

COMPANY REGISTRATION NUMBER: NI034475
CHARITY REGISTRATION NUMBER: NIC101849

EastSide Property Belfast
Company Limited by Guarantee
Financial Statements
31 March 2025

Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

EastSide Property Belfast
Company Limited by Guarantee
Financial Statements
Year ended 31 March 2025

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EastSide Property Belfast

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2025

The trustees, who are also the directors for the purposes of company law, present their report and the financial statements of the charity for the year ended 31 March 2025.

Reference and administrative details

Registered charity name	EastSide Property Belfast
Charity registration number	NIC101849
Company registration number	NI034475
Principal office and registered office	Avalon House 278-280 Newtownards Road Belfast Co. Antrim BT4 1HE

The trustees

J McAlpin
A Hassard
P McEvoy
A Shannon Rusk
W Gillies
J Eyre (Appointed 4 August 2025)

Company secretary Tony Wilson

Auditor Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

Bankers AIB
11-15 Donegall Square North
Belfast
BT1 5GB

Solicitors Hewitt and Gilpin
8 High Street
Holywood
Co. Down
BT18 9AZ

EastSide Property Belfast

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2025

Structure, governance and management

Governing Document

EastSide Property Belfast is a Company Limited by Guarantee and is a Charity recognised by the Charity Commission for NI and HM Revenue and Customs. It is a not for profit organisation. The company was established under a Memorandum of Association which established the objects and powers of the company and is governed under its Articles of Association.

Appointment of trustees

The Chairman and the Trustees recommend new Trustees as needed. New Trustees are recruited on the relevance of their skills, and their potential to be able to make a helpful contribution to the governance of the charity. As part of this process they are made aware of a Trustees' legal obligations under charity and company law, the content of the Memorandum and Articles of Association, the decision making processes, the business plan and recent financial performance of the charity. Once the potential new Trustee has agreed to be considered for appointment they can be co-opted by the directors until formal voting by members occurs at the next Annual General Meeting.

Trustee induction and training

A trustee induction process was developed by the parent company, which is also followed by all subsidiaries.

Arrangements for setting pay and remuneration of key management personnel

The directors consider that the board of directors, who are the charity's trustees, and the senior management team comprise the key management personnel of the charity in charge of directing and controlling, running and operating the charity on a day to day basis. All directors give of their time freely and no director received remuneration in the year. Details of directors' expenses and related party transactions are disclosed in note 15 to the accounts. The pay of the senior staff is set by reference to external guidance and utilisation of pay scales. In view of the nature of the charity, the directors benchmark against pay levels in other similar size charities run on a voluntary basis when appointing new members of key management.

Organisation structure and how charity makes decisions

EastSide Property Belfast is governed by the Board of Directors. The company is managed on a day to day basis by a senior management team as appointed by the Board of Directors. The board of directors meets quarterly, and is appointed by the members at the AGM. A senior management team manages the day to day activities of the company, and reports on company performance to all board meetings.

Relationships with related parties

None of our trustees receive remuneration or other benefit from their work with the charity.

EastSide Property Belfast

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2025

Structure, governance and management *(continued)*

Risk management

The company aims to mitigate the major risks it faces by implementation of the following procedures:— External control risks are minimised by the use of property management agents to advise on all aspects of letting of properties owned by the company; - Internal control risks are minimised by the implementation of procedures for authorisation of all transactions with a financial implication.

Objectives and activities

Principal Activities

The principal activity of the company is to contribute to the urban regeneration of East Belfast.

Purposes

The purpose of EastSide Property expressed through its objects, is:

(a) The promotion for the public benefit of urban regeneration in East Belfast and its environs (the "area of benefit"), being an area of social and economic deprivation, by all or any of the following means:

- (i) the creation of training and employment opportunities for the unemployed by the provision of workspace, buildings and/or land for use on favourable terms;
- (ii) the maintenance, improvement or provision of public amenities;
- (iii) the provision of recreational facilities for the public at large or those who by reason of their youth, age, infirmity or disablement or social and economic circumstances, have need of such facilities.

(b) To support and develop the work of community and voluntary groups in charitable activity which seek to relieve poverty, advance education, provide facilities for youth and improve the quality of life of the inhabitants of the area of benefit.

