

# Abridged Financial Statements

## Treacy Property Services Limited

---

For the financial year ended 30 April 2025

## Company Information

<b>Directors</b>	Thomas E. Treacy Sean Treacy Teresa Treacy Sinead Treacy
<b>Company secretary</b>	Thomas E. Treacy
<b>Registered number</b>	47635
<b>Registered office</b>	13 - 18 City Quay Dublin 2
<b>Independent auditor</b>	Grant Thornton Chartered Accountants & Statutory Auditor 13 - 18 City Quay Dublin 2
<b>Bankers</b>	AIB Ballsbridge Dublin 4  Bank of Ireland Main Street Newbridge Co. Kildare
<b>Solicitors</b>	Morrin Legal Trident House Dublin Road Naas Co. Kildare

# Contents

	Page
<b>Special auditor's report</b>	1 - 5
<b>Abridged statement of financial position</b>	6
<b>Notes to the abridged financial statements</b>	7 - 14

# Independent auditor's special report to the directors of Treacy Property Services Limited pursuant to section 356 of the Companies Act 2014

## **Opinion**

In our opinion, the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of Treacy Property Services Limited ("the Company") and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

## **Basis of opinion**

We have examined:

- (i) the abridged financial statements for the financial year ended 30 April 2025 on pages 6 to 14 which the directors of Treacy Property Services Limited propose to annex to the Annual return of the Company; and
- (ii) the financial statements to be laid before the Annual general meeting which form the basis for those abridged financial statements.

The scope of our work for the purpose of this report was limited to confirming that the directors are entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to section 353 of the Companies Act 2014, from the financial statements to be laid before the Annual General Meeting.

The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

## **The purpose of our audit work and to whom we owe our responsibilities**

This report is made solely to the Company's directors in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters we are required to state to them in our report under section 356 and for no other purpose.

To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our audit work, for this report, or for the opinions we have formed.

## **Other information**

On 24 October 2025, we reported, as auditor of the Company, to the members on the financial statements for the financial year ended 30 April 2025, and the full text of our audit report is reproduced below.



Dan Holland FCA  
for and on behalf of

**Grant Thornton**  
Chartered Accountants &  
Statutory Audit Firm  
13 - 18 City Quay  
Dublin 2

Date: 24 October 2025

# Independent auditor's special report to the directors of Treacy Property Services Limited pursuant to section 356 of the Companies Act 2014

## Opinion

We have audited the financial statements of Treacy Property Services Limited (the "Company") which comprise the Statement of income and retained earnings, the Statement of financial position for the financial year ended 30 April 2025, and the related notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law and accounting standards issued by the Financial Reporting Council including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (Generally Accepted Accounting Practice in Ireland) (the "relevant accounting framework").

In our opinion, Treacy Property Services Limited's financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company as at 30 April 2025 and of its profit or loss for the financial year then ended;
- have been properly prepared in accordance with the relevant accounting framework; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

## Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) 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 Company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. 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.

## Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' 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 Company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

# Independent auditor's special report to the directors of Treacy Property Services Limited pursuant to section 356 of the Companies Act 2014 (continued)

## **Other information**

Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon, including the Directors' report. The directors are responsible for the other information. Our opinion on the financial statements does not cover the 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 in the financial statements, 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.

## **Opinion on the matters prescribed by the Companies Act 2014**

We have obtained all the information and explanations which to the best of our knowledge and belief, we considered necessary for the purposes of our audit.

In our opinion:

- the accounting records of the Company were sufficient to permit the financial statements to be readily and properly audited.

The Abridged statement of financial position and the Statement of comprehensive income are in agreement with the accounting records and returns.

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

- the information given in the Directors' report for the financial year is consistent with the financial statements;
- the Directors' report has been prepared in accordance with applicable legal requirements, excluding the requirements on sustainability reporting in Part 28.

Based on our knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' report.

