

Company Number: 113545

**Allman Equities Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 May 2025**

**Allman Equities Limited**  
**CONTENTS**

	<b>Page</b>
Balance Sheet	3
Statement of Changes in Equity	4
Notes to the Financial Statements	5 - 9

# Allman Equities Limited

## BALANCE SHEET

as at 31 May 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	6	<u>26,502,583</u>	<u>26,505,691</u>
<b>Current Assets</b>			
Debtors	7	298,736	338,289
Cash and cash equivalents		<u>8,015,897</u>	<u>8,269,693</u>
		<u>8,314,633</u>	<u>8,607,982</u>
<b>Creditors: amounts falling due within one year</b>	8	<u>(952,319)</u>	<u>(991,066)</u>
<b>Net Current Assets</b>		<u>7,362,314</u>	<u>7,616,916</u>
<b>Total Assets less Current Liabilities</b>		<u>33,864,897</u>	<u>34,122,607</u>
<b>Provisions for liabilities</b>	9	<u>(5,934,762)</u>	<u>(5,934,762)</u>
<b>Net Assets</b>		<u><u>27,930,135</u></u>	<u><u>28,187,845</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		15,699,748	15,699,749
Other reserves	10	12,049,366	12,049,366
Retained earnings		<u>181,021</u>	<u>438,730</u>
<b>Equity attributable to owners of the company</b>		<u><u>27,930,135</u></u>	<u><u>28,187,845</u></u>

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.

We as Directors of Allman Equities 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 358 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) 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 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 21 January 2026 and signed on its behalf by:**

**David Allman**  
Director

**Kathleen Allman**  
Director

**Allman Equities Limited**  
**STATEMENT OF CHANGES IN EQUITY**

as at 31 May 2025

	Called up share capital €	Revaluation reserve €	Retained earnings €	Investment property reserve €	Total €
<b>At 1 June 2023</b>	15,699,749	4,623,235	110	-	20,323,094
Profit for the financial year	-	-	12,487,986	-	12,487,986
Other movements in equity attributable to owners	-	(4,623,235)	(12,049,366)	12,049,366	(4,623,235)
<b>At 31 May 2024</b>	15,699,749	-	438,730	12,049,366	28,187,845
Profit for the financial year	-	-	289,339	-	289,339
Dividends payable	-	-	(547,048)	-	(547,048)
<b>At 31 May 2025</b>	<b>15,699,749</b>	<b>-</b>	<b>181,021</b>	<b>12,049,366</b>	<b>27,930,136</b>

# Allman Equities Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

### 1. General Information

Allman Equities Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 113545. The registered office of the company is Adelaide Court, Albert Road, Glenageary, Co Dublin which is also the principal place of business of the company. The principal activity of the company is that of investment property ownership. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

### 2. Summary of Significant Accounting Policies

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

#### Statement of compliance

The financial statements of the company for the financial 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 except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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.

#### Turnover

Turnover is measured at the fair value of the consideration received or receivable for services rendered and use of assets, net of discounts and Value Added Tax.

#### Impairment

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.

#### Tangible assets and depreciation

Plant and machinery	-	15% Straight line
Fixtures, fittings and equipment	-	15% Straight line
Motor vehicles	-	25% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

#### 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.

# Allman Equities Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

### Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

### 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. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

### Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

### 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.

### Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The contributions are recognised as an expense in the profit and loss account when they fall due. Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

### 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.

### Government grants

Capital grants received and receivable are treated as deferred income and amortised to the Profit and Loss Account annually over the useful economic life of the asset to which it relates. Revenue grants are credited to the Profit and Loss Account when received.