Objectives

EastSide Property Belfast is a not for profit property development company committed to making a positive difference in our community.

While committed to providing a professional quality service to clients, EastSide Property Belfast's primary goals are social.

The company aims to make a difference by:

- Bringing back into use unused and derelict property;
- Providing high quality good value accommodation for organisations, individuals and companies making a positive contribution to the community;
- Generating income to invest in future community regeneration.

EastSide Property Belfast

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2025

Objectives and activities *(continued)*

Public Benefit

The public benefits that flow from the purpose of urban regeneration are:

- (i) a reduction in unemployment, hardship and poverty, leading to a better quality of life for the beneficiaries and consequent improvements in their health and well-being;
- (ii) increased access to amenities that improve people's quality of life and well-being;
- (iii) enhanced activity, engagement and participation in social activities by residents of the area of benefit, leading to an improvement in their well-being and quality of life and greater social cohesion.

The public benefits that flow from the purpose of supporting and developing the work of community and voluntary groups are the increased efficiency and effectiveness of these organisations, resulting in enhanced outcomes and service delivery and, consequently, an improved quality of life for those who benefit from their work.

EastSide Property Belfast

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2025

Achievements and performance

Throughout the year EastSide Property continued to provide facilities to achieve the above purposes, managing and maintaining the existing property portfolio at Avalon House, Bloomfield House, Bridges Family Practice, The Containers at C.S. Lewis Square, EastSide Visitor Centre, 278 Newtownards Road, 440 to 448 Newtownards Road (4 units), Enler Complex, George Best House, Lagan Village Tower, along with the Carew Family Centre.

The main benefits of our urban regeneration activities during the year were:

a) a reduction in unemployment, hardship and poverty, leading to a better quality of life for the beneficiaries and consequent improvements in their health and well-being; There are approximately 200 people employed, or in training places across all facilities, all of which are based in areas of high unemployment and social disadvantage.

b) increased access to amenities that improve people's quality of life and well-being; The key facilities that provide access to amenities in areas of disadvantage are the Bridges Family Practice, with a patient list of approximately 6,700, the Enler Complex which provides the main health, community and 'convenience' retail facilities for a social housing estate of 7,000 residents, EastSide Visitor Centre, which provides education facilities on the cultural, historical and industrial heritage of east Belfast, with 70,000 visitors during the past year, and Carew Family Centre which provides facilities and programmes for children, young people and families with approximately 500 users including children and families per year.

c) enhanced activity, engagement and participation in social activities by residents of the area of benefit, leading to an improvement in their well-being and quality of life and greater social cohesion. Both the Enler Complex and EastSide Visitor Centre have directly contributed to an enhanced level of activity and participation in social activities, through centre based activities in Enler Community Centre (part of Enler Complex) and through both centre based and outdoor activities through the EastSide Visitor Centre, including arts activities, social gatherings, talks, heritage trails and walking & cycling activities along the adjacent Connswater Community Greenway. The cycle hub at C.S. Lewis Square has encouraged cycling activity by all ages, abilities and social backgrounds. The Carew Centre is a thriving hub for integrated family services with key agencies such as Sure Start, Barnardos and EastSide Learning all providing a service of children and family support, educational activity and health and well-being support.

The public benefits that flow from the purpose of supporting and developing the work of community and voluntary groups were as follows: There are currently 12 community & voluntary organisations based in our facilities, including Ballybeen Improvement Group, EastSide Partnership, EastSide Arts, EastSide Tourism, EastSide Greenways, EastSide Learning, Sure Start, Barnardos, East Belfast Alternatives, Action Mental Health, Send House Ltd and Sustrans, providing a wide range of services across the east of the city and beyond.

EastSide Property Belfast

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2025

Financial review

The results for the year are set out in detail on page 14 and page 15. The company returned net incoming resources for the year of £329,810 (2024: £197,920). At 31 March 2025, the total funds of the charity amounted to £6,070,761 (2024: £5,740,951), comprising restricted funds of £3,253,804 (2024: £3,334,892) and unrestricted funds of £2,816,957 (2024: £2,406,059).

