

**DESIGN BUILD MATTERS LIMITED
ACCOUNTS 2025**

**DESIGN BUILD MATTERS LIMITED
REPORTS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

DESIGN BUILD MATTERS LIMITED

CONTENTS

	Page
Special auditor's report	1 - 4
Abridged statement of financial position	5
Notes to the abridged financial statements	6 - 10

DESIGN BUILD MATTERS LIMITED

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE MEMBERS OF DESIGN BUILD MATTERS LIMITED

PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014

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On 19 January 2026 we reported as auditor of Design Build Matters Limited to the directors of the Company on the abridged financial statements for the year ended 31 December 2025 on pages 5 to 10 and our report was as follows:

We have examined:

- (i) the abridged financial statements for the year ended 31 December 2025 on pages 5 to 10 which the directors of Design Build Matters Limited propose to annex to the Annual return of the Company; and
- (ii) the financial statements to be laid before the Annual general meeting which form the basis for those abridged financial statements.

Respective responsibilities of Directors and Auditor

It is your responsibility to prepare the abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under Section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the Company and that those abridged financial statements have been properly prepared pursuant to Section 353 of that Act (exemptions available for small companies) and to report our opinion to you.

This report is made solely to the directors in accordance with Section 356 of the Companies Act 2014. Our work was undertaken so that we might state to the directors those matters we are required to state to them in our report under Section 356 of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions we have formed.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the Company is entitled to annex abridged financial statements to the Annual return of the Company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion on financial statements

In our opinion the directors are entitled under Section 352 of the Companies Act 2014 to annex to the Annual return of the Company the abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of Section 353 of that Act (exemptions available for small sized companies).

Other information

On 19 January 2026 we reported as auditor of Design Build Matters Limited to the members on the Company's financial statements for the year ended 31 December 2025 to be laid before its Annual general meeting and our report was as follows:

"We have audited the financial statements of Design Build Matters Limited (the 'Company') for the year ended 31 December 2025, which comprise the Statement of financial position and the notes to the financial statements, including a summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish law and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' issued in the United Kingdom by the Financial Reporting Council.

DESIGN BUILD MATTERS LIMITED

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE MEMBERS OF DESIGN BUILD MATTERS LIMITED (CONTINUED) **PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

In our opinion, the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company as at 31 December 2025 and of its profit for the year then ended;
- have been properly prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The directors are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

DESIGN BUILD MATTERS LIMITED

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE MEMBERS OF DESIGN BUILD MATTERS LIMITED (CONTINUED) **PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

Opinion on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the Company were sufficient to permit the financial statements to be readily and properly audited, and the financial statements are in agreement with the accounting records.

Matters on which I am required to report by exception

Based on the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' Report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities and restrictions on use

Responsibilities of directors

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: <http://www.iaasa.ie>. This description forms part of our Auditor's report."

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Company's members, as a body, in accordance with Section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an Auditor's 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 members, as a body, for our audit work, for this report, or for the opinions we have formed.

DESIGN BUILD MATTERS LIMITED

**INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE MEMBERS OF DESIGN BUILD MATTERS
LIMITED (CONTINUED)
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

Dylan Byrne
for and on behalf of
OSK Audit Limited
Statutory Audit Firm
East Point Plaza
East Point
Dublin 3

19 January 2026

DESIGN BUILD MATTERS LIMITED

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ABRIDGED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Note	2025 €	2024 €
<u>Fixed assets</u>			
Tangible assets	5	3,732	4,636
		<u>3,732</u>	<u>4,636</u>
<u>Current assets</u>			
Work in progress	6	7,000	6,100
Debtors: amounts falling due within one year	7	53,036	73,710
Cash at bank and in hand		649,964	557,915
		<u>710,000</u>	<u>637,725</u>
Creditors: amounts falling due within one year	8	(38,860)	(54,493)
		<u>671,140</u>	<u>583,232</u>
<u>Net current assets</u>		<u>671,140</u>	<u>583,232</u>
<u>Total assets less current liabilities</u>		<u>674,872</u>	<u>587,868</u>
		<u>674,872</u>	<u>587,868</u>
<u>Net assets</u>			
		<u>674,872</u>	<u>587,868</u>
<u>Capital and reserves</u>			
Called up share capital presented as equity		100	100
Profit and loss account		674,772	587,768
		<u>674,772</u>	<u>587,768</u>
<u>Shareholders' funds</u>		<u>674,772</u>	<u>587,768</u>

These financial statements have been prepared in accordance with the small companies regime.

