

Abridged Financial Statements

SoSure Limited

For the financial year ended 31 December 2024

Company Information

Directors	Aidan Brady Gillian Brady
Company secretary	Gillian Brady
Registered number	673966
Registered office	13-18 City Quay Dublin 2 D02 ED70 Ireland
Independent auditor	Grant Thornton Chartered Accountants & Statutory Audit Firm 13-18 City Quay Dublin 2
Bankers	Pictet & Cie (Europe) AG London Branch Stratton House, 6th Floor 5 Stratton Street London W1J 8LA United Kingdom
	AIB Dyer Street Drogheda Co. Louth

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Independent auditor's special report to the directors of SoSure Limited pursuant to section 356 of the Companies Act 2014

Opinion

In our opinion, the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of SoSure Limited ("the Company") and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

Basis of opinion

We have examined:

- (i) the abridged financial statements for the financial year ended 31 December 2024 on pages 5 to 12 which the directors of SoSure 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.

The scope of our work for the purpose of this report was limited to confirming that the directors are entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to section 353 of the Companies Act 2014, from the financial statements to be laid before the Annual General Meeting.

Other information

On 18 February 2026 we reported, as auditor of the Company, to the members on the financial statements for the financial year ended 31 December 2024, and the full text of our audit report is reproduced below.



Tracey Sullivan FCA
for and on behalf of
Grant Thornton
Chartered Accountants &
Statutory Audit Firm
13 - 18 City Quay
Dublin 2

Date: 18/02/2026

Independent auditor's special report to the directors of SoSure Limited pursuant to section 356 of the Companies Act 2014

Opinion

We have audited the financial statements of SoSure Limited (the 'Company'), which comprise the Statement of comprehensive income, the Statement of financial position, the Statement of changes in equity for the financial year ended 31 December 2024, and the related notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law and accounting standards issued by the Financial Reporting Council including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (Generally Accepted Accounting Practice in Ireland) (the "relevant accounting framework").

In our opinion, SoSure Limited's financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company as at 31 December 2024 and of its profit or loss for the financial year then ended;
- have been properly prepared in accordance with the relevant accounting framework; 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 the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. 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.

Independent auditor's special report to the directors of SoSure Limited pursuant to section 356 of the Companies Act 2014 (continued)

Other information

The directors are responsible for the other information. Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon, including the Directors' report. 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.

Opinion on the matters prescribed by the Companies Act 2014

We have obtained all the information and explanations which to the best of our knowledge and belief, we considered 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.

The Statement of financial position and the Statement of comprehensive income are in agreement with the accounting records and returns.

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

- the information given in the Directors' report for the financial year is consistent with the financial statements;
- the Directors' report has been prepared in accordance with applicable legal requirements, excluding the requirements on sustainability reporting in Part 28.

Based on our 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.

Matters on which we are required to report by exception

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

Independent auditor's special report to the directors of SoSure Limited pursuant to section 356 of the Companies Act 2014 (continued)

Responsibilities of management and those charged with governance for the financial statements

As explained more fully in the directors' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland, including FRS102, and for such internal control as they determine 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, management is 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 has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process and for the preparation of financial statements that give a true and fair view.

Auditor's responsibilities for the audit of the financial statements


The objectives of an auditor 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 Irish Auditing and Accounting Supervisory Authority's website at: http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description_of_auditors_responsibilities_for_audit.pdf. 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.


Tracey Sullivan FCA
for and on behalf of
Grant Thornton
Chartered Accountants &
Statutory Audit Firm
13 - 18 City Quay
Dublin 2

Date: 18/02/2026

Abridged statement of financial position

As at 31 December 2024

	Note	2024 €	As restated 2023 €
Fixed assets			
Tangible assets	6	3,221,923	3,303,837
Financial assets	7	4,745,510	12,106,612
		<u>7,967,433</u>	<u>15,410,449</u>
Current assets			
Debtors: amounts falling due within one year	8	8,556,946	1,080,514
Cash at bank and in hand	9	22,629	136,845
		<u>8,579,575</u>	<u>1,217,359</u>
Current liabilities			
Creditors: amounts falling due within one year	10	(325,592)	(195,532)
		<u>8,253,983</u>	<u>1,021,827</u>
Net current assets		<u>16,221,416</u>	<u>16,432,276</u>
Net assets		<u>16,221,416</u>	<u>16,432,276</u>
Capital and reserves			
Called up share capital presented as equity	11	100	100
Other reserves		252,125	252,125
Profit and loss account		15,969,191	16,180,051
Shareholders' funds		<u>16,221,416</u>	<u>16,432,276</u>

We, as directors of SoSure 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 have been prepared in accordance with the provision applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A for small entities.

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

DocuSigned by:

 Aidan Brady
 Director

DocuSigned by:

 Gillian Brady
 Director

Date: 18/02/2026

The notes on pages 6 to 12 form part of these financial statements.

Notes to the abridged financial statements

For the financial year ended 31 December 2024

1. General information

SoSure Limited is a private Company limited by shares and incorporated in Ireland, with registered address 13-18 City Quay, Dublin 2, D02ED70, Ireland. The principal activity of the Company is disclosed in the Directors' Report.

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 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.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Foreign currency translation

Functional and presentation currency

The Company's functional and presentational currency is Euros.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Statement of comprehensive income within 'finance income or costs'. All other foreign exchange gains and losses are presented in profit or loss within 'other operating income'.

