

Company Number: 50625

**John Kingston Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 September 2025**

**John Kingston Limited**  
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# John Kingston Limited

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 September 2025

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

### "General responsibilities

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", applying Section 1A of that Standard, 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 the 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 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 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.

### Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet and the related notes:

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 made available to Gannon Kirwan Somerville, (Accountants), all the company's accounting records and provided all the information, books and documents 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 financial year ended 30 September 2025."

### Signed on behalf of the board

  
Eoin Duff  
Director

16 March 2026

  
Peter Duff  
Director

16 March 2026

# John Kingston Limited

## BALANCE SHEET

as at 30 September 2025

|  | Notes | 2025<br>€        | 2024<br>€        |
|--|-------|------------------|------------------|
| <b>Fixed Assets</b>                            |       |                  |                  |
| Tangible assets                                | 5     | <u>415,568</u>   | <u>466,031</u>   |
| <b>Current Assets</b>                          |       |                  |                  |
| Debtors  | 6     | 1,393,450        | 1,997            |
| Cash and cash equivalents                      |       | <u>905,499</u>   | <u>101,731</u>   |
|  |       | <u>2,298,949</u> | <u>103,728</u>   |
| Creditors: amounts falling due within one year | 7     | <u>(782,929)</u> | <u>(202,218)</u> |
| Net Current Assets/(Liabilities)               |       | <u>1,516,020</u> | <u>(98,490)</u>  |
| Total Assets less Current Liabilities          |       | <u>1,931,588</u> | <u>367,541</u>   |
| <b>Capital and Reserves</b>                    |       |                  |                  |
| Called up share capital presented as equity    |       | 41,611           | 41,611           |
| Retained earnings                              | 8     | <u>1,889,977</u> | <u>325,930</u>   |
| Equity attributable to owners of the company   |       | <u>1,931,588</u> | <u>367,541</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 John Kingston 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) 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 16 March 2026 and signed on its behalf by:

  
Eoin Duff  
Director

  
Peter Duff  
Director

# John Kingston Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### 1. General Information

John Kingston Limited is a company limited by shares incorporated in Ireland. Its company registration number is 50625. The registered office of the company is 13 Balbriggan Road, Skerries, Co Dublin, K34 WF84. The company is a property and investment holding company. Its only income consisted of rental income. During the year the company sold its property at 5 Pembroke Street, which resulted in a profit of €2,214,064. 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 year ended 30 September 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 280B 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 comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

#### Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the profit and loss account in the year in which it is receivable.

#### Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

|                             |   |                  |
|-----------------------------|---|------------------|
| Land and buildings freehold | - | 2% 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.

The residual value and useful lives of tangible assets are considered annually for indicators that these may have changed. Where such indicators are present, a review will be carried out of the residual value, depreciation method and useful lives, and these will be amended if necessary. Changes in depreciation rates arising from this review are accounted for prospectively over the remaining useful lives of the assets.

#### 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, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost, less their estimated residual value, over their expected useful lives at 2% straight line.

# John Kingston Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 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. In the Balance Sheet bank overdrafts are shown within Creditors.

### 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.

### 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.

|    |  |                    |             |
|----|--|--------------------|-------------|
| 3. | <b>Operating profit</b>  | <b>2025</b>        | <b>2024</b> |
|    |  | €                  | €           |
|    | <b>Operating profit is stated after charging:</b>  |                    |             |
|    | Depreciation of tangible assets  | 12,329             | 14,770      |
|    | Loss due to misappropriation of rental income (The company considers that<br>None of this amount is recoverable) | 59,193             | -           |
|    | Profit on disposal of intangible fixed assets  | <u>(2,214,064)</u> | <u>-</u>    |