We, as directors of Design Build Matters Limited, state that:

The Company has relied on the specific exemptions contained in section 352 of the Companies Act 2014; the Company has done so on the grounds that it 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 of the Companies Act 2014.

The financial statements were approved and authorised for issue by the board:

David McHugh
Director

Eoin O'Cofaigh
Director

Date: 19 January 2026

The notes on pages 6 to 10 form part of these financial statements.

DESIGN BUILD MATTERS LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

1. General information

The financial statements comprising the Statement of Income and Retained Earnings, the Statement of Financial Position and the related notes constitute the individual financial statements of Design Build Matters Limited for the financial year ended 31 December 2025.

Design Build Matters Limited is a private company limited by shares. The principal activity of the company is the provision of construction consultancy and project management services. The company is incorporated in Ireland (CRO number 583842) with a registered office of Suite 108, Q House, 76 Furze Road, Sandyford Business Park, Dublin 18.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the requirements and the Companies Act 2014. The disclosure requirements of Section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The following principal accounting policies have been applied:

2.2 Going Concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting is appropriate.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.4 Taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

DESIGN BUILD MATTERS LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS **FOR THE YEAR ENDED 31 DECEMBER 2025**

2. Accounting policies (continued)

2.5 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Office equipment	-	20%
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.6 Work in progress

Work in progress represents the value of unbilled professional services at the reporting date. It is stated at cost, being direct labour costs and attributable overheads incurred to date. Work in progress is assessed for recoverability at each reporting date and, where it is not considered recoverable, is written down to its recoverable amount. Any write-down is recognised immediately in profit and loss.

2.7 Other financial assets

Other financial assets comprise trade and other receivables. Trade and other receivables are initially recognised at the transaction price. At each reporting date, they are reviewed for recoverability, and where necessary, specific amounts are written off or provisions made for doubtful debts. Any write-offs or provision are recognised immediately in profit or loss.

2.8 Other financial liabilities

Trade and other creditors are recognised at the amount payable for goods and services received. Creditors are normally short term and measured at invoice value.

3. Employees

The average monthly number of employees, including the directors, during the year was as follows:

	2025	2024
	No.	No.
Directors	2	2

DESIGN BUILD MATTERS LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

4. Directors' remuneration

	2025 €	2024 €
Directors' emoluments	48,001	44,000
	<u>48,001</u>	<u>44,000</u>

5. Tangible fixed assets

	Office equipment €
Cost or valuation	
At 1 January 2025	11,593
Additions	568
At 31 December 2025	<u>12,161</u>
Depreciation	
At 1 January 2025	6,957
Charge for the year	1,472
At 31 December 2025	<u>8,429</u>
Net book value	
At 31 December 2025	<u>3,732</u>
<i>At 31 December 2024</i>	<u>4,636</u>

DESIGN BUILD MATTERS LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

6. Work in progress

	2025 €	2024 €
Work in progress	7,000	6,100
	<u>7,000</u>	<u>6,100</u>

7. Debtors

	2025 €	2024 €
Trade debtors	15,408	33,843
Other debtors	26,410	28,643
Prepayments	11,218	11,224
	<u>53,036</u>	<u>73,710</u>

8. Creditors: Amounts falling due within one year

	2025 €	2024 €
Trade creditors	206	206
Corporation tax	21,007	25,454
Taxation and social insurance	11,647	20,361
Accruals	6,000	8,472
	<u>38,860</u>	<u>54,493</u>

9. Appropriation of Profit and loss account

	2025 €	2024 €
Profit and loss account brought forward at the beginning of the year	587,768	498,732
Other movement in the profit and loss account	87,004	89,036
Profit and loss account carried forward at the end of the year	<u>674,772</u>	<u>587,768</u>

10. Events since the end of the year

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

DESIGN BUILD MATTERS LIMITED

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

11. Approval of financial statements

The board of directors approved these financial statements for issue on 19 January 2026