Reserves policy and going concern

A policy has been implemented by the company in order to recognise the charity's requirements for reserves in light of the main risks to the organisation. It has established a policy whereby the company aims to hold unrestricted funds equating to between 25% and 50% of annual administration overheads. The aim is to provide sufficient funds to cover any unforeseen costs which may arise, as well as allowing for the payment of any liabilities which would arise should the company cease to operate. See notes 24 and 25 for further explanations regarding the reserves held.

The trustees are aware of the fact that a large proportion of the unrestricted reserves are held in the form of property assets, which do not form part of the 'free reserves' calculation. Reserve levels are monitored in line with ongoing working capital requirements.

Plans for future periods

The charity plans continuing the activities outlined above in the forthcoming years subject to satisfactory funding arrangements.

Trustees' responsibilities statement

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

EastSide Property Belfast

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 March 2025

Auditor

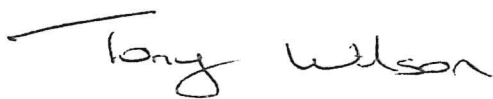
Each of the persons who is a trustee at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the charity's auditor is unaware; and
- they have taken all steps that they ought to have taken as a trustee to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

The trustees' annual report was approved on 11 December 2025 and signed on behalf of the board of trustees by:



T WILSON

CHARITY SECRETARY

EastSide Property Belfast

Company Limited by Guarantee

Independent Auditor's Report to the Members of EastSide Property Belfast

Year ended 31 March 2025

Opinion

We have audited the financial statements of EastSide Property Belfast (the 'charity') for the year ended 31 March 2025 which comprise the statement of financial activities (including income and expenditure account), statement of financial position, statement of cash flows and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and the provisions available for small entities, in the circumstances set out below, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

In common with many other organisations of a similar size and nature, the charity uses its auditors to prepare and submit returns to the tax authorities and assist with the preparation of their organisation's financial statements.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

EastSide Property Belfast

Company Limited by Guarantee

Independent Auditor's Report to the Members of EastSide Property Belfast

(continued)

Year ended 31 March 2025

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

EastSide Property Belfast

Company Limited by Guarantee

Independent Auditor's Report to the Members of EastSide Property Belfast

(continued)

Year ended 31 March 2025

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK). Those standards require us to comply with the Financial Reporting Council's (FRC's) Ethical Standard for Auditors', in the circumstances set out in note 29 to the financial statements.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

EastSide Property Belfast

Company Limited by Guarantee

Independent Auditor's Report to the Members of EastSide Property Belfast (continued)

Year ended 31 March 2025

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed documentation of their policies and procedures relating to:
 - identifying, evaluating and complying with laws and regulations and whether management were aware of any instances of non-compliance;
 - detecting and responding to the risks of fraud and whether management have knowledge of any actual, suspected or alleged fraud;
 - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations.
- the matters discussed among the audit engagement team including significant component audit teams and relevant internal specialists, including tax and valuations specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory frameworks in operation, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included ongoing compliance with the UK Companies Act and tax legislation.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental for their ability to operate or to avoid a material penalty.

EastSide Property Belfast

Company Limited by Guarantee

Independent Auditor's Report to the Members of EastSide Property Belfast

(continued)

Year ended 31 March 2025

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

EastSide Property Belfast

Company Limited by Guarantee

Independent Auditor's Report to the Members of EastSide Property Belfast

(continued)

Year ended 31 March 2025

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charity's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's members those matters we are required to state to them in an auditor's 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 charity and the charity's members as a body, for our audit work, for this report, or for the opinions we have formed.



Paul Dolan (Senior Statutory Auditor)

For and on behalf of
Finegan Gibson Ltd
Chartered accountants & statutory auditor
Causeway Tower
9 James Street South
Belfast
BT2 8DN

