

Company Number: 721993

XCM Properties Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 June 2025

XCM Properties Limited
CONTENTS

	Page
Directors' Responsibilities Statement	3
Balance Sheet	4
Statement of Changes in Equity	5
Notes to the Financial Statements	6 - 8

XCM Properties Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 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

John McSharry
Director

Ronan Cunningham
Director

16 December 2025

XCM Properties Limited
BALANCE SHEET

as at 30 June 2025

	Notes	2025 €	2024 €
Current Assets			
Stocks	5	634,371	634,371
Debtors	6	148,196	500
Cash and cash equivalents		12,985	45,864
		<u>795,552</u>	<u>680,735</u>
Creditors: amounts falling due within one year	7	<u>(14,912)</u>	<u>(39,850)</u>
Net Current Assets		<u>780,640</u>	<u>640,885</u>
Total Assets less Current Liabilities		<u>780,640</u>	<u>640,885</u>
Creditors:			
amounts falling due after more than one year	8	<u>(760,928)</u>	<u>(636,229)</u>
Net Assets		<u>19,712</u>	<u>4,656</u>
Capital and Reserves			
Called up share capital presented as equity		202	100
Retained earnings		19,510	4,556
Equity attributable to owners of the company		<u>19,712</u>	<u>4,656</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.

We as Directors of XCM Properties 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 16 December 2025 and signed on its behalf by:

John McSharry
 Director

Ronan Cunningham
 Director

XCM Properties Limited
STATEMENT OF CHANGES IN EQUITY
as at 30 June 2025

	Called up share capital €	Retained earnings €	Total €
At 1 July 2023	100	(9,400)	(9,300)
Profit for the financial year	-	13,956	13,956
At 30 June 2024	100	4,556	4,656
Profit for the financial year	-	14,954	14,954
Net proceeds of equity ordinary share issue	102	-	102
At 30 June 2025	202	19,510	19,712

XCM Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

XCM Properties Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 721993. The registered office of the company is Suite 212, The Capel Building, Mary's Abbey, Dublin 7 which is also the principal place of business of the company. The principal activity is a property investment company. 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 financial statements.

Statement of compliance

The financial statements of the company for the financial year ended 30 June 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014. These are the company's first set of financial statements prepared in accordance with FRS 102.

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.

Stocks

Stocks are valued at the lower of cost and net realisable value. Stocks are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

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.

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 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.

Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The company also operates a defined benefit pension scheme for its employees providing benefits based on final pensionable pay. The assets of this scheme are also held separately from those of the company, being invested with pension fund managers.

XCM Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 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.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Profit and Loss Account.

Ordinary share capital

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

3. Adoption of FRS 102

This is the first set of financial statements prepared by XCM Properties Limited in accordance with accounting standards issued by the Financial Reporting Council, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A (Small Entities). The company transitioned from previously extant Irish and UK GAAP to FRS 102 Section 1A as at 1 January 2016.

4. Employees

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

5. Stocks	2025 €	2024 €
Stock (non trading)	<u>634,371</u>	<u>634,371</u>

The replacement cost of stock did not differ significantly from the figures shown.

6. Debtors	2025 €	2024 €
Trade debtors	-	500
Prepayments	<u>148,196</u>	<u>-</u>
	<u>148,196</u>	<u>500</u>

7. Creditors	2025 €	2024 €
Amounts falling due within one year		
Trade creditors	152	30,299
Taxation	<u>10,749</u>	<u>5,540</u>
Accruals	<u>4,011</u>	<u>4,011</u>
	<u>14,912</u>	<u>39,850</u>

XCM Properties Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 June 2025

8. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Amounts owed to group undertakings	73,199	-
Directors' loan accounts	611,229	576,229
Other loans	76,500	60,000
	<u>760,928</u>	<u>636,229</u>

9. Income Statement	2025	2024
	€	€
At 1 July 2024	4,556	(9,400)
Profit for the financial year	14,954	13,956
	<u>19,510</u>	<u>4,556</u>
At 30 June 2025	<u>19,510</u>	<u>4,556</u>

10. Capital commitments

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

11. Directors' transactions

The following amounts are repayable to the directors:

	2025	2024
	€	€
John McSharry	334,139	299,139
Ronan Cunningham	277,090	277,090
	<u>611,229</u>	<u>576,229</u>

12. Related party transactions

There were transactions with Yoltees Limited and JJMS Properties Limited during the year under review. Yoltees Limited is owed the sum of €45,275 and JJMS Properties Limited is owed the sum of €27,924 at the year end. Yoltees Limited is the holder of 1 "A" Ordinary share in XCM Properties Limited and JJMS Properties Limited is the holder of 101 "B" Ordinary shares and accordingly a holding and subsidiary relationship exists with each of these companies.

13. Controlling interest

In accordance with the provisions of section 155(1)(a)(i) the company is a subsidiary of both Yoltees Limited and JJMS Properties Limited.

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 16 December 2025.