

**Brookville (Holdings) Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 28 February 2025**

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## **Brookville (Holdings) Limited**

### **Directors' Responsibilities Statement**

for the financial year ended 28 February 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. 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**

**Orna ffrench-O'Carroll**  
**Director**

**4 December 2025**

**Donal ffrench-O'Carroll**  
**Director**

**4 December 2025**

## Brookville (Holdings) Limited

### Balance Sheet

as at 28 February 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	5	6,522	4,668
Investment properties	6	800,000	800,000
<b>Fixed Assets</b>		<b>806,522</b>	<b>804,668</b>
<b>Current Assets</b>			
Debtors	7	1,009	896
Cash and cash equivalents		-	7,762
		<b>1,009</b>	<b>8,658</b>
<b>Creditors: amounts falling due within one year</b>	8	<b>(163,115)</b>	<b>(196,579)</b>
<b>Net Current Liabilities</b>		<b>(162,106)</b>	<b>(187,921)</b>
<b>Total Assets less Current Liabilities</b>		<b>644,416</b>	<b>616,747</b>
<b>Provisions for liabilities</b>	9	<b>(194,718)</b>	<b>(194,718)</b>
<b>Net Assets</b>		<b>449,698</b>	<b>422,029</b>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		16,509	16,509
Retained earnings		433,189	405,520
<b>Shareholders' Funds</b>		<b>449,698</b>	<b>422,029</b>

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 Brookville (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 358 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 4 December 2025 and signed on its behalf by:**

**Orna ffrench-O'Carroll**  
Director

**Donal ffrench-O'Carroll**  
Director

**Brookville (Holdings) Limited**  
**Statement of Changes in Equity**  
as at 28 February 2025

	<b>Called up share capital €</b>	<b>Retained earnings €</b>	<b>Total €</b>
<b>At 1 March 2023</b>	16,509	419,811	436,320
Profit for the financial year	-	65,709	65,709
Payment of dividends	-	(80,000)	(80,000)
<b>At 29 February 2024</b>	16,509	405,520	422,029
Profit for the financial year	-	54,335	54,335
Payment of dividends	-	(26,666)	(26,666)
<b>At 28 February 2025</b>	<b>16,509</b>	<b>433,189</b>	<b>449,698</b>

# Brookville (Holdings) Limited

## Notes to the Abridged Financial Statements

for the financial year ended 28 February 2025

### 1. General Information

Brookville (Holdings) Limited is a property holding company.

The company is a limited liability company incorporated in Ireland and its registered address is 30 Clonliffe Road, Dublin 3. The company's registration number is 15540. The principal place of business is Sunnyside Mews, Blackheath Avenue, Dublin 3.

### 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 financial statements.

#### Statement of compliance

The financial statements of the company for the year ended 28 February 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. 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 and promulgated by Chartered Accountants Ireland.

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 is derived from property rental undertaken solely in the Republic of Ireland.

#### 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:

Fixtures, fittings and equipment	- 15% Straight line
Computer Equipment	- 20% 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.

#### 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. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Profit and Loss Account as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

#### Trade and other debtors

Trade and other debtors are initially recognised at transaction price (being the net cost) and thereafter stated at amortised cost less any provision for bad debts or impairment. A provision for impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. All movements in the level of the provision required are recognised in the Profit and Loss Account.

## Brookville (Holdings) Limited

### Notes to the Abridged Financial Statements

for the financial year ended 28 February 2025

#### Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### Trade and other creditors

Trade and other creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at the transaction price (being the net cost) and subsequently measured at mortised cost using the effective interest method.

#### Taxation and deferred taxation

Taxation expense represents the sum of current taxation payable and deferred taxation.

##### Current taxation

Current tax payable for the year is based on taxable profit for the year. Taxable profit may differ from profit as reported in the Profit and Loss account, because of items of income or expense that are taxable or deductible in different years, and items that are never taxable or deductible. The current tax liability is calculated using tax rates that have been enacted or substantially enacted by the end of the reporting period.

##### Deferred taxation

Deferred taxation is accounted for using a timing difference approach. A deferred taxation liability is recognised for all timing differences that are expected to increase taxable profit in the future. A deferred taxation asset is recognised for all temporary differences that are expected to reduce taxable profit in the future. Timing differences are differences between the carrying amount of an asset, liability or other item in the financial statements and its taxation basis.