11 December 2025

EastSide Property Belfast

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 March 2025

		Unrestricted funds £	2025 Restricted funds £	Total funds £	2024 Total funds £
	Note				
Income and endowments					
Charitable activities	5	491,176	—	491,176	465,435
Other trading activities	6	33,032	—	33,032	27,625
Investment income	7	20,575	—	20,575	2,869
Total income		<u>544,783</u>	<u>—</u>	<u>544,783</u>	<u>495,929</u>
Expenditure					
Expenditure on raising funds:					
Costs of other trading activities	8	27,315	—	27,315	97,483
Expenditure on charitable activities	9	356,570	6,088	362,658	360,526
Total expenditure		<u>383,885</u>	<u>6,088</u>	<u>389,973</u>	<u>458,009</u>
Net gains on investments	11	250,000	(75,000)	175,000	160,000
Net income and net movement in funds		<u>410,898</u>	<u>(81,088)</u>	<u>329,810</u>	<u>197,920</u>
Reconciliation of funds					
Total funds brought forward		2,406,059	3,334,892	5,740,951	5,543,031
Total funds carried forward		<u>2,816,957</u>	<u>3,253,804</u>	<u>6,070,761</u>	<u>5,740,951</u>

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 17 to 29 form part of these financial statements.

EastSide Property Belfast
Company Limited by Guarantee
Statement of Financial Position
31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	16	348,516	400,218
Investments	17	4,350,000	4,645,000
		<u>4,698,516</u>	<u>5,045,218</u>
Current assets			
Debtors	18	125,190	117,237
Assets held for sale	19	510,000	–
Cash at bank and in hand		911,831	749,096
		<u>1,547,021</u>	<u>866,333</u>
Creditors: amounts falling due within one year	20	172,323	159,026
Net current assets		<u>1,374,698</u>	<u>707,307</u>
Total assets less current liabilities		<u>6,073,214</u>	<u>5,752,525</u>
Creditors: amounts falling due after more than one year	21	2,453	11,574
Net assets		<u>6,070,761</u>	<u>5,740,951</u>
Funds of the charity			
Restricted funds		3,253,804	3,334,892
Unrestricted funds		2,816,957	2,406,059
Total charity funds	24	<u>6,070,761</u>	<u>5,740,951</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 11 December 2025, and are signed on behalf of the board by:



JAMES EYRE
TRUSTEE

The notes on pages 17 to 29 form part of these financial statements.

EastSide Property Belfast
Company Limited by Guarantee

Statement of Cash Flows

Year ended 31 March 2025

	2025	2024
	£	£
Cash flows from operating activities		
Net income	329,810	197,920
<i>Adjustments for:</i>		
Depreciation of tangible fixed assets	11,976	11,987
Net gains on investments	(175,000)	(160,000)
Other interest receivable and similar income	(20,575)	(2,869)
Interest payable and similar charges	362	13,630
Accrued (income)/expenses	(28,420)	6,667
<i>Changes in:</i>		
Trade and other debtors	23,425	9,443
Trade and other creditors	(11,695)	(19,058)
Cash generated from operations	129,883	57,720
Interest paid	(362)	(13,630)
Interest received	20,575	2,869
Net cash from operating activities	<u>150,096</u>	<u>46,959</u>
Cash flows from investing activities		
Purchase of tangible assets	(274)	–
Net cash used in investing activities	<u>(274)</u>	<u>–</u>
Cash flows from financing activities		
Repayments of borrowings	(8,605)	(278,443)
Proceeds from loans from group undertakings	21,518	(22,638)
Net cash from/(used in) financing activities	<u>12,913</u>	<u>(301,081)</u>
Net increase/(decrease) in cash and cash equivalents	162,735	(254,122)
Cash and cash equivalents at beginning of year	749,096	1,003,218
Cash and cash equivalents at end of year	<u>911,831</u>	<u>749,096</u>

The notes on pages 17 to 29 form part of these financial statements.

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 March 2025

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in Northern Ireland and a registered charity in Northern Ireland. The address of the registered office is Avalon House, 278-280 Newtownards Road, Belfast, Co. Antrim, BT4 1HE.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

There are no material uncertainties about the charity's ability to continue.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

3. Accounting policies *(continued)*

Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures and fittings	- 10% straight line
Office Equipment	- 20% straight line

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available without undue cost or effort for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

3. Accounting policies *(continued)*

Impairment of fixed assets *(continued)*

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised as an expense in the period in which it arises.

