

**CRO No. 609462**

**Sodalitas Property Limited**

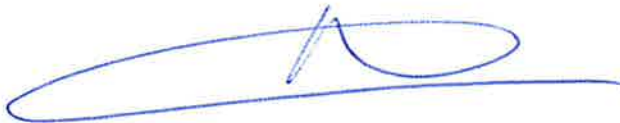
**Abridged Accounts**

**for the Year Ended 31st October 2025**

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 or to be laid before the relevant general meeting, or presented to the members.



**Des Donegan**  
**Secretary**



**Andrew Corcoran**  
**Director**

## Sodalitas Property Limited

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**Sodalitas Property Limited**

**Directors and other information**

<b>Directors</b>	<b>Des Donegan Andrew Corcoran</b>
<b>Secretary</b>	<b>Des Donegan</b>
<b>Company Number</b>	<b>609462</b>
<b>Registered Office</b>	<b>Brighton House 121 Lower Rathmines Road Dublin 6</b>
<b>Accountants</b>	<b>Donegan &amp; Associates Brighton House 121 Lower Rathmines Road Dublin 6</b>
<b>Bankers</b>	<b>PTSB Bank Upper Rathmines Road Dublin 6</b>

**Sodalitas Property Limited**

**Extract from the Directors' report in accordance with section 329 of the Companies Act 2014**

**Directors and secretary and their interests in shares of the company**

The directors and secretary who served during the year and their interests in the company are stated below:

	<b>Ordinary Shares 31/10/2025</b>	<b>Ordinary Shares 31/10/2024</b>
Des Donegan	0	0
Andrew Corcoran	0	0

The original report was approved by the board on 20th February 2026 and signed on its behalf by Des Donegan and Andrew Corcoran.

**Sodalitas Property Limited**

**Statement of Directors Responsibilities and Declaration on Unaudited Financial Statements**

**General responsibilities**

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable Irish law and generally accepted accounting practice in Ireland including the accounting standards issued by the Financial Reporting Council and published by the Institute of Chartered Accountants in Ireland.

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

- select suitable accounting policies and then apply them consistently ;
- make judgments and estimates that are reasonable and prudent ;
- 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 accounting records which disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statement are prepared in accordance with accounting standards generally accepted in Ireland and with Irish statute comprising 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.

**Directors' declaration on unaudited financial statements**

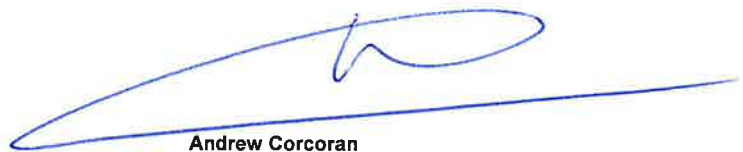
In relation to the financial statements set out on pages 4 to 6.

- The directors approve these financial statements and confirm that they are 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 directors confirm that they have had made available to Donegan & Associates all the company's accounting records and provided all the information necessary for the compilation of the financial statements.
- The directors confirm that, to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the year ended 31st October 2025.

On behalf of the board

  
Des Donegan  
Director

Date: 20th February 2026



Andrew Corcoran  
Director

Date: 20th February 2026

**Sodalitas Property Limited**

**Abridged balance sheet  
as at 31st October 2025**

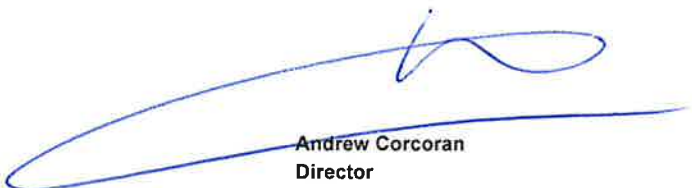
	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	3	10,901,717	10,765,513
<b>Current assets</b>			
Debtors		165,594	84,880
Cash at bank and in hand		<u>1,698,591</u>	<u>1,525,256</u>
		1,864,185	1,610,136
<b>Creditors: amounts falling due within one year</b>	<b>4</b>	<u>(618,066)</u>	<u>(322,303)</u>
<b>Net current assets</b>		1,246,119	1,287,833
<b>Total assets less current liabilities</b>		<u>12,147,836</u>	<u>12,053,346</u>
<b>Creditors: amounts falling due after one year</b>	<b>5</b>	(4,000,000)	(4,000,000)
<b>Net assets</b>		<u><u>8,147,836</u></u>	<u><u>8,053,346</u></u>
<b>Capital &amp; Reserves</b>			
Called up Share Capital	6	3,500,100	3,500,100
Profit & loss account		4,647,736	4,553,246
<b>Equity shareholders' funds</b>		<u><u>8,147,836</u></u>	<u><u>8,053,346</u></u>

The directors 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 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
- (d) They 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 state of the assets, liabilities and financial position of the company at the end of its financial year and of its profit and loss for a 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 exemptions contained in Section 352 Companies Act 2014; 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

The abridged accounts were approved by the Board on 20th February 2026 and signed on its behalf by

  
Des Donegan  
Director

  
Andrew Corcoran  
Director

The notes on pages 5 to 6 form an integral part of these financial statements.

## Sodalitas Property Limited

### Notes to the Abridged Financial Statements for the year ended 31st October 2025

#### 1 Statement of 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.

##### 1.1 Basis of preparation

The unaudited accounts have been prepared in accordance with accounting standards generally accepted in Ireland and the Companies Act 2014. Accounting Standards generally accepted in Ireland in preparing financial statements giving a true and fair view are those issued by the Financial Reporting Council.

##### 1.2 Cash flow statement

The company meets the size criteria for a small company set by the Companies Act 2014 and therefore, in accordance with FRS 1 (revised 1996) Cash Flow Statements, it has not prepared a cash flow statement.

##### 1.3 Turnover policy

Turnover represents the total invoice value, excluding value added tax, of sales made during the year.

##### 1.4 Tangible assets and depreciation

Tangible assets are stated at cost less and accumulated impairment loss. Cost includes all costs that are directly attributable to bringing the asset into working condition for its intended use.

##### Depreciation

Depreciation is not provided on all tangible assets.

##### 1.5 Taxation

The yearly charge is based on the profit for the year and is calculated with reference to the tax rates applying at the balance sheet date.

#### 2 Employees

There were no employees during the year apart from the directors.

#### 3 Tangible assets

These are comprised of investment properties.

#### 4 Creditors: amounts falling due within one year

	2025	2024
	€	€
Group undertaking	221,288	44,847
Trade creditors & accruals	333,370	86,080
Directors loans	54,380	99,995
Taxation	9,028	91,381
	<u>618,066</u>	<u>322,303</u>

**Sodalitas Property Limited**

**Notes to the Abridged Financial Statements  
for the year ended 31st October 2025**

.....continued

**5 Creditors: amounts falling due after more than one year**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
A. Corcoran loan facility	<u>4,000,000</u>	<u>4,000,000</u>

**6 Called up share capital**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
<b>Authorised equity</b>		
4,000,000 Ordinary shares of €1 each	<u>4,000,000</u>	<u>4,000,000</u>
<b>Allotted, called up and fully paid share capital</b>		
<b>Amounts presented in equity</b>		
3,500,100 Ordinary Shares of €1 each	<u>3,500,100</u>	<u>3,500,100</u>

The parent company holding all of the issued Share Capital is Sodalitas Holdings Limited.

**7 Accounting periods**

The current accounts are for a full year.

**8 Approval of Financial Statements**

The financial statements were approved by the Board on 20th February 2026.