## **Matters on which we are required to report by exception**

Under the Companies Act 2014, we are required to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by sections 305 to 312 of the Act have not been made. We have no exceptions to report arising from this responsibility.

# Independent auditor's special report to the directors of Treacy Property Services Limited pursuant to section 356 of the Companies Act 2014 (continued)

## **Responsibilities of management and those charged with governance for the financial statements**

As explained more fully in the directors' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland, including FRS102, and for such internal control as they determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company'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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

## **Auditor's responsibilities for the audit of the financial statements**

The auditor's 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 (Ireland) 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.

A further description of our responsibilities for the audit of the financial statements is located on the Irish Auditing and Accounting Supervisory Authority's website at: [http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description\\_of\\_auditors\\_responsibilities\\_for\\_audit.pdf](http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description_of_auditors_responsibilities_for_audit.pdf). This description forms part of our auditor's report.

# Independent auditor's special report to the directors of Treacy Property Services Limited pursuant to section 356 of the Companies Act 2014 (continued)

## **The purpose of our audit work and to whom we owe our responsibilities**

This report is made solely to the Company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the Company'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 Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Dan Holland FCA  
for and on behalf of  
**Grant Thornton**  
Chartered Accountants &  
Statutory Audit Firm  
13 - 18 City Quay  
Dublin 2

Date: 24 October 2025

## Abridged statement of financial position

As at 30 April 2025

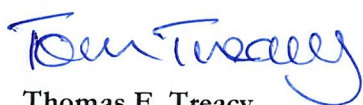
	Note	2025 €	2024 €
<b>Fixed assets</b>			
Tangible assets	6	151,547	162,152
Financial assets	7	202	202
		<u>151,749</u>	<u>162,354</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	8	4,426,016	3,961,603
Cash at bank and in hand	9	864,955	554,833
		<u>5,290,971</u>	<u>4,516,436</u>
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	10	(2,399,965)	(2,294,973)
		<u>2,891,006</u>	<u>2,221,463</u>
<b>Net current assets</b>			
		<u>3,042,755</u>	<u>2,383,817</u>
<b>Net assets</b>			
<b>Capital and reserves</b>			
Called up share capital presented as equity		1,616,004	1,616,004
Profit and loss account	11	1,426,751	767,813
		<u>3,042,755</u>	<u>2,383,817</u>
<b>Shareholders' funds</b>			

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A for small entities.

We, as directors of Treacy Property Services Limited, state that:

The Company has relied on the specific exemptions contained in section 352 of the Companies Act 2014; the Company has done so on the grounds that it 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 of the Companies Act 2014.

The financial statements were approved and authorised for issue by the board:



Thomas E. Treacy  
Director



Sean Treacy  
Director

Date: 24 October 2025

The notes on pages 7 to 14 form part of these financial statements.

# Notes to the abridged financial statements

For the financial year ended 30 April 2025

## **1. General information**

Treacy Property Services Limited is a company limited by shares which is incorporated in the Republic of Ireland under number 47635, with a registered address at 13-18 City Quay, Dublin 2.

## **2. Accounting policies**

### **2.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and Irish statute comprising of the Companies Act 2014.

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

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The financial statements are presented in Euro (€).

The following principal accounting policies have been applied:

### **2.2 Going concern**

In preparing the financial statements, the directors consider it appropriate to continue to use the going concern basis of preparation, which assumes that the Company will have sufficient resources to enable it to meet its liabilities as they fall due. During the financial year, the Company made a profit of €658,938 (2024: €683,827) and has net assets of €3,042,755 (2024: €2,383,817) at the financial position date.

Based on the above, the directors are of the opinion that it is appropriate to prepare the financial statements on the going concern basis.

### **2.3 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

#### **Rendering of services**

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

# Notes to the abridged financial statements

For the financial year ended 30 April 2025

## 2. Accounting policies (continued)

### 2.4 Pensions

#### Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the Company in independently administered funds.