4. Limited by guarantee

EastSide Property Belfast is a company limited by guarantee and has no share capital. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

5. Charitable activities

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Rental income	477,798	477,798	461,990	461,990
Other income	191	191	110	110
Room hire	2,096	2,096	3,335	3,335
Bloomfield House release	11,091	11,091	—	—
	<u>491,176</u>	<u>491,176</u>	<u>465,435</u>	<u>465,435</u>

6. Other trading activities

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Rental income	31,947	31,947	25,122	25,122
Room hire	1,085	1,085	2,503	2,503
	<u>33,032</u>	<u>33,032</u>	<u>27,625</u>	<u>27,625</u>

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

7. Investment income

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Bank interest receivable	<u>20,575</u>	<u>20,575</u>	<u>2,869</u>	<u>2,869</u>

8. Costs of other trading activities

	Unrestricted Funds	Total Funds 2025	Unrestricted Funds	Total Funds 2024
	£	£	£	£
Costs of other trading activities	<u>27,315</u>	<u>27,315</u>	<u>97,483</u>	<u>97,483</u>

9. Expenditure on charitable activities by fund type

	Unrestricted Funds	Restricted Funds	Total Funds 2025
	£	£	£
Urban Regeneration Activities	349,956	6,088	356,044
Support costs	<u>6,614</u>	<u>—</u>	<u>6,614</u>
	<u>356,570</u>	<u>6,088</u>	<u>362,658</u>

	Unrestricted Funds	Restricted Funds	Total Funds 2024
	£	£	£
Urban Regeneration Activities	348,642	6,088	354,730
Support costs	<u>5,796</u>	<u>—</u>	<u>5,796</u>
	<u>354,438</u>	<u>6,088</u>	<u>360,526</u>

10. Analysis of support costs

	Analysis of support costs	Total 2025	Total 2024
	£	£	£
Communications and IT	2,742	2,742	2,546
General office	70	70	280
Governance costs	<u>3,802</u>	<u>3,802</u>	<u>2,970</u>
	<u>6,614</u>	<u>6,614</u>	<u>5,796</u>

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

11. Net gains on investments

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £
Gains/(losses) on investment property	250,000	(75,000)	175,000
Gains/(losses) on revaluation of fixed assets	—	—	—
	<u>250,000</u>	<u>(75,000)</u>	<u>175,000</u>

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Gains/(losses) on investment property	155,000	—	155,000
Gains/(losses) on revaluation of fixed assets	5,000	—	5,000
	<u>160,000</u>	<u>—</u>	<u>160,000</u>

12. Net income

Net income is stated after charging/(crediting):

	2025 £	2024 £
Depreciation of tangible fixed assets	<u>11,976</u>	<u>11,987</u>

13. Auditors remuneration

	2025 £	2024 £
Fees payable for the audit of the financial statements	<u>3,520</u>	<u>2,970</u>

14. Staff costs

The total staff costs and employee benefits for the reporting period are analysed as follows:

	2025 £	2024 £
Wages and salaries	132,836	93,480
Social security costs	2,163	1,157
Employer contributions to pension plans	<u>2,067</u>	<u>1,431</u>
	<u>137,066</u>	<u>96,068</u>

Staff costs include an allocation of time costs from EastSide Partnership to reflect staff time dedicated to EastSide Property Belfast.

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

14. Staff costs *(continued)*

The average head count of employees during the year was 1 (2024: 1). The average number of full-time equivalent employees during the year is analysed as follows:

	2025 No.	2024 No.
Full time employees	<u>1</u>	<u>1</u>

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

15. Trustee remuneration and expenses

The Charity Trustees were not paid or received any other benefits from employment with the Charity in the year (2024: £NIL). They were not reimbursed for travel expenses during the year (2024: £NIL). No charity trustee received payment for professional or other services supplied to the charity (2024: £NIL).

16. Tangible fixed assets

	Freehold property £	Fixtures and fittings £	Equipment £	Total £
Cost				
At 1 April 2024	365,000	121,634	35,433	522,067
Additions	—	—	274	274
Transfers	(40,000)	—	—	(40,000)
At 31 March 2025	<u>325,000</u>	<u>121,634</u>	<u>35,707</u>	<u>482,341</u>
Depreciation				
At 1 April 2024	—	88,974	32,875	121,849
Charge for the year	—	10,908	1,068	11,976
At 31 March 2025	<u>—</u>	<u>99,882</u>	<u>33,943</u>	<u>133,825</u>
Carrying amount				
At 31 March 2025	<u>325,000</u>	<u>21,752</u>	<u>1,764</u>	<u>348,516</u>
At 31 March 2024	<u>365,000</u>	<u>32,660</u>	<u>2,558</u>	<u>400,218</u>

