

**Qutor Holdings Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 December 2025**

**Qutor Holdings Limited**  
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**Qutor Holdings Limited**  
**DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Torquil Quigley Victoria Quigley
<b>Company Secretary</b>	MBSL Nominees Limited
<b>Company Number</b>	652913
<b>Registered Office and Business Address</b>	13 Classon House Dundrum Business Park Dundrum, Dublin 14, D14 W9Y3
<b>Accountants</b>	MBSL Limited 13 Classon House Dundrum Business Park Dundrum, Dublin 14, D14 W9Y3

# **Qutor Holdings Limited**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 31 December 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, the Statement of Changes in Equity 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 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 31 December 2025."

### **Signed on behalf of the board**

**Victoria Quigley**  
Director

**9 February 2026**

**Torquil Quigley**  
Director

**9 February 2026**

**Qutor Holdings Limited**  
**BALANCE SHEET**

as at 31 December 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Investments	5	189	189
<b>Current Assets</b>			
Debtors	6	154	461
<b>Creditors: amounts falling due within one year</b>	7	<b>(15,100)</b>	(13,194)
<b>Net Current Liabilities</b>		<b>(14,946)</b>	(12,733)
<b>Total Assets less Current Liabilities</b>		<b>(14,757)</b>	(12,544)
<b>Capital and Reserves</b>			
Called up share capital presented as equity		191	191
Retained earnings		<b>(14,948)</b>	(12,735)
<b>Equity attributable to owners of the company</b>		<b>(14,757)</b>	(12,544)

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 Qutor Holdings 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 9 February 2026 and signed on its behalf by:**

**Victoria Quigley**  
**Director**

**Torquil Quigley**  
**Director**

**Qutor Holdings Limited**  
**STATEMENT OF CHANGES IN EQUITY**  
as at 31 December 2025

	<b>Called up share capital €</b>	<b>Retained earnings €</b>	<b>Total €</b>
<b>At 1 January 2024</b>	191	(10,520)	(10,329)
Loss for the financial year	-	(2,215)	(2,215)
<b>At 31 December 2024</b>	191	(12,735)	(12,544)
Loss for the financial year	-	(2,213)	(2,213)
<b>At 31 December 2025</b>	<b>191</b>	<b>(14,948)</b>	<b>(14,757)</b>

# Qutor Holdings Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

### 1. General Information

Qutor Holdings Limited is a company limited by shares incorporated and registered in Ireland.

### 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 December 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 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.

#### Consolidated accounts

The company is entitled to the exemption provided for in section 293 (1A) of the Companies Act 2014 from the obligation to prepare group accounts because it qualifies as a small company in accordance with the small companies' regime.

#### 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 financial year in which it is receivable.

#### 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.

#### 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.

#### Related parties

For the purposes of these financial statements a party is considered to be related to the company if:

- the party has the ability, directly or indirectly, through one or more intermediaries to control the company or exercise significant influence over the company in making financial and operating policy decisions or has joint control over the company;
- the company and the party are subject to common control;
- the party is an associate of the company or forms part of a joint venture with the company;
- the party is a member of key management personnel of the company or the company's parent, or a close family member of such as an individual, or is an entity under the control, joint control or significant influence of such individuals;
- the party is a close family member of a party referred to above or is an entity under the control or significant influence of such individuals; or
- the party is a post-employment benefit plan which is for the benefit of employees of the company or of any entity that is a related party of the company.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the company.

**Qutor Holdings Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 31 December 2025

**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.

**Ordinary share capital**

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

**3. Going concern**

The company had negative net assets at the balance sheet date. The directors have indicated that they will provide such financial support as may be required to enable the company to meet its liabilities as they fall due, to enable it to continue in operational existence for the foreseeable future. Consequently, the directors are satisfied that it is appropriate to prepare the financial statements on a going concern basis.

**4. Employees**

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

**5. Investments**

	<b>Subsidiary undertakings shares</b>	<b>Total</b>
	<b>€</b>	<b>€</b>
<b>Investments</b>		
<b>Cost</b>		
At 31 December 2025	189	189
<b>Net book value</b>		
At 31 December 2025	<b>189</b>	<b>189</b>
At 31 December 2024	189	189

**5.1. Holdings in related undertakings**

The company holds 20% or more of the share capital of the following companies:

<b>Name</b>	<b>Registered office / Principal place of business and address of Registered Office</b>	<b>Nature of business</b>	<b>Details of investment</b>	<b>Proportion held by company</b>
<b>Subsidiary undertaking</b>				
Ardcaien Development Ltd	Mill Mall Suite 6 Wickhams CAY 1 PO BOX 3085 Road Town Tortola BVI	Property Ownership and Rental	Ordinary Shares	100%
Cloghphilp Land Ltd	Mill Mall Suite 6 Wickhams CAY 1 PO BOX 3085 Road Town Tortola BVI	Property Ownership and Rental	Ordinary Shares	89%

**6. Debtors**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Prepayments	<b>154</b>	461

**Qutor Holdings Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2025

<b>7. Creditors</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>	<b>€</b>	<b>€</b>
Amounts owed to connected parties (Note 11)	<b>12,704</b>	10,798
Directors' current accounts (Note 10)	<b>796</b>	796
Accruals	<b>1,600</b>	1,600
	<b>15,100</b>	13,194

<b>8. Income Statement</b>	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
At 1 January 2025	<b>(12,735)</b>	(10,520)
Loss for the financial year	<b>(2,213)</b>	(2,215)
At 31 December 2025	<b>(14,948)</b>	(12,735)

**9. Capital commitments**

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

**10. Directors' transactions**

The following amounts are repayable to the directors:

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Torquil Quigley	<b>796</b>	796

The directors' loan balance represents an amount due by the company to one of the directors, Mr. Torquil Quigley at 31 December 2025 and is subordinated to other creditors of the company. The loan is interest free and has no fixed repayment term.

**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.

The following amounts are due to other connected parties:

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
Ardcaien Company Limited by Guarantee	<b>12,704</b>	10,798

The amount owed to connected parties relates to payments made by Ardcaien CLG on behalf of Qutor Holdings Limited. The two directors of the company are also directors of Ardcaien CLG.

**12. Post-Balance Sheet Events**

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

**13. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 9 February 2026.