### 2.5 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	- 20% straight line
Motor vehicles	- 20% straight line
Fixtures and fittings	- 20% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

### 2.6 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each reporting date. Gains and losses on remeasurement are recognised in the Statement of income and retained earnings for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

Investments in listed company shares are remeasured to market value at each reporting date. Gains and losses on remeasurement are recognised in profit or loss for the period.

### 2.7 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, inclusive of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

# Notes to the abridged financial statements

For the financial year ended 30 April 2025

## 2. Accounting policies (continued)

### 2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

### 2.9 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, inclusive of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

### 2.10 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

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

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

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

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

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

# Notes to the abridged financial statements

For the financial year ended 30 April 2025

## 2. Accounting policies (continued)

### 2.11 Taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

## 3. Judgments in applying accounting policies and key sources of estimation uncertainty

When preparing financial statements, management makes a number of judgments, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

### 3.1 Critical Management Judgments in Applying Accounting Policies

The following are significant management judgments in applying the accounting policies of the Company that have the most significant effect on the financial statements.

#### *Impairment of trade and other receivables*

Adequate amount of allowance is made and provided for specific and groups of accounts where objective evidence of impairment exists. The Company evaluates these accounts based on available facts and circumstances affecting the collectability of the accounts, including, but not limited to, the length of the Company's relationship with its contracting parties, contracting parties' current credit status, average age of accounts, settlement experience and historical loss experience.

#### **Going Concern**

As described in going concern note 2.2 above, there are no uncertainties in relation to the entity continuing as a going concern

# Notes to the abridged financial statements

For the financial year ended 30 April 2025

## 4. Employees

The average monthly number of employees, including the directors, during the financial year was as follows:

	2025 No.	2024 No.
Construction staff	4	4
Management staff	5	5
Administration staff	3	3
	<u>12</u>	<u>12</u>

## 5. Directors' remuneration

	2025 €	2024 €
Directors' emoluments	<u>66,000</u>	<u>66,000</u>

## 6. Tangible fixed assets

	Plant and machinery €	Motor vehicles €	Fixtures and fittings €	Total €
<b>Cost</b>				
At 1 May 2024	436,073	-	17,947	454,020
Additions	8,165	32,500	-	40,665
Disposals	(16,033)	-	-	(16,033)
At 30 April 2025	<u>428,205</u>	<u>32,500</u>	<u>17,947</u>	<u>478,652</u>
<b>Depreciation</b>				
At 1 May 2024	275,988	-	15,880	291,868
Charge for the financial year on owned assets	47,942	2,708	620	51,270
Disposals	(16,033)	-	-	(16,033)
At 30 April 2025	<u>307,897</u>	<u>2,708</u>	<u>16,500</u>	<u>327,105</u>
<b>Net book value</b>				
At 30 April 2025	<u>120,308</u>	<u>29,792</u>	<u>1,447</u>	<u>151,547</u>
At 30 April 2024	<u>160,085</u>	<u>-</u>	<u>2,067</u>	<u>162,152</u>

# Notes to the abridged financial statements

For the financial year ended 30 April 2025

## 7. Financial assets

	Investments in subsidiary companies €
<b>Cost or valuation</b>	
At 1 May 2024	202
At 30 April 2025	<u>202</u>
<b>Net book value</b>	
At 30 April 2025	<u><u>202</u></u>
At 30 April 2024	<u><u>202</u></u>

The financial investment continues to be held at cost at the year ended 30 April 2025.

## 8. Debtors: Amounts falling due within one year

	2025 €	2024 €
Trade debtors	267,545	160,435
Amounts owed by related parties	3,474,305	3,100,201
Prepayments and accrued income	684,166	700,967
	<u><u>4,426,016</u></u>	<u><u>3,961,603</u></u>

Amounts owed by related parties are interest free, unsecured and repayable on demand.

A provision of €18,220 (2024: €27,970) has been recognised against trade debtors.