Deferred taxation is calculated at the taxation rate expected to apply to the taxable profit (taxation loss) of the periods in which the company expects the deferred taxation asset to be realised or the deferred taxation liability to be settled.

The company recognises taxation expense in either profit or loss, other comprehensive income, or equity depending on the transaction or other event that resulted in the taxation expense.

#### Ordinary share capital

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

<b>3. Operating profit</b>	<b>2025</b>	2024
	€	€
<b>Operating profit is stated after charging:</b>		
Depreciation of tangible assets	<b>2,479</b>	1,758
	<u>          </u>	<u>          </u>

#### 4. Employees

The average monthly number of employees, including directors, during the financial year was 3 (2024 - 2).

	<b>2025</b>	2024
	<b>Number</b>	Number
Administration	<b>1</b>	-
Directors	<b>2</b>	2
	<u>          </u>	<u>          </u>
	<b>3</b>	2
	<u>          </u>	<u>          </u>

**Brookville (Holdings) Limited**  
**Notes to the Abridged Financial Statements**  
for the financial year ended 28 February 2025

**5. Tangible assets**

	Fixtures, fittings and equipment €	Computer Equipment €	Total €
<b>Cost or Valuation</b>			
At 1 March 2024	11,722	-	11,722
Additions	2,900	1,433	4,333
	<u>14,622</u>	<u>1,433</u>	<u>16,055</u>
<b>Depreciation</b>			
At 1 March 2024	7,054	-	7,054
Charge for the financial year	2,193	286	2,479
	<u>9,247</u>	<u>286</u>	<u>9,533</u>
<b>Net book value</b>			
At 28 February 2025	<u><u>5,375</u></u>	<u><u>1,147</u></u>	<u><u>6,522</u></u>
At 29 February 2024	<u><u>4,668</u></u>	<u><u>-</u></u>	<u><u>4,668</u></u>

**6. Investment Properties**

	Investment properties €
<b>Fair value</b>	
At 28 February 2025	<u><u>800,000</u></u>

The property has been valued by the directors based on their knowledge of the property and market.

**7. Debtors**

	2025 €	2024 €
Prepayments	<u><u>1,009</u></u>	<u><u>896</u></u>

**8. Creditors**  
**Amounts falling due within one year**

	2025 €	2024 €
Amounts owed to credit institutions	2,988	-
Taxation	5,428	19,880
Directors' current accounts (Note 12)	146,890	166,890
Accruals	7,809	7,809
Deferred Income	-	2,000
	<u><u>163,115</u></u>	<u><u>196,579</u></u>

Amounts owed to the directors are interest free and repayable on demand.

**Brookville (Holdings) Limited**  
**Notes to the Abridged Financial Statements**  
for the financial year ended 28 February 2025

**9. Provisions for liabilities**

The amounts provided for deferred taxation are analysed below:

	<b>Property revaluations</b>	<b>Total</b>	<b>Total</b>
	<b>€</b>	<b>2025 €</b>	<b>2024 €</b>
At financial year start	194,718	<b>194,718</b>	194,718
At financial year end	<b>194,718</b>	<b>194,718</b>	194,718

**10. Income Statement**

	<b>2025 €</b>	<b>2024 €</b>
At 1 March 2024	<b>405,520</b>	419,811
Profit for the financial year	<b>54,335</b>	65,709
Payment of dividends	<b>(26,666)</b>	(80,000)
At 28 February 2025	<b>433,189</b>	405,520

Included in the Profit and Loss Account balance is a fair value property revaluation gain, after taxation, of €401,436. This amount is not available for distribution.

**11. Capital commitments**

The company did not have any capital commitments at 28 February 2025.

**12. Directors' transactions**

The following amounts are repayable to the directors:

	<b>2025 €</b>	<b>2024 €</b>
Orna ffrench-O'Carroll	<b>146,890</b>	166,890

**13. Controlling interest**

Orna ffrench-O'Carroll is the sole shareholder.

**14. Post-Balance Sheet Events**

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

**15. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 4 December 2025.