

Company registration number 469760 (Republic of Ireland)

AUGHNA LIMITED
ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

AUGHNA LIMITED

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AUGHNA LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 MARCH 2025

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have 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 (Generally accepted Accounting Practice in Ireland) issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are 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 that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

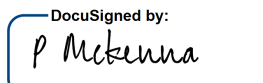
- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those 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 directors are 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 Directors' Report comply 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.

On behalf of the board

Signed by:

5830237B378A489...
Ann McKenna
Director

DocuSigned by:

509401079E264B8...
Peadar Mac Clonnaith
Director

16 December 2025

AUGHNA LIMITED**STATEMENT OF FINANCIAL POSITION****AS AT 31 MARCH 2025**

	Notes	2025		2024	
		€	€	€	€
Fixed assets					
Investment property	3		1,295,610		444,823
Financial assets	4		40,621		70,310
			<u>1,336,231</u>		<u>515,133</u>
Current assets					
Debtors		159		70,799	
Cash at bank and in hand		77,871		440,197	
		<u>78,030</u>		<u>510,996</u>	
Creditors: amounts falling due within one year		(1,001,149)		(900,034)	
Net current liabilities			<u>(923,119)</u>		<u>(389,038)</u>
Total assets less current liabilities			<u>413,112</u>		<u>126,095</u>
Creditors: amounts falling due after more than one year	5		<u>(214,473)</u>		<u>-</u>
Net assets			<u>198,639</u>		<u>126,095</u>
Capital and reserves					
Called up share capital presented as equity			100		100
Profit and loss reserves	6		198,539		125,995
Total equity			<u>198,639</u>		<u>126,095</u>

AUGHNA LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 MARCH 2025

We, as directors of Aughna Limited, state that:

(a) The company is availing itself of the exemption from audit 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) The directors acknowledge the obligations of the company, under the Companies Act 2014:

(i) 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 year; and

(ii) to otherwise comply with the provisions of this Act 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.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the board of directors and authorised for issue on 16 December 2025 and are signed on its behalf by:

DocuSigned by:

B09401BF6E264B8...
Peadar Mac Cionnaith
Director

Signed by:

5830237B378A489...
Ann McKenna
Director

AUGHNA LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Company information

Aughna Limited is a limited company domiciled and incorporated in the Republic of Ireland. The registered office is 5 Woodside, Dodder Park Road, Dublin 14, D14 W2DO and its company registration number is 469760.

1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

The financial statements have been prepared under the historical cost convention.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

1.4 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

AUGHNA LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

AUGHNA LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.9 Foreign exchange

Transactions in currencies other than euros are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

1.10 Investments in Unlisted Equity Shares

Investments in unlisted equity shares are carried at cost less impairment. These investments are initially recognised at purchase cost, including any directly attributable transaction costs. Subsequent to initial recognition, the investments are measured at cost as their fair value cannot be reliably determined due to the absence of an active market.

At each reporting date, the Company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount is estimated and the carrying amount is reduced to the recoverable amount. The impairment loss is recognised in the Statement of Profit and Loss.

On disposal of the investment, the difference between the carrying amount and the proceeds is recognised in the Statement of Profit and Loss.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	2	2

AUGHNA LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**
FOR THE YEAR ENDED 31 MARCH 2025**3 Investment property**

	2025
	€
Fair value	
At 1 April 2024	444,823
Additions through external acquisition	850,787
	<hr/>
At 31 March 2025	1,295,610
	<hr/> <hr/>

Investment property comprises a three-bed semi-detached house at 1 Finsbury Green, Finsbury Park, Churchtown, Dublin 14, and the property at 99C Rathgar Road, Dublin 6. The fair value of 1 Finsbury Green has been determined based on a valuation carried out by the AIB Residential Mortgage Valuers Panel, who are independent of the company. The property at 99C Rathgar Road is measured at cost incurred during the accounting period. The valuation was performed on an open-market value basis with reference to market evidence of transaction prices for similar properties.

4 Financial assets

	2025	2024
	€	€
Other investments other than loans	40,621	70,310
	<hr/>	<hr/>

Movements in fixed asset investments

	Investments
	€
Cost or valuation	
At 1 April 2024 & 31 March 2025	70,310
	<hr/>
Impairment	
At 1 April 2024	-
Disposals	29,689
	<hr/>
At 31 March 2025	29,689
	<hr/>
Carrying amount	
At 31 March 2025	40,621
	<hr/>
At 31 March 2024	70,310
	<hr/> <hr/>

5 Creditors: amounts falling due after more than one year

	2025	2024
	€	€
Amounts owed to credit institutions	214,473	-
	<hr/>	<hr/>

AUGHNA LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**
FOR THE YEAR ENDED 31 MARCH 2025**5 Creditors: amounts falling due after more than one year (Continued)**

The company's bank borrowings are secured by a mortgage debenture creating security over all of the company's property, assets and undertakings, including a first legal charge over the company's interests in:

- 85 sq. metres at 1 Finsbury Green, Finsbury Park, Churchtown, Dublin 14; and
- 116 Sq Metres at 99C, Rathgar Road, Rathgar, Dublin 6, Dublin 6.

6 Profit and loss reserves

	2025	2024
	€	€
At the beginning of the year	125,995	130,288
Adjusted balance	125,995	130,288
Profit/(loss) for the year	72,544	(4,293)
At the end of the year	<u>198,539</u>	<u>125,995</u>

7 Events after the reporting date

There were no post reporting date events which require disclosure.

8 Related party transactions

The Company owed Laura McKenna €9 (2024 - €9) as at 31st March 2025.

9 Directors' transactions

The Company owed Peadar Mac Cionnaith €926,563 (2024 - €886,563) as at 31st March 2025.

10 Ultimate controlling party

The ultimate controlling party of the company is Peadar MacCionnaith and Ann McKenna. who together own 52% of the ordinary share capital of the company.

11 Approval of financial statements

The directors approved the financial statements on 16 December 2025.