## 9. Cash and cash equivalents

	2025 €	2024 €
Cash at bank and in hand	<u><u>864,955</u></u>	<u><u>554,833</u></u>

# Notes to the abridged financial statements

For the financial year ended 30 April 2025

## 10. Creditors: Amounts falling due within one year

	2025 €	2024 €
Trade creditors	141,392	102,921
Amounts owed to related parties	1,153,489	1,246,662
Corporation tax	50,281	39,528
Taxation and social insurance	30,737	30,895
Other creditors	866,010	866,010
Accruals	158,056	8,957
	<u>2,399,965</u>	<u>2,294,973</u>

Amounts owed to related parties are interest free, unsecured and repayable on demand.

	2025 €	2024 €
<b>Other taxation and social insurance</b>		
PAYE/PRSI control	18,120	12,877
VAT control	8,456	14,741
RCT	4,161	3,277
	<u>30,737</u>	<u>30,895</u>

## 11. Reserves

### Profit and loss account

Includes all current and prior period retained profit and losses.

## 12. Appropriation of Profit and loss account

	2025 €	2024 €
Profit and loss account brought forward at the beginning of the financial year	767,813	83,986
Profit for the financial year	658,938	683,827
<b>Profit and loss account carried forward at the end of the financial year</b>	<u>1,426,751</u>	<u>767,813</u>

## 13. Transactions with directors

A balance of €866,010 (2024: €866,010) is due to the directors of the Company, Mr Thomas E. Treacy and Mr Sean Treacy, at the year end. Net funds of €Nil (2024: €Nil) were paid by the directors to the Company during the year. This balance represents the maximum outstanding throughout the year and has not been subject to interest.

# Notes to the abridged financial statements

For the financial year ended 30 April 2025

## **14. Related party transactions**

Treacy Property Services Limited is related to its ultimate parent Treacy Development Funding Company Limited and its fellow subsidiaries (the "Group").

The Company has availed of the exemption under Financial Reporting Standard 102 which does not require disclosure of transactions between two or more members of a group, provided that any subsidiary undertaking which is party to the transaction is wholly owned by a member of that group.

During the financial year, the Company invoiced Newbridge Arcade Limited, a Group company, service fees of €193,495 (2024: €282,323) and €20,000 (2024: €40,000) in respect of repairs and maintenance services provided.

During the financial year, the Company invoiced Hardale Financing Limited, a Group company, service fees of €27,207 (2024: €154,266) and €106,500 (2024: €10,500) in respect of repairs and maintenance services provided.

During the financial year, the Company invoiced Deanford Limited, a group company, recharged administrative expenses of €168,287 (2024: €163,643) and €82,500 (2024: €64,500) in respect of repairs and maintenance services provided.

During the financial year, the Company invoiced Baba Exports Limited recharged administration expenses of €1,862 (2024: €1,851).

During the financial year, the Company invoiced Mount Merrion Property Management Company Limited €67,000 (2024: €22,500) in respect of repairs and maintenance services provided.

Included in prepayments and accrued income are trading balances due from group companies, Newbridge Arcade Limited €Nil (2024: €70,236), Baba Exports Limited €1,862 (2024: €1,850), Hardale Financing Limited €100,000 (2024: €39,385) and Mount Merrion Property Management Company Limited €34,200 (2024: €Nil) and Deanford Limited €208,286 (2024: €178,143), arising from the provisions of management services and in respect of repairs and maintenance services provided.

## **15. Post balance sheet events**

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

## **16. Controlling party**

The Company was under the control of the directors throughout the current and previous financial year.

The Company is a wholly owned subsidiary of Frontridge Limited. The ultimate parent company is Treacy Development Funding Company Limited. Both companies are incorporated in the Republic of Ireland and have their registered office at 13-18 City Quay, Dublin 2.

## **17. Approval of financial statements**

The board of directors approved these financial statements for issue on 24 October 2025.