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

17. Investments

	Investment properties £
Cost or valuation	
At 1 April 2024	4,645,000
Additions	—
Fair value movements	175,000
Transfers	(470,000)
At 31 March 2025	<u><u>4,350,000</u></u>
Carrying amount	
At 31 March 2025	<u><u>4,350,000</u></u>
At 31 March 2024	<u><u>4,645,000</u></u>

All investments shown above are held at valuation.

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

17. Investments *(continued)*

Investment properties

Investment properties are comprised of the Enler Complex at Ballybeen, Lagan Village Tower on the Ravenhill Road, the property at 16 Burren Way, the property at 2/4 Bloomfield Avenue, Bloomfield House at 395-405 Newtownards Road, the Visitor Centre at 402 Newtownards Road, Bryson Street Surgery, property at 274 Newtownards Road, the site at 394 - 400 Newtownards Road, the property at 442-448 Newtownards Road and the Carew Family Centre.

The company's investment property at Lagan Village Tower was valued in September 2025 on an open market value basis (subject to existing tenancies) at £275,000. The directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The historic cost of the property is £791,652.

The company's investment property at 2/4 Bloomfield Avenue was valued in September 2025 on an open market value basis (subject to existing tenancies) at £200,000. The directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The historic cost of the property is £132,875.

The company's investment property at Bloomfield House was valued in September 2025 on an open market value basis (subject to existing tenancies) at £375,000. The directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The historic cost of the property is £713,176.

The company's investment property at the Enler Complex was valued in September 2025 on an open market value basis (subject to existing tenancies) at £1,600,000. The directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The historic cost of the property is £2,112,651.

The company's investment property at 16 Burren Way was valued in September 2025 on an open market value basis (with vacant possession) at £135,000. The directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The historic cost of the property is £100,000.

The company's investment property at 402 Newtownards Road and land at 394-400 Newtownards Road was valued in September 2025 on an open market value basis (subject to existing tenancies) at £225,000. The directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The historic cost of the property and land is £771,203.

The company's investment property at Bryson Street Surgery was valued in September 2025 on an open market value basis (subject to existing tenancies) at £1,150,000. The directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The historic cost of the property is £1,072,720.

The company's investment property at 274 Newtownards Road was valued in September 2025 on an open market value basis (subject to existing tenancies) at £65,000. The directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The historic cost of the property is £155,000.

The company's investment property at Container Park, 402 Newtownards Road was valued in September 2025 on an open market value basis (subject to existing tenancies) at £50,000. The

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

17. Investments *(continued)*

directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The historic cost of the property is £40,000.

The company's investment property at 442-448 Newtownards Road was valued in August 2024 on an open market value basis (subject to existing tenancies) at £470,000. The directors have subsequently agreed to sell the property at market value, and as a result, the asset has been reclassified from investment property to current assets – property held for sale. The directors consider that the August 2024 valuation remains appropriate as the fair value of the property at 31 March 2025 and have incorporated this valuation into the accounts. The historic cost of the property is £378,830.

The company's investment property at the Carew Family Centre was valued in September 2025 on an open market value basis (subject to existing tenancies) at £275,000. The directors believe that this also represents the open market value of the property at 31st March 2025 and have incorporated this valuation into the accounts. The property was gifted to company in 2020.

18. Debtors

	2025 £	2024 £
Amounts owed by group undertakings	30,151	54,473
Prepayments and accrued income	89,976	60,171
Other debtors	5,063	2,593
	<u>125,190</u>	<u>117,237</u>

19. Assets held for sale

	2025 £	2024 £
Property held for sale	<u>510,000</u>	<u>–</u>

20. Creditors: amounts falling due within one year

	2025 £	2024 £
Bank loans and overdrafts	9,416	8,900
Trade creditors	21,077	17,466
Amounts owed to group undertakings	92,335	70,817
Accruals and deferred income	42,912	51,045
Social security and other taxes	6,583	10,798
	<u>172,323</u>	<u>159,026</u>

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

21. Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans and overdrafts	<u>2,453</u>	<u>11,574</u>

Bank loans and overdrafts are secured as follows:

UCIT Facility

i. Mortgage charge, in favour of UCIT, over the following two properties; 395/405 Newtownards Road and 144/152 Ravenhill Road.

ii. First legal charge over 16 Burren Way.

