025)

Company Secretary Naheed Salman

Company Number 768981

Registered Office and Business Address 17 Mount Symon Avenue
Clonsilla
Dublin 15
Ireland

Accountants Suzanne Fogarty & Associates
11B Ashleigh Retail Centre
Castleknock Village
Dublin 15

AI Maun Invest Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial period ended 30 June 2025

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial period. Under that law, the director has 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 she is satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial period end date and of the profit or loss of the company for the financial period 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, enable her to ensure that the financial statements and Director's Report comply with the Companies Act 2014. She is 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.

Signed on behalf of the board

Sana Askary
Director

23 March 2026

AI Maun Invest Limited
ACCOUNTANTS REPORT
to the Director on the Compilation of the unaudited Abridged financial statements
of AI Maun Invest Limited
for the financial period ended 30 June 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 period ended 30 June 2025 as set out on pages 6 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 director of AI Maun Invest Limited, 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 Director 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 director 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 period ended 30 June 2025 your duty to ensure that AI Maun Invest Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of AI Maun Invest Limited. You consider that AI Maun Invest Limited is exempt from the statutory audit requirement for the financial period.

We have not been instructed to carry out an audit or a review of the abridged financial statements of AI Maun Invest 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.

SUZANNE FOGARTY & ASSOCIATES

11B Ashleigh Retail Centre
Castleknock Village
Dublin 15

23 March 2026

Al Maun Invest Limited

BALANCE SHEET

as at 30 June 2025

	Notes	2025 €
Fixed Assets		
Tangible assets	8	503,559
		<hr/>
Current Assets		
Debtors	9	591
Cash and cash equivalents		753
		<hr/>
		1,344
		<hr/>
Creditors: amounts falling due within one year	10	(512,160)
		<hr/>
Net Current Liabilities		(510,816)
		<hr/>
Total Assets less Current Liabilities		(7,257)
		<hr/> <hr/>
Capital and Reserves		
Called up share capital presented as equity		100
Retained earnings		(7,357)
		<hr/>
Equity attributable to owners of the company		(7,257)
		<hr/> <hr/>

I as Director of Al Maun Invest 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) 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 period and of its profit or loss for such a financial period 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 23 March 2026 and signed on its behalf by:

Sana Askary
Director

Al Maun Invest Limited
STATEMENT OF CHANGES IN EQUITY

as at 30 June 2025

	Called up share capital €	Retained earnings €	Total €
Loss for the financial period	-	(7,357)	(7,357)
Net proceeds of equity Ordinary share issue	100	-	100
At 30 June 2025	100	(7,357)	(7,257)

AI Maun Invest Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period ended 30 June 2025

1. General Information

AI Maun Invest Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 768981. The registered office of the company is 17 Mount Symon Avenue, Clonsilla, Dublin 15, Ireland which is also the principal place of business of the company. The principal activity is the rental of real estate. 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 period ended 30 June 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

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" 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 period, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014.

Cash flow statement

The company has availed of the exemption in FRS 102 from the requirement to prepare a Statement of Cash Flows because it is classified as a small company.

Revenue

Revenue comprises the rental income and other associated amounts received in the period ended 30th June 2025.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. Cost comprises purchase price and other directly attributable costs. Freehold land is stated at cost and is not depreciated. 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:

Land and buildings freehold	-	2% 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.

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.

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.

Al Maun Invest Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period ended 30 June 2025

Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial period 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.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Profit and Loss Account.

Ordinary share capital

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

3. Period of financial statements

The financial statements are for the 11 month 1 day period ended 30 June 2025.
Date company was incorporated:
31 July 2025

4. Statement on previous periods

The company did not present financial statements for previous periods.

5. Operating loss

2025

€

Operating loss is stated after charging:

Depreciation of tangible assets

10,277

6. Employees

The average monthly number of employees, including the director, during the financial period was 0.

AI Maun Invest Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial period ended 30 June 2025

7. Tax on loss		2025
		€
(a) Analysis of charge in the financial period		
Current tax:		
Corporation tax at 25.00% (Note 7 (b))		974
		<u><u>974</u></u>
(b) Factors affecting tax charge for the financial period		
The tax assessed for the financial period differs from the standard rate of corporation tax in Ireland (2025 - 25.00%). The differences are explained below:		
		2025
		€
Loss taxable at 25.00%		(6,383)
		<u><u>(6,383)</u></u>
Loss before tax		
multiplied by the standard rate of corporation tax		
in Ireland at 25.00%		(1,596)
Effects of:		
Depreciation in excess of capital allowances for period		2,570
		<u>2,570</u>
Total tax charge for the financial period (Note 7 (a))		974
		<u><u>974</u></u>
8. Tangible assets		
	Land and buildings freehold	Total
	€	€
Cost		
At 31 July 2024	-	-
Additions	513,836	513,836
	<u>513,836</u>	<u>513,836</u>
At 30 June 2025	513,836	513,836
	<u>513,836</u>	<u>513,836</u>
Depreciation		
At 31 July 2024	-	-
Charge for the financial period	10,277	10,277
	<u>10,277</u>	<u>10,277</u>
At 30 June 2025	10,277	10,277
	<u>10,277</u>	<u>10,277</u>
Net book value		
At 30 June 2025	503,559	503,559
	<u><u>503,559</u></u>	<u><u>503,559</u></u>
9. Debtors		2025
		€
Other debtors		591
		<u><u>591</u></u>
10. Creditors		2025
Amounts falling due within one year		€
Amounts owed to group undertakings		510,263
Taxation		974
Accruals		923
		<u>510,263</u>
		<u>974</u>
		<u>923</u>
		<u><u>512,160</u></u>

Al Maun Invest Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial period ended 30 June 2025

11. Income Statement

	2025
	€
At 31 July 2024	-
Loss for the financial period	<u>(7,357)</u>
At 30 June 2025	<u><u>(7,357)</u></u>

12. Capital commitments

The company had no material capital commitments at the financial period-ended 30 June 2025.

13. Related party transactions

Transactions with group companies include a loan received from the parent company, Sitara Medical Limited, to finance the purchase of the investment property. As at 30th June 2025, the balance owing to Sitara Medical Limited is €510,263.

14. Parent company

The company regards Sitara Medical Limited as its parent company.

15. Controlling interest

The company is controlled by Sana Askary.

16. Post-Balance Sheet Events

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

17. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 23 March 2026.