

**Company registration number: 653673**

**Kelly Bros (Investment) Ltd  
Trading as Kelly Bros. (Investments) Ltd**

**Unaudited abridged financial statements**

**for the financial year ended 28 February 2025**

# Kelly Bros (Investment) Ltd

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## Kelly Bros (Investment) Ltd

### Directors and other information

<b>Directors</b>	Raymond Kelly Damien Kelly
<b>Secretary</b>	Damien Kelly
<b>Company number</b>	653673
<b>Registered office</b>	Bailieborough Road Virginia Co. Cavan
<b>Business address</b>	Bailieborough Road Virginia Co. Cavan
<b>Accountants</b>	Clarke Brogan & Co 24 High Street Monaghan
<b>Bankers</b>	Bank of Ireland Main Street Bailieborough Co. Cavan
<b>Solicitors</b>	Nathaniel Lacy & Co Kenlis Place Kells Co. Meath

## **Kelly Bros (Investment) Ltd**

### **Directors responsibilities statement**

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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 the 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" 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 and then apply them consistently;
- make judgments 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.

**Kelly Bros (Investment) Ltd**

**Balance sheet  
As at 28th February 2025**

		2025		2024	
	Note	€	€	€	€
<b>Fixed assets</b>					
Tangible assets	7	342,863		-	
Financial assets	8	1,955,721		5,721	
			2,298,584		5,721
<b>Current assets</b>					
Debtors	9	300		300	
Cash at bank and in hand		1,875,368		4,361,651	
		1,875,668		4,361,951	
<b>Creditors: amounts falling due within one year</b>					
	10	(748,893)		(956,959)	
<b>Net current assets</b>			1,126,775		3,404,992
<b>Total assets less current liabilities</b>			3,425,359		3,410,713
<b>Net assets</b>			<u>3,425,359</u>		<u>3,410,713</u>
<b>Capital and reserves</b>					
Called up share capital presented as equity			300		300
Share premium account	11		5,721		5,721
Profit and loss account	11		3,419,338		3,404,692
<b>Shareholders funds</b>			<u>3,425,359</u>		<u>3,410,713</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**The notes on pages 5 to 10 form part of these abridged financial statements.**

**Kelly Bros (Investment) Ltd**

**Balance sheet (continued)  
As at 28th February 2025**

We, as directors of Kelly Bros (Investment) Ltd state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 359 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; 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 of the Companies Act 2014.

These abridged financial statements were approved by the board of directors on 23rd November 2025 and signed on behalf of the board by:

Raymond Kelly  
Director

Damien Kelly  
Director

**The notes on pages 5 to 10 form part of these abridged financial statements.**

## Kelly Bros (Investment) Ltd

### Notes to the abridged financial statements Financial year ended 28th February 2025

#### 1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is Bailieborough Road, Virginia, Co. Cavan and its company registration number is 653673. The principal activity of the company is to operate as a investment holdings company and a property holding company.

#### 2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'

#### 3. Accounting policies and measurement bases

##### Basis of preparation

The financial statements have been prepared on the going concern basis, under the historical cost convention and comply with the financial reporting standards of the Financial Reporting Council and promulgated by Chartered Accountants Ireland including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2014. The financial statements are prepared in Euro, which is the functional currency of the entity.

##### Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

##### Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

## Kelly Bros (Investment) Ltd

### Notes to the abridged financial statements (continued) Financial year ended 28th February 2025

#### Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	- 2%	straight line
Plant and machinery	- 10%	reducing balance
Fittings fixtures and equipment	- 20%	straight line
Motor vehicles	- 20%	reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

#### Financial assets

Financial assets are initially recorded at cost, and subsequently stated at cost less any provision for diminution in value. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

#### Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

## Kelly Bros (Investment) Ltd

### Notes to the abridged financial statements (continued) Financial year ended 28th February 2025

#### Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

#### Cash Flow Statement Exemption

The Company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

#### 4. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 2 (2024: 2).

**Kelly Bros (Investment) Ltd**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 28th February 2025**

**5. Directors remuneration**

Consideration for director services comprised amounts paid by or receivable from the following:

	<b>2025</b>	2024
	€	€
The company	-	-
Subsidiary undertakings	941,236	1,099,201
	<u>941,236</u>	<u>1,099,201</u>

Remuneration includes amounts paid to connected parties as defined by S220 CA 2014 and includes benefits in Kind.

**6. Appropriations of profit and loss account**

	<b>2025</b>	2024
	€	€
At the start of the financial year	3,404,692	3,100,907
Profit for the financial year	90,146	480,785
Dividends paid	(75,500)	(177,000)
<b>At the end of the financial year</b>	<u>3,419,338</u>	<u>3,404,692</u>

**7. Tangible assets**

	Investment property	<b>Total</b>
	€	€
<b>Cost</b>		
At 1st March 2024	-	-
Additions	342,863	342,863
	<u>342,863</u>	<u>342,863</u>
<b>Depreciation</b>		
<b>At 1st March 2024 and 28th February 2025</b>	-	-
	<u>-</u>	<u>-</u>
<b>Carrying amount</b>		
<b>At 28th February 2025</b>	342,863	342,863
	<u>342,863</u>	<u>342,863</u>
At 28th February 2024	-	-
	<u>-</u>	<u>-</u>

**Kelly Bros (Investment) Ltd**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 28th February 2025**

**8. Financial assets**

	Shares in group undertakings	Other investments other than loans	Other loans	<b>Total</b>
	€	€	€	€
<b>Cost</b>				
At 1st March 2024	5,721	-	-	5,721
Additions	-	1,000,000	1,950,000	2,950,000
Disposals	-	-	(1,000,000)	(1,000,000)
<b>At 28th February 2025</b>	<u>5,721</u>	<u>1,000,000</u>	<u>950,000</u>	<u>1,955,721</u>
<b>Provision for diminution in value</b>				
<b>At 1st March 2024 and 28th February 2025</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Carrying amount</b>				
<b>At 28th February 2025</b>	<u>5,721</u>	<u>1,000,000</u>	<u>950,000</u>	<u>1,955,721</u>
At 28th February 2024	<u>5,721</u>	<u>-</u>	<u>-</u>	<u>5,721</u>

**9. Debtors**

	<b>2025</b>	2024
	€	€
Other debtors	300	300

**10. Creditors: amounts falling due within one year**

	<b>2025</b>	2024
	€	€
Amounts owed to group undertakings	700,289	715,301
Other creditors including tax and social insurance	47,403	233,858
Accruals	1,201	7,800
	<u>748,893</u>	<u>956,959</u>

**11. Reserves**

Share premium account:

The share premium arose as a result of a group re-organisation whereby shares in the company were issued in consideration for direct shareholdings in the company's subsidiaries.

Profit and loss account:

This reserve records retained earnings and accumulated losses.

**12. Contingent assets and liabilities**

There are no contingent liabilities.

**Kelly Bros (Investment) Ltd**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 28th February 2025**

**13. Related party transactions**

Disclosure of transactions between group members where any party to the transaction is a wholly owned subsidiary is not required under 65(3), Sch III, CA 2014.

**14. Controlling party**

The ultimate control of the company rests with Mr Raymond Kelly and Mr Damien Kelly.

**15. Approval of financial statements**

The board of directors approved these abridged financial statements for issue on 23 November 2025.