

**Company Name:** *Consolidated Properties Limited*

**Company Number:** 236014

**Financial Year:** Year Ended 30 November 2025

**Certificate:**

We hereby certify that all documents which are required under Part 6 of the Companies Act 2014 to be annexed to this annual return, have been so annexed, and that they are true copies of the originals laid before and presented to the members at the Annual General Meeting of the company held on 10 February 2026.

Robert Katz

Josef Katz

**Robert Katz**  
**Secretary**

**Josef Katz**  
**Director**

**Date:** 10 February 2026

**Date:** 10 February 2026

ABRIDGED UNAUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 NOVEMBER 2025

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**DIRECTORS AND OTHER INFORMATION**

Directors:	Josef Katz Robert Katz
Secretary:	Robert Katz
Registered Office:	21 Park Crescent Kimmage Dublin 12.
Solicitors:	O'Hagan Ward & Co 31-33 The Triangle, Ranelagh, Dublin 6.
Accountant:	Patrick J. Ryan, 117 Esker Lawns Lucan Co. Dublin.
Bankers:	Allied Irish Bank Plc Permanent TSB
Company Number:	236014

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss for that period. In preparing those financial statements, the directors are required to :

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

The directors are responsible for keeping proper books of account which disclose with reasonable accuracy at any time the financial position of the company and to ensure that the financial statements have been properly prepared in accordance with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

**REPORT OF THE DIRECTORS**

The directors submit their report together with the unaudited financial statements for the year ended 30 November 2025. In preparing the financial statements, the directors have exercised the options available to a small private company under the Companies Act 2014.

**PRINCIPAL ACTIVITIES AND REVIEW OF THE BUSINESS**

The principal activity of the company is the rental of residential properties in Ireland.

**PROFITS, DIVIDENDS AND RESERVES**

Dividends of €106,668 were paid in 2025. The profit for the year and appropriation thereof is set out in the Income Statement account on page 6. The directors recommendation to deal with this amount is to add it to reserves.



**ACCOUNTANTS REPORT TO THE DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENT OF CONSOLIDATED PROPERTIES LIMITED**

We have compiled the financial statements set out on pages 6 to 12 of Consolidated Properties Limited for the year ended 30 November 2025.

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

**Respective Responsibilities of Directors and Reporting Accountants**

As directors of the company you are responsible for ensuring that the company maintains proper books of account which comply with Section 281 and 285 of the Companies Act 2014 and for preparing financial statements which give a true and fair view and have been properly prepared in accordance with the Companies Act 2014. You are responsible for deciding, on an annual basis, whether the company is entitled to avail of the exemption from statutory audit in accordance with Section 358 of the Companies Act 2014.

It is our responsibility to compile the financial statements of Consolidated Properties Limited from the accounting records, information and explanations supplied to us by the company.

**Scope of work**

We have carried out this engagement in accordance with the technical guidance issued by the ACCA and have complied with the ethical guidance laid down by the Association relating to members undertaking the compilation of financial statements. We have compiled these financial statements from the accounting records, information and explanations supplied to us by the company.

We have not audited or otherwise attempted to verify the accuracy or completeness of such records, information and explanations and, accordingly, express no opinion on the financial statements.

Patrick J Ryan

PATRICK J RYAN, F.C.C.A.  
Chartered Certified Accountant,  
117 ESKER LAWNS,  
LUCAN,  
COUNTY DUBLIN

10 February 2026

**1 ACCOUNTING POLICIES**

The significant accounting polices adopted by the company are as follows:

**(a) Accounting Convention:**

The financial statements are prepared on the going concern basis under the historical cost convention and in accordance with FRS102 S1A and the Companies Act 2014.

**(b) Turnover**

Turnover represents the rental income received in the year.

**(c) Stocks**

The company does not carry stocks.

**(d) Fixed Assets**

Fixed assets are stated at cost or valuation less accumulated depreciation.

Depreciation is provided on a straight line basis so as to write off the cost or value of fixed assets over their estimated useful lives at the following annual rates:

Fixtures & Fittings	12.5%
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**(e) Investment Properties**

Investment properties are properties held to earn rentals and capital appreciation. Investment properties are initially valued at cost, including transaction costs. Subsequently these properties are revalued on a fair value basis each year. The revalued amount is carried under fixed assets and the difference between cost and fair value is held in Revaluation Reserve. Deferred tax is calculated and included in long term liabilities.

The investment properties were professionally revalued at year end.

**(f) Cash Flow**

The company has availed of the exemption in FRS 102 S1A from the requirement to prepare a cash flow statement because it is a small company.

STATEMENT OF FINANCIAL POSITION AS AT 30 NOVEMBER 2025

NOTES	€	€	2025	2024
<b>FIXED ASSETS</b>				
Tangible Assets			(4) 3,332,504	2,435,000
			-----	-----
<b>INVESTMENT</b>				
			(5) 5,039	5,039
			-----	-----
<b>CURRENT ASSETS</b>				
Stocks			(6) 0	0
Debtors			(7) 104,439	100,468
Cash at bank and in hands			693,593	1,467,427
			-----	-----
			798,035	1,567,899
<b>CREDITORS:</b> (Amounts falling due within one year)				
			(8) (138,218)	(300,063)
			-----	-----
<b>NETT CURRENT ASSETS/(LIABILITIES)</b>				
			659,817	1,267,836
			-----	-----
<b>Creditors:</b> (Amounts falling due after More than one year)				
			(9) (350,479)	(242,056)
			-----	-----
<b>TOTAL ASSETS LESS CURRENT LIABILITES</b>			<b>3,646,881</b>	<b>3,465,819</b>
			=====	=====
 <b>REPRESENTED BY:</b>				
 <b>CAPITAL AND RESERVES</b>				
Called up share capital			(11) 3	3
Revaluation Reserve			711,579	491,446
Profit and loss account			2,935,299	2,974,370
			-----	-----
<b>SHAREHOLDERS FUNDS</b>			<b>3,646,881</b>	<b>3,465,819</b>
			=====	=====

(a)The company is availing of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014.

