

Clonburris Infrastructure Limited
Annual Report and Financial Statements
for the financial year ended 30 April 2025

Clonburris Infrastructure Limited

CONTENTS

	Page
Directors and Other Information	3
Directors' Report	4
Directors' Responsibilities Statement	5
Independent Auditor's Report	6 - 7
Appendix to the Independent Auditor's Report	8
Profit and Loss Account	9
Balance Sheet	10
Reconciliation of Shareholders' Funds	11
Notes to the Financial Statements	12 - 14
Supplementary Information on Trading Statement	16

Clonburr Infrastructure Limited
DIRECTORS AND OTHER INFORMATION

Directors	Michael Hynes Patrick Kelly Gavin Whelan
Company Secretary	ByrneWallace Corporate Secretaries Limited
Company Number	649107
Registered Office	88 Harcourt Street Dublin 2 Dublin D02 DK18 Ireland
Business Address	88 Harcourt Street Dublin2 Dublin D02 DK18 Ireland
Auditors	Enda Lewis & Company Chartered Accountants and Statutory Audit Firm An Crois Allenwood W91 XK06 Ireland
Solicitors	ByrneWallace LLP 88 Harcourt Street Dublin 2 D02 DK18

Clonburris Infrastructure Limited
DIRECTORS' REPORT
for the financial year ended 30 April 2025

The directors present their report and the audited financial statements for the financial year ended 30 April 2025.

There has been no significant change in activities during the financial year ended 30 April 2025. The company acts as an infrastructure cost-recovery vehicle for landowners.

Results and Dividends

The loss for the financial year after providing for taxation amounted to €(26,645) (2024 - €(444)).

The directors do not recommend payment of a dividend.

At the end of the financial year, the company has assets of €2,872,282 (2024 - €3,197,304) and liabilities of €2,872,182 (2024 - €3,170,559). The net assets of the company have decreased by €(26,645).

Directors and Secretary

The directors who served throughout the financial year were as follows:

Michael Hynes
Patrick Kelly
Gavin Whelan

The secretary who served throughout the financial year was ByrneWallace Corporate Secretaries Limited.

The directors and company secretary had no direct beneficial interest in the shares of the company at the beginning or end of the financial year.

There were no changes in shareholdings between 30 April 2025 and the date of signing the financial statements.

Future Developments

The company plans to continue its present activities and to expand current trading levels.

Post Balance Sheet Events

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

Auditors

The auditors, Enda Lewis & Company, (Chartered Accountants), continue in office in accordance with section 383(2) of the Companies Act 2014.

Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at 88 Harcourt Street, Dublin2, Dublin, D02 DK18.

Signed on behalf of the board


Patrick Kelly
Director


Gavin Whelan
Director

14 January 2026

Clonburris Infrastructure Limited
DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 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", 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 and enable the financial statements to be readily and properly audited. 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.

Signed on behalf of the board



Patrick Kelly
Director



Gavin Whelan
Director

14 January 2026

INDEPENDENT AUDITOR'S REPORT

to the Shareholders of Clonburris Infrastructure Limited

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Clonburris Infrastructure Limited ('the company') for the financial year ended 30 April 2025 which comprise the Profit and Loss Account, the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes to the financial statements, including the 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", issued in the United Kingdom by the Financial Reporting Council, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 30 April 2025 and of its loss for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; 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 described below 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 the Provisions Available for Audits of Small Entities, in the circumstances set out in note 3 to the financial statements, 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 of approval of the financial statements.

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 course of 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.

Opinions 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.

INDEPENDENT AUDITOR'S REPORT

to the Shareholders of Clonburris Infrastructure Limited

Matters on which we are 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

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 5, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's 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 contained in the appendix to this report, located at page 8, which is to be read as an integral part of our report.

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

Our report is made solely to the company's shareholders, 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 shareholders 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 any responsibility to anyone other than the company and the company's shareholders, as a body, for our audit work, for this report, or for the opinions we have formed.

Euda Lewis

Enda Lewis
for and on behalf of
ENDA LEWIS & COMPANY
Chartered Accountants and Statutory Audit Firm
An Crois
Allenwood
W91 XK06
Ireland

14 January 2026

Clonburris Infrastructure Limited

APPENDIX TO THE INDEPENDENT AUDITOR'S REPORT

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.


