

**NB KINCORA PROPERTY COMPANY LIMITED**  
**ABRIDGED UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 31 MAY 2025**

**NB KINCORA PROPERTY COMPANY LIMITED**  
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**NB KINCORA PROPERTY COMPANY LIMITED**  
**DIRECTOR'S RESPONSIBILITIES STATEMENT**  
**FOR THE FINANCIAL YEAR ENDED 31 MAY 2025**

The director made the following statement in respect of the unaudited financial statements:

**"General responsibilities**

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

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the director must not approve the financial statements unless they is satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the director is required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Director's Report comply with the Companies Act 2014. They is also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Director's declaration on unaudited financial statements**

In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes:

The director approves these financial statements and confirms that they is responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The director confirms that they has made available to Strata Financial, all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The director confirms that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 31 May 2025."

**Signed on behalf of the board**

  
Niamh Barry  
Director

**28 January 2026**

**NB KINCORA PROPERTY COMPANY LIMITED**  
**BALANCE SHEET**  
**AS AT 31 MAY 2025**

	Notes	2025 €
<b>Fixed Assets</b>		
Tangible assets	4	761,110
<b>Current Assets</b>		
Cash and cash equivalents		46,740
<b>Creditors: amounts falling due within one year</b>	5	(811,110)
<b>Net Current Liabilities</b>		(764,370)
<b>Total Assets less Current Liabilities</b>		(3,260)
<b>Capital and Reserves</b>		
Called up share capital presented as equity		100
Retained earnings		(3,360)
<b>Shareholders' Deficit</b>		(3,260)

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

I as Director of NB Kincora Property Company Limited, state that -

- (a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,
- (b) the company is availing itself of the exemption on the grounds that the conditions specified in section 359 are satisfied,
- (c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),
- (d) I acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,
- (e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

**Approved by the board on 28 January 2026 and signed on its behalf by:**

  
**Niamh Barry**  
**Director**

**NB KINCORA PROPERTY COMPANY LIMITED**  
**RECONCILIATION OF SHAREHOLDERS' FUNDS**  
**AS AT 31 MAY 2025**

	Called up share capital €	Retained earnings €	Total €
At 31 May 2024	100	-	100
Loss for the financial year	-	(3,360)	(3,360)
At 31 May 2025	<u>100</u>	<u>(3,360)</u>	<u>(3,260)</u>

**NB KINCORA PROPERTY COMPANY LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 31 MAY 2025**

**1. GENERAL INFORMATION**

NB Kincora Property Company Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 753396. The registered office of the company is 102 Kincora Road, Clontarf, Co. Dublin which is also the principal place of business of the company. The principal activity of the company is an investment property company. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company financial statements.

**Statement of compliance**

The financial statements of the company for the financial year ended 31 May 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

**Basis of preparation**

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

**Investment properties**

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Profit and Loss Account as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

**Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

**Trade and other creditors**

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

**Taxation and deferred taxation**

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

**Ordinary share capital**

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

**NB KINCORA PROPERTY COMPANY LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 31 MAY 2025**

**3. STATEMENT ON PREVIOUS PERIODS**

The company did not present financial statements for previous periods.

**4. TANGIBLE ASSETS**

	<b>Investment properties</b>	<b>Total</b>
	<b>€</b>	<b>€</b>
<b>Cost</b>		
At 1 June 2024	761,110	761,110
	<hr/>	<hr/>
At 31 May 2025	761,110	761,110
	<hr/>	<hr/>
<b>Depreciation</b>		
At 1 June 2024	-	-
	<hr/>	<hr/>
At 31 May 2025	-	-
	<hr/>	<hr/>
<b>Net book value</b>		
At 31 May 2025	<b>761,110</b>	<b>761,110</b>
	<hr/> <hr/>	<hr/> <hr/>
At 31 May 2024	761,110	761,110
	<hr/> <hr/>	<hr/> <hr/>

**5. CREDITORS**

**Amounts falling due within one year**

**2025**

**€**

Amounts owed to group undertakings

**811,110**

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**6. PROFIT AND LOSS ACCOUNT**

**2025**

**€**

At 1 June 2024

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Loss for the financial year

**(3,360)**

At 31 May 2025

**(3,360)**

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**7. CAPITAL COMMITMENTS**

The company had no material capital commitments at the financial year-ended 31 May 2025.

**8. RELATED PARTY TRANSACTIONS**

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

**9. PARENT COMPANY**

The company regards NB Kincora Holdings Limited as its parent company. The company is incorporated in Ireland, its registered number is 753033. The registered office of the parent is 102 Kincora Road, Clontarf, Dublin 3. NB Kincora Holdings is owned and controlled by Niamh Barry.

**10. POST-BALANCE SHEET EVENTS**

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

**11. APPROVAL OF FINANCIAL STATEMENTS**

The financial statements were approved and authorised for issue by the board on 28 January 2026.