22. Deferred income

	2025	2024
	£	£
At 1 April 2024	22,182	22,182
Amount released to income	(11,091)	—
At 31 March 2025	<u>11,091</u>	<u>22,182</u>

23. Pensions and other post retirement benefits

Defined contribution plans

The amount recognised in income or expenditure as an expense in relation to defined contribution plans was £2,067 (2024: £1,431).

24. Analysis of charitable funds

Unrestricted funds

	At 1 April 2024	Income	Expenditure	Gains and losses	At 31 March 2025
	£	£	£	£	£
General funds	<u>2,406,059</u>	<u>544,783</u>	<u>(383,885)</u>	<u>250,000</u>	<u>2,816,957</u>

	At 1 April 2023	Income	Expenditure	Gains and losses	At 31 March 2024
	£	£	£	£	£
General funds	<u>2,202,051</u>	<u>495,929</u>	<u>(451,921)</u>	<u>160,000</u>	<u>2,406,059</u>

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

24. Analysis of charitable funds *(continued)*

Restricted funds

	At 1 April 2024	Income	Expenditure	Gains and losses	At 31 March 2025
	£	£	£	£	£
Avalon House	282,311	—	—	—	282,311
Enler Development	1,500,000	—	—	100,000	1,600,000
Bryson Street	1,233,933	—	—	(150,000)	1,083,933
Tourist Centre	258,720	—	—	(25,000)	233,720
Containers	59,928	—	(6,088)	—	53,840
	<u>3,334,892</u>	<u>—</u>	<u>(6,088)</u>	<u>(75,000)</u>	<u>3,253,804</u>

	At 1 April 2023	Income	Expenditure	Gains and losses	At 31 March 2024
	£	£	£	£	£
Avalon House	282,311	—	—	—	282,311
Enler Development	1,500,000	—	—	—	1,500,000
Bryson Street	1,233,933	—	—	—	1,233,933
Tourist Centre	258,720	—	—	—	258,720
Containers	66,016	—	(6,088)	—	59,928
	<u>3,340,980</u>	<u>—</u>	<u>(6,088)</u>	<u>—</u>	<u>3,334,892</u>

25. Analysis of net assets between funds

	Unrestricted Funds	Restricted Funds	Total Funds 2025
	£	£	£
Tangible fixed assets	336,339	12,177	348,516
Investments	1,108,373	3,241,627	4,350,000
Current assets	1,547,021	—	1,547,021
Creditors less than 1 year	(172,323)	—	(172,323)
Creditors greater than 1 year	(2,453)	—	(2,453)
Net assets	<u>2,816,957</u>	<u>3,253,804</u>	<u>6,070,761</u>

	Unrestricted Funds	Restricted Funds	Total Funds 2024
	£	£	£
Tangible fixed assets	381,953	18,265	400,218
Investments	1,328,373	3,316,627	4,645,000
Current assets	866,333	—	866,333
Creditors less than 1 year	(159,026)	—	(159,026)
Creditors greater than 1 year	(11,574)	—	(11,574)
Net assets	<u>2,406,059</u>	<u>3,334,892</u>	<u>5,740,951</u>

EastSide Property Belfast

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 March 2025

26. Taxation

The Company is a registered charity, and as such is entitled to tax exemptions on income and profits in furtherance of the charity's primary objectives.

27. Analysis of changes in net debt

	At 1 Apr 2024	Cash flows	At 31 Mar 2025
	£	£	£
Cash at bank and in hand	749,096	162,735	911,831
Debt due within one year	(79,717)	(22,034)	(101,751)
Debt due after one year	(11,574)	9,121	(2,453)
	<u>657,805</u>	<u>149,822</u>	<u>807,627</u>

28. Related parties

The company has taken exemption from disclosing related party transactions under section 33 of FRS 102.

29. Ethical standards

In common with many other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