### Foreign currencies

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

### Ordinary share capital

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

## Allman Equities Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

<b>3. Operating profit</b>	<b>2025</b>	2024
	€	€
<b>Operating profit is stated after charging/(crediting):</b>		
Depreciation of tangible assets	<b>3,108</b>	3,103
Government grants received	<b>(7,739)</b>	-
	<u>          </u>	<u>          </u>

<b>4. Other Gains and Losses</b>	<b>2025</b>	2024
	€	€

Fair value gains and losses are as follows:

Investment property	-	17,984,128
	<u>          </u>	<u>          </u>

### 5. Employees

The average monthly number of employees, including directors, during the financial year was 4, (2024 - 2).

	<b>2025</b>	2024
	Number	Number
Directors	<b>4</b>	2
	<u>          </u>	<u>          </u>

### 6. Tangible assets

	Investment properties	Plant and machinery	Fixtures, fittings and equipment	Motor vehicles	Total
	€	€	€	€	€
<b>Cost</b>					
At 1 June 2024	26,500,000	1,098,344	105,481	24,021	27,727,846
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 May 2025	26,500,000	1,098,344	105,481	24,021	27,727,846
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Depreciation</b>					
At 1 June 2024	-	1,098,344	102,797	21,014	1,222,155
Charge for the financial year	-	-	101	3,007	3,108
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 May 2025	-	1,098,344	102,898	24,021	1,225,263
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Net book value</b>					
At 31 May 2025	<b>26,500,000</b>	-	<b>2,583</b>	-	<b>26,502,583</b>
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 May 2024	26,500,000	-	2,684	3,007	26,505,691
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

The investment properties of the company were valued by Jones Lang LaSalle Ireland, real estate advisors and valuers to open market value reflecting existing use. The valuation was carried out in accordance with the SCS appraisal and valuation manual.

<b>7. Debtors</b>	<b>2025</b>	2024
	€	€
Trade debtors	<b>170,815</b>	193,806
Taxation	<b>127,921</b>	144,483
	<u>          </u>	<u>          </u>
	<b>298,736</b>	338,289
	<u>          </u>	<u>          </u>

## Allman Equities Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

8. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	4,964	137,793
Amounts owed to connected parties (Note 13)	-	223,029
Taxation	4,154	4,325
Directors' current accounts (Note 12)	11,814	188,821
Other creditors	44,268	34,977
Accruals	887,119	402,121
	<u>952,319</u>	<u>991,066</u>

## 9. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Property revaluations	Total	Total
	€	2025 €	2024 €
At financial year start	5,934,762	5,934,762	-
Charged to profit and loss	-	-	5,934,762
At financial year end	<u>5,934,762</u>	<u>5,934,762</u>	<u>5,934,762</u>

## 10. Income Statement

	Profit and loss account	Investment property reserve	Total
	€	€	€
At 1 June 2024	438,730	12,049,366	12,488,096
Profit for the financial year	289,339	-	289,339
Dividends payable	(547,048)		(547,048)
At 31 May 2025	<u>181,021</u>	<u>12,049,366</u>	<u>12,230,387</u>

## 11. Capital commitments

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

12. Directors' remuneration and transactions	2025	2024
	€	€
Fees	50,000	50,000
Remuneration	134,000	123,498
Pension contributions	600,000	350,000
	<u>784,000</u>	<u>523,498</u>

The following amounts are repayable to the directors:

	2025	2024
	€	€
David Allman	-	177,007
Gwen Allman	11,814	11,814
	<u>11,814</u>	<u>188,821</u>

**Allman Equities Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 31 May 2025

**13. Related party transactions**

The following amounts are due to other connected parties:

	<b>2025</b>	2024
	€	€
Fireworx Marketing Limited	-	200,490
Allston Construction Company Limited	-	22,539
	<u>-</u>	<u>223,029</u>
	<u>-</u>	<u>223,029</u>

Allston Construction Company Limited is under the ownership and control of the directors Gwen Allman and Gillian Southall.

Fireworx Marketing Limited is under the ownership and control of the directors David Allman, Kathleen Allman and Gillian Southall.

All transactions with related parties are carried out on an arms length basis.

**14. Post-Balance Sheet Events**

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