### 4. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

### 5. Tangible assets

|                               | <b>Land and<br/>buildings<br/>freehold</b> | <b>Investment<br/>properties</b> | <b>Total</b>   |
|-------------------------------|--|----------------------------------|----------------|
|                               | €  | €                                | €              |
| <b>Cost</b>                   |  |                                  |                |
| At 1 October 2024             | 122,054                                    | 616,464                          | 738,518        |
| Disposals                     | (122,054)                                  | -                                | (122,054)      |
|                               | <u>-</u>                                   | <u>616,464</u>                   | <u>616,464</u> |
| At 30 September 2025          | -  | 616,464                          | 616,464        |
| <b>Depreciation</b>           |  |                                  |                |
| At 1 October 2024             | 83,920                                     | 188,567                          | 272,487        |
| Charge for the financial year | -  | 12,329                           | 12,329         |
| On disposals                  | (83,920)                                   | -                                | (83,920)       |
|                               | <u>-</u>                                   | <u>200,896</u>                   | <u>200,896</u> |
| At 30 September 2025          | -  | 200,896                          | 200,896        |
| <b>Net book value</b>         |  |                                  |                |
| At 30 September 2025          | <u>-</u>                                   | <u>415,568</u>                   | <u>415,568</u> |
| At 30 September 2024          | <u>38,134</u>                              | <u>427,897</u>                   | <u>466,031</u> |

# John Kingston Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

The cost price of the company's investment properties was €616,464. In the opinion of the directors the market value of each property is not less than the value stated in the financial statements.

|  |                         |                       |
|--|-------------------------|-----------------------|
| <b>6. Debtors</b>  | <b>2025</b>             | <b>2024</b>           |
|  | €                       | €                     |
| Other debtors  | 1,393,450               | -                     |
| Taxation   | -                       | 1,997                 |
|  | <u>1,393,450</u>        | <u>1,997</u>          |
|  | <u><u>1,393,450</u></u> | <u><u>1,997</u></u>   |
| <br>   |                         |                       |
| <b>7. Creditors</b>  | <b>2025</b>             | <b>2024</b>           |
| <b>Amounts falling due within one year</b>   | <b>€</b>                | <b>€</b>              |
| Taxation   | 595,396                 | -                     |
| Directors' current accounts (Note 10)  | 180,433                 | 195,433               |
| Accruals   | 7,100                   | 6,785                 |
|  | <u>782,929</u>          | <u>202,218</u>        |
|  | <u><u>782,929</u></u>   | <u><u>202,218</u></u> |
| <br>   |                         |                       |
| <b>8. Income Statement</b>   | <b>2025</b>             | <b>2024</b>           |
|  | €                       | €                     |
| At 1 October 2024  | 325,930                 | 320,276               |
| Profit for the financial year  | 1,564,047               | 5,654                 |
|  | <u>1,889,977</u>        | <u>325,930</u>        |
| At 30 September 2025   | <u><u>1,889,977</u></u> | <u><u>325,930</u></u> |
| <br>   |                         |                       |
| <b>9. Capital commitments</b>  |                         |                       |
| The company had no material capital commitments at the financial year-ended 30 September 2025. |                         |                       |
| <b>10. Directors' transactions</b>   |                         |                       |
| The following amounts are repayable to the directors:  |                         |                       |
|  | <b>2025</b>             | <b>2024</b>           |
|  | €                       | €                     |
| Estate of John Kingston Deceased   | 158,455                 | 173,455               |
| Eoin Duff  | 21,978                  | 21,978                |
|  | <u>180,433</u>          | <u>195,433</u>        |
|  | <u><u>180,433</u></u>   | <u><u>195,433</u></u> |

The opening balance of the directors' loans was €195,433 credit (2024: €195,433 credit). There was a movement of €15,000 debit (2024: Nil) during the year. The balance outstanding at the year end is €180,433 credit (2024: €195,433 credit).

- 11. 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.
- 12. Controlling interest**  
The company is ultimately controlled by Estate of John Kingston.
- 13. Post-Balance Sheet Events**  
There have been no significant events affecting the company since the financial year-end.

**John Kingston Limited**

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 30 September 2025

**14. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 16 March 2026.