

LWK Properties Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 March 2025

LWK Properties Limited

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LWK Properties Limited

Director's Responsibilities Statement

for the financial year ended 31 March 2025

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has 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 director must not approve the financial statements unless he is 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 director is 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 director is 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 him to ensure that the financial statements and Director's Report comply with the Companies Act 2014. He is 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 Leonard
Director

Date: 18/12/2025

LWK Properties Limited

Balance Sheet

as at 31 March 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	6	18,400	100
Cash and cash equivalents		182,147	6,328
		<u>200,547</u>	<u>6,428</u>
Creditors: amounts falling due within one year	7	<u>(202,714)</u>	<u>(23,904)</u>
Net Current Liabilities		<u>(2,167)</u>	<u>(17,476)</u>
Total Assets less Current Liabilities		<u>(2,167)</u>	<u>(17,476)</u>
Creditors:			
amounts falling due after more than one year	8	<u>(50,281)</u>	<u>(69,725)</u>
Net Liabilities		<u>(52,448)</u>	<u>(87,201)</u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		(52,548)	(87,301)
Shareholders' Deficit		<u>(52,448)</u>	<u>(87,201)</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.

I as Director of LWK 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) I 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 18/12/2025 and signed on its behalf by:



Patrick Leonard
Director

LWK Properties Limited
Statement of Changes in Equity
as at 31 March 2025

	Called up share capital €	Retained earnings €	Total €
At 1 April 2024	-	-	-
Loss for the financial period	-	(87,301)	(87,301)
Net proceeds of equity ordinary share issue	100	-	100
At 31 March 2024	100	(87,301)	(87,201)
Profit for the financial year	-	34,753	34,753
At 31 March 2025	100	(52,548)	(52,448)

LWK Properties Limited

Notes to the Abridged Financial Statements

for the financial year ended 31 March 2025

1. General Information

LWK Properties Limited is primarily engaged in the provision of estate agent services.

The company is limited liability company incorporated in Ireland. The company's registered number is 730218. The registered office is at 71 Fairview Strand, Fairview, 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 financial year ended 31 March 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 investment properties that are measured at fair value, 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.

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.

Taxation and deferred taxation

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

Current tax

Current tax payable for the year is based on taxable profit for the year. Taxable profit differs 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 tax

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, and the carry forward of unused tax losses and unused tax credits. 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 it expects the deferred taxation asset to be realised or the deferred taxation liability to be settled, on the basis of taxation rates that have been enacted or substantively enacted by the end of the

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Notes to the Abridged Financial Statements

for the financial year ended 31 March 2025
reporting period.

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.

3. Period of financial statements

The comparative figures relate to the month period ended 31 March 2024.

4. Interest payable and similar expenses	2025	2024
	€	€
Interest	<u>5,462</u>	<u>2,153</u>
5. Employees		
The average monthly number of employees, including director, during the financial year was 1.		
	2025	2024
	Number	Number
Directors	<u>1</u>	<u>1</u>
6. Debtors	2025	2024
	€	€
Other debtors	<u>100</u>	100
Director's current account	<u>18,300</u>	-
	<u>18,400</u>	<u>100</u>
7. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	<u>19,687</u>	18,558
Amounts owed to connected parties (Note 11)	<u>144,765</u>	5,346
Taxation	<u>38,262</u>	-
	<u>202,714</u>	<u>23,904</u>
8. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	<u>50,281</u>	<u>69,725</u>
Loans		
Repayable in one year or less, or on demand	<u>19,687</u>	18,558
Repayable between one and two years	<u>21,047</u>	19,808
Repayable between two and five years	<u>29,234</u>	49,917
	<u>69,968</u>	<u>88,283</u>

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9. Profit and loss account

	2025	2024
	€	€
At 1 April 2024	(87,301)	-
Profit/(loss) for the financial year	34,753	(87,301)
At 31 March 2025	(52,548)	(87,301)

10. Capital commitments

The company had no material capital commitments at the financial year-ended 31 March 2025.

11. Related party transactions

The following amounts are due to other connected parties:

	2025	2024
	€	€
Leonard Homes Limited	144,765	5,346

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

Mr. Patrick Leonard is a director of the company and also is a director of Leonard Homes Limited.

12. Post-Balance Sheet Events

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

13. Control

The company is a private company controlled by its shareholders.

14. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 18/12/2025.