(b)The company is availing itself of the exemption on the grounds that the conditions specified in Section 358 are complied with.

( c)No notice under subsection (1) of Section 334 has in accordance with subsection (2) of that section been served on the company, and

**STATEMENT OF FINANCIAL POSITION as at 30 November 2025 (continued)**

(d)we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare Financial Statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit and loss for such year and to otherwise comply with the provisions of 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, it 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.

On behalf of the Board,

Josef Katz            Director  
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Robert Katz         Director  
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10 February 2026         Dated  
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NOTES TO THE ACCOUNTS

1. STAFF NUMBERS AND COSTS

The average number of employees for the year was 0 and was made up as follows:-

	2025	2024
Management	0	2
Others	0	3

These numbers include executive directors.

The staff costs are comprised of:-	2025	2024
Wages and salaries	0	156,671
Social welfare costs	0	14,383
Pension Costs	0	1,371
	<u>0</u>	<u>169,426</u>

2. DIRECTORS REMUNERATION AND TRANSACTIONS

	2025	2024
Salaries	0	23,938
Pension Costs	0	0
	<u>0</u>	<u>23,938</u>
Directors Loan Accounts	none	none

3 TAX ON PROFIT (LOSS) ON ORDINARY ACTIVITIES

	2025	2024
	€	€
The charge based on the profit on ordinary activities comprises:-	23,704	58,878

**4. TANGIBLE FIXED ASSETS**

	Buildings	Plant & Machinery	Office Equip & Fixtures	Motor Vehicles	Total
	€	€	€	€	€
<b>Cost</b>					
At 01 December 2024	2,435,000	0	30,006	0	2465,006
Additions	566,444	0	2,862	0	569,306
Disposals	0		0	0	0
Revaluation	328,556				328,556
At 30 November 2025	<u>3,330,000</u>	<u>0</u>	<u>32,868</u>	<u>0</u>	<u>3,362,868</u>
<b>Depreciation</b>					
At 01 December 2024	0	0	30,006	0	30,006
Charged in 2024/25	0	0	358	0	358
Disposals	0	0	0	0	0
At 30 November 2025	<u>0</u>	<u>0</u>	<u>30,364</u>	<u>0</u>	<u>30,364</u>
Nett Book Value at 30 November 2025	<u>3,330,000</u>	<u>0</u>	<u>2,504</u>	<u>0</u>	<u>3,332,504</u>
Nett Book Value at 30 November 2024	<u>2,435,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,435,000</u>

**5. INVESTMENTS**

	2025	2024
Quoted Shares @ cost	5,039	5,039
Quoted Shares @ MV	5,502	5,919

**6 STOCKS**

	2025	2024
	€	€
Trading stock	0	0
Expense stocks	0	0
	-----	-----
	0	0
	=====	=====

The replacement cost of the stock did not differ significantly from the figures shown above.

Notes

**7 DEBTORS**

	2025	2024
	€	€
Amounts falling due within one year:		
Trade Debtors	0	0
Prepayments & Sundry Debtors	0	0
Taxes	7,208	0
Vellum & Parchments Works Ltd	97,231	97,231
Ropex Industries Ltd	0	3,237
	-----	-----
	104,439	100,468
	=====	=====
Amounts falling due after one year:	--	--
	=====	=====

**8 CREDITORS**

**AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2025	2024
	€	€
Amounts due to connected parties		
Bareil Ltd	6,094	6,094
Comvale Ltd	117,000	117,000
Trade Creditors & Accruals	14,485	59,097
Corporation Tax	0	50,514
Other Taxes and Social Welfare	0	66,719
Directors Loan	639	639
	-----	-----
	138,218	300,063
	=====	=====

**9 CREDITORS**

**AMOUNTS FALLING DUE AFTER ONE YEAR**

	2025	2024
	€	€
Deferred Taxation	350,479	242,056

**10 BANK LOANS AND OVERDRAFTS**

There are no bank loans or overdrafts

**11 SHARE CAPITAL**

	2025	2024
	€	€
Authorised		
1,000,000 Ordinary Shares of €1.27 each	1,269,738	1,269,738
	=====	=====
Allotted and fully paid		
2 Ordinary Shares of €1.27 each	3	3
	=====	=====

**12 LEASES**

Finance Leases

Finance lease obligations are due as follows:

	2025	2024
Within one year	--	--
From two to five years	--	--
	-----	-----
Total	--	--
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**13 RELATED PARTY TRANSACTIONS**

There were no related party transactions during the year.

**14. Going Concern**

Based on current activity the Directors are satisfied that the company will continue to operate satisfactorily for the 12 months from the date of signing these accounts.