
NORTHVIEW PROPERTIES LIMITED

UNAUDITED

ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2025

NORTHVIEW PROPERTIES LIMITED

COMPANY INFORMATION

Directors	Tony Brady Oliver Brady
Company secretary	Oliver Brady
Registered number	441849
Registered office	Kilbrogan Bandon Cork
Accountants	Woods and Partners Limited Chartered Accountants and Registered Auditor Cannon Street Kells Co. Meath

NORTHVIEW PROPERTIES LIMITED

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NORTHVIEW PROPERTIES LIMITED

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED
FINANCIAL STATEMENTS OF NORTHVIEW PROPERTIES LIMITED
FOR THE YEAR ENDED 30 JUNE 2025**

In order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements of Northview Properties Limited for the year ended 30 June 2025 which comprise the Statement of financial position and the related notes from the Company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of directors of Northview Properties Limited, as a body, in accordance with the terms of our engagement letter dated 15/10/2024. Our work has been undertaken solely so that we might compile the financial statements of Northview Properties Limited that we have been engaged to compile, report to the Company's Board of Directors that we have done so and state those matters that we have agreed to state to the Board of directors of Northview Properties Limited, as a body, in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Northview Properties Limited and its Board of directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by Chartered Accountants Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the Statement of financial position as at 30 June 2025 your duty to ensure that Northview Properties Limited has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2014 of Northview Properties Limited. You consider that Northview Properties Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit of the financial statements of Northview Properties Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Woods and Partners Limited

Chartered Accountants and Registered Auditor

Cannon Street

Kells

Co. Meath

6 January 2026

NORTHVIEW PROPERTIES LIMITED

**ABRIDGED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2025**

		2025 €	2024 €
Current assets			
Stocks	3	4,800,000	4,800,000
		<u>4,800,000</u>	<u>4,800,000</u>
Creditors: amounts falling due within one year	4	(305,167)	(2,398)
		<u>4,494,833</u>	<u>4,797,602</u>
Net current assets		4,494,833	4,797,602
Total assets less current liabilities			
		4,494,833	4,797,602
Creditors: amounts falling due after more than one year	5	(6,661,796)	(6,961,796)
		<u>(2,166,963)</u>	<u>(2,164,194)</u>
Net liabilities		(2,166,963)	(2,164,194)
Capital and reserves			
Called up share capital presented as equity		288	288
Profit and loss account		(2,167,251)	(2,164,482)
		<u>(2,166,963)</u>	<u>(2,164,194)</u>
Shareholders' funds		(2,166,963)	(2,164,194)

We, as directors of Northview Properties Limited, state that:

(a) these financial statements have been prepared in accordance with the small companies regime.

(b) the Company is availing itself of the exemption provided for by Chapter 16 of Part 6 of the Companies Act 2014.

(c) the Company is availing itself of the exemption on the grounds that the conditions specified in section 365(2) are satisfied.

(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 state 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 to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the Company.

(e) We hereby certify that we have relied on the specific exemption contained in section 365 Companies Act 2014 on the grounds that the Company is entitled to the benefits of that exemption as a dormant Company.

(f) 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 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 Ireland", applying Section 1A of that standard.

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

NORTHVIEW PROPERTIES LIMITED

**ABRIDGED STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 30 JUNE 2025**

Oliver Brady
Director

Tony Brady
Director

Date: 6 January 2026

The notes on pages 4 to 6 form part of these financial statements.

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

1. General information

These financial statements comprising the Statement of financial position and the related notes constitute the abridged financial statements of Northview Properties Limited for the year end 30 June 2025.

Northview Properties Limited is a company limited by shares incorporated and registered in the Republic of Ireland. The registered number of the company is 441849. The registered office of the company is Old Kilbrogan, Bandon, Co. Cork, Ireland which is also the principal place of business of the company.

Currency

The financial statements are presented in Euro (€) which is the functional currency of the company.

2.

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 FRS 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the requirements of 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.

2.2 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.

2.3 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.4 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

NORTHVIEW PROPERTIES LIMITED

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

3. Stocks

	2025 €	2024 €
Land	4,800,000	4,800,000

Bandon Investments PTY Limited has a charge over the land owned by Northview Properties Limited.

4. Creditors: Amounts falling due within one year

	2025 €	2024 €
Other creditors	300,000	-
Accruals	5,167	2,398
	305,167	2,398

5. Creditors: Amounts falling due after more than one year

	2025 €	2024 €
Amounts owed to connected parties	6,649,232	6,949,232
Other creditors	12,564	12,564
	6,661,796	6,961,796

6. Appropriation of Profit and loss account

	2025 €	2024 €
Profit and loss account brought forward at the beginning of the year	(2,164,482)	(2,162,084)
Other movement in the profit and loss account	(2,769)	(2,398)
Profit and loss account carried forward at the end of the year	(2,167,251)	(2,164,482)

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

7. Related party transactions

The following amount is due to Bandon Investments PTY Limited: €6,649,232 (2024: €6,949,232). Bandon Investments PTY is deemed a related party by virtue of its ownership of 100% issued share capital in Northview Properties Limited.

The related party balance, at the year end, represents an amount due to the Director Mr Tony Brady of €12,564 (2024: €12,564).

8. Post balance sheet events

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

9. Approval of financial statements

The board of directors approved these financial statements for issue on 6 January 2026