2.3 Interest income

Interest income is recognised in profit or loss using the effective interest method.

Notes to the abridged financial statements

For the financial year ended 31 December 2024

2. Accounting policies (continued)

2.4 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.5 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the Company in independently administered funds.

2.6 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.

2.7 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, on the following basis:

Depreciation is provided on the following basis:

Freehold property	- 2% Straight line
Motor vehicles	- 20% Straight line
Fixtures and fittings	- 12.5% Straight line

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.

Notes to the abridged financial statements

For the financial year ended 31 December 2024

2. Accounting policies (continued)

2.8 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Listed investments are measured at fair value at each reporting date, with changes in fair value recognised in profit or loss. Fair value is determined by reference to quoted market prices in an active market. Income from listed investments is recognised when the right to receive it is established. Where fair value cannot be measured reliably, the investment is measured at cost less impairment.

2.9 Associates and joint ventures

Associates are held at cost less impairment.

2.10 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, inclusive of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.11 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.12 Creditors

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

3. Judgments in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements that affect the reported amounts of assets and liabilities at the date of financial statements and the reported amount of income and expenses during the reporting period. Management evaluates its judgements on an ongoing basis.

No judgments and estimates have been made.

4. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2023 - €NIL).

Notes to the abridged financial statements

For the financial year ended 31 December 2024

5. Directors' remuneration

	2024 €	2023 €
Directors' emoluments	69,139	57,484
Company contributions to defined contribution pension schemes	900,000	-
	<u>969,139</u>	<u>57,484</u>

6. Tangible fixed assets

	Freehold property €	Motor vehicles €	Fixtures and fittings €	Total €
Cost or valuation				
At 1 January 2024	2,909,943	293,834	185,566	3,389,343
Additions	-	3,465	59,961	63,426
At 31 December 2024	<u>2,909,943</u>	<u>297,299</u>	<u>245,527</u>	<u>3,452,769</u>
Depreciation				
At 1 January 2024	38,799	35,897	10,810	85,506
Charge for the financial year	58,199	59,460	27,681	145,340
At 31 December 2024	<u>96,998</u>	<u>95,357</u>	<u>38,491</u>	<u>230,846</u>
Net book value				
At 31 December 2024	<u>2,812,945</u>	<u>201,942</u>	<u>207,036</u>	<u>3,221,923</u>
At 31 December 2023	<u>2,871,144</u>	<u>257,937</u>	<u>174,756</u>	<u>3,303,837</u>

Notes to the abridged financial statements

For the financial year ended 31 December 2024

7. Financial assets

	Investments in associates €	Other fixed asset investments €	Total €
Cost or valuation			
At 1 January 2024	533,803	11,572,809	12,106,612
Additions	10,051	2,015,243	2,025,294
Disposals	(533,803)	(9,318,527)	(9,852,330)
Revaluations	-	465,934	465,934
At 31 December 2024	<u>10,051</u>	<u>4,735,459</u>	<u>4,745,510</u>

During the period, the Company purchased 1 'A' Ordinary share in NewKey (Kilmartin) Limited, a company incorporated in Ireland.

8. Debtors: Amounts falling due within one year

	2024 €	2023 €
Amounts owed by related parties	4,385,644	1,080,414
Other debtors	4,170,000	-
Called up share capital not paid	100	100
Prepayments	1,202	-
	<u>8,556,946</u>	<u>1,080,514</u>

During the year a loan was extended to Bradain Property Investments Limited. The loan is subject to an interest rate of 17% and is repayable on demand.

9. Cash and cash equivalents

	2024 €	2023 €
Cash at bank and in hand	<u>22,629</u>	<u>136,845</u>

Notes to the abridged financial statements

For the financial year ended 31 December 2024

10. Creditors: Amounts falling due within one year

	2024	As restated 2023
	€	€
Corporation tax	87,486	-
Taxation and social insurance	3,645	45,526
Other creditors	190,771	150,006
Accruals	43,690	-
	<u>325,592</u>	<u>195,532</u>

11. Share capital

	2024	2023
	€	€
Authorised		
100,000 Ordinary shares of €1.00 each	<u>100,000</u>	<u>100,000</u>
Allotted, called up and fully paid		
100 Ordinary shares of €1.00 each	<u>100</u>	<u>100</u>

12. Appropriation of Profit and loss account

	2024	2023
	€	€
Profit and loss account brought forward at the beginning of the financial year	16,180,051	12,304,719
(Loss)/Profit in the financial year	(210,860)	3,875,332
Profit and loss account carried forward at the end of the financial year	<u>15,969,191</u>	<u>16,180,051</u>

13. Related party transactions

At the financial year end, the Company was owed €1,019,970 (2024: €1,080,361) by NewKey Homes (Navan) Limited, a company related by way of a common director. The loan is subject to interest at 6.5% and is repayable on demand. Interest of €57,734 was charged on this loan.

During the financial year the Company extended a loan of €3,257,104 to NewKey (Kilmartin) Limited, a company related by way of a common director. The loan is subject to interest at 5% and is repayable on demand. Interest of €108,570 was charged on this loan.

14. Post balance sheet events

There have been no significant post balance sheet events.

Notes to the abridged financial statements

For the financial year ended 31 December 2024

15. Controlling party

The Company is jointly owned by Aidan Brady and Gillian Brady.

16. Approval of financial statements

The board of directors approved these financial statements for issue on 18/2/2026