Clonburriss Infrastructure Limited
PROFIT AND LOSS ACCOUNT

for the financial year ended 30 April 2025

	Notes	2025 €	2024 €
Turnover		28,757,458	21,334,386
Cost of sales		<u>(28,664,359)</u>	<u>(21,119,530)</u>
Gross profit		93,099	214,856
Administrative expenses		<u>(119,744)</u>	<u>(214,810)</u>
(Loss)/profit before taxation		(26,645)	46
Tax on (loss)/profit		-	(490)
Loss for the financial year		<u>(26,645)</u>	<u>(444)</u>
Total comprehensive income		<u><u>(26,645)</u></u>	<u><u>(444)</u></u>

Approved by the board on 14 January 2026 and signed on its behalf by:


 Patrick Kelly
 Director


 Gavin Whelan
 Director

Clonburris Infrastructure Limited

BALANCE SHEET


as at 30 April 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	5	2,444,040	2,843,156
Cash and cash equivalents		428,242	354,148
		<u>2,872,282</u>	<u>3,197,304</u>
Creditors: amounts falling due within one year	6	<u>(2,872,182)</u>	<u>(3,170,559)</u>
Net Current Assets		<u>100</u>	<u>26,745</u>
Total Assets less Current Liabilities		<u>100</u>	<u>26,745</u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		-	26,645
Equity attributable to owners of the company		<u>100</u>	<u>26,745</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.

Approved by the board on 14 January 2026 and signed on its behalf by:


 Patrick Kelly
 Director


 Gavin Whelan
 Director

Clonburris Infrastructure Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 30 April 2025

	Called up share capital €	Retained earnings €	Total €
At 1 May 2023	100	27,089	27,189
Loss for the financial year	-	(444)	(444)
At 30 April 2024	100	26,645	26,745
Loss for the financial year	-	(26,645)	(26,645)
At 30 April 2025	<u>100</u>	<u>-</u>	<u>100</u>

Clonburris Infrastructure Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Clonburris Infrastructure Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 649107. The registered office of the company is 88 Harcourt Street, Dublin 2, Dublin, D02 DK18, Ireland. The nature of the company's operations and its principal activities are set out in the Directors' Report. 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 financial year ended 30 April 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 280A 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.

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 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.

Cost of Sales

Cost of sales comprises costs that are directly attributable to the generation of revenue during the period. These include consultancy and professional fees incurred in delivering services to customers or in carrying out activities for which the company is contractually entitled to recover costs.

Such costs are recognised in the profit and loss account in the same period as the related revenue, in accordance with the matching principle. Consultancy costs that are not directly attributable to revenue-generating activities are recognised within administrative expenses.

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.

Clonburris Infrastructure Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 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.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

Ordinary share capital

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

3. Provisions Available for Audits of Small Entities

In common with many other businesses of our size and nature, we use our auditors to prepare and submit tax returns to the Revenue and to assist with the preparation of the financial statements.

4. Employees

The company has no employees.

5. Debtors	2025	2024
	€	€
Trade debtors	1,693,218	1,917,498
Other debtors	658,303	674,506
Taxation	41,367	214,819
Prepayments	51,152	36,333
	<u>2,444,040</u>	<u>2,843,156</u>

The directors consider that the trade and other debtors included in the balance sheet are recoverable in full, having regard to the nature of the balances, subsequent receipts and the absence of indicators of impairment at the reporting date.

6. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	1,913,842	2,461,947
Taxation	40,904	6
Accruals	917,436	708,606
	<u>2,872,182</u>	<u>3,170,559</u>

7. Capital commitments

The company had no material capital commitments at the financial year-ended 30 April 2025.

8. 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.

Clonburris Infrastructure Limited
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

9. Parent and ultimate parent company

Cairn Homes Properties Limited is the company's parent company.

The company's ultimate parent undertaking is Cairn Homes PLC.
The address of Cairn Homes PLC is 45 Mespil Road, Dublin 4 Ireland.
Cairn Homes PLC is regarded as both the controlling party and the ultimate controlling party.

10. Post-Balance Sheet Events

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

11. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 14 January 2026.