

Company Number: 492420

Beckingdale Limited
Abridged Unaudited Financial Statements
for the financial period ended 31 December 2025

Beckingdale Limited
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Beckingdale Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial period ended 31 December 2025

The directors made the following statement in respect of the unaudited financial statements:

"General responsibilities

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 period. 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 period end date and of the profit or loss of the company for the financial period 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.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to MGI Ryan, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial period ended 31 December 2025."

Beckingdale Limited

BALANCE SHEET

as at 31 December 2025

	Notes	Dec 25 €	Sep 24 €
Fixed Assets			
Tangible assets	9	<u>2,150,000</u>	<u>-</u>
Current Assets			
Debtors	10	15,489	100
Cash and cash equivalents		<u>43,465</u>	<u>-</u>
		<u>58,954</u>	<u>100</u>
Creditors: amounts falling due within one year	11	<u>(733,029)</u>	<u>(25,000)</u>
Net Current Liabilities		<u>(674,075)</u>	<u>(24,900)</u>
Total Assets less Current Liabilities		<u>1,475,925</u>	<u>(24,900)</u>
Creditors:			
amounts falling due after more than one year	12	<u>(984,198)</u>	<u>-</u>
Net Assets/(Liabilities)		<u><u>491,727</u></u>	<u><u>(24,900)</u></u>
Capital and Reserves			
Called up share capital presented as equity	14	100	100
Retained earnings		<u>491,627</u>	<u>(25,000)</u>
Equity attributable to owners of the company		<u><u>491,727</u></u>	<u><u>(24,900)</u></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 Beckingdale 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 period and of its profit or loss for such a financial period 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 2 March 2026 and signed on its behalf by:

Adrian Dunne
Director

Chanelle Dunne
Director

Beckingdale Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 December 2025

	Called up share capital €	Retained earnings €	Total €
At 1 October 2023	100	(25,000)	(24,900)
At 30 September 2024	100	(25,000)	(24,900)
Profit for the financial period	-	516,627	516,627
At 31 December 2025	100	491,627	491,727

Beckingdale Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period ended 31 December 2025

1. General Information

Beckingdale Limited is a company limited by shares incorporated in Ireland. The registered office of the company is 2 Clonfadda Wood, Mount Merrion Avenue, Blackrock, Co. Dublin which is also the principal place of business of the company. The principal activity of the company is that of an investment holding company and letting investment property to generate rental income. 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's financial statements.

Statement of compliance

The financial statements of the company for the year ended 31 December 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 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 period, 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 rent supplied by the company, exclusive of trade discounts and value added tax.

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 recognised initially at transaction price (including transaction costs) unless a financing arrangement exists in which case they are measured at the present value of future receipts discounted at a market rate. Subsequently these are measured at amortised cost less any provision for 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 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.

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 and subsequently measured at amortised cost using the effective interest method.

Beckingdale Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial period ended 31 December 2025

Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial period 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.

Ordinary share capital

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

3. Period of financial statements

The financial statements are for the 15 month period ended 31 December 2025.

4. Critical Accounting Judgements and Estimates

There were no critical accounting estimates and assumptions for this accounting period.

5. Turnover

The whole of the company's turnover is attributable to its market in the Republic of Ireland and is derived from the principal activity of letting investment property and generating rental income.

6. Other Gains and Losses

Dec 25	Sep 24
€	€

Fair value gains and losses are as follows:

503,495	-
<u>503,495</u>	<u>-</u>

The fair value gain of €503,495 recognised during the period relates to the increase in market value of the investment property at 44 Upper Main Street, Rush, Co. Dublin.

7. Interest payable and similar expenses

Dec 25	Sep 24
€	€

Interest	20,708	-
	<u>20,708</u>	<u>-</u>

8. Employees

The average monthly number of employees, including directors, during the financial period was 0, (Sep 24 - 0).

Beckingdale Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial period ended 31 December 2025

9. Tangible assets

	Investment properties
	€
Cost or Valuation	
At 1 October 2024	-
Additions	1,646,505
Revaluation	503,495
	<u>2,150,000</u>
At 31 December 2025	<u>2,150,000</u>
Depreciation	
At 1 October 2024	-
	<u>-</u>
At 31 December 2025	-
	<u>-</u>
Net book value	
At 31 December 2025	<u><u>2,150,000</u></u>

Beckingdale Limited acquired the investment property known as 44 Upper Main Street, Rush, Co. Dublin on 19th June 2025 for a purchase consideration of €1.13million. Following the acquisition, the company undertook further capital investment in the property, including refurbishment and development works, which remain ongoing. This investment property was independently valued at a fair value of €2,150,000 at the year end by Sherry FitzGerald Commercial.

10. Debtors	Dec 25	Sep 24
	€	€
Trade debtors	8,587	-
Taxation	5,621	-
Called up share capital not paid	100	100
Prepayments	1,181	-
	<u>15,489</u>	<u>100</u>
	<u><u>15,489</u></u>	<u><u>100</u></u>
11. Creditors	Dec 25	Sep 24
Amounts falling due within one year	€	€
Amounts owed to credit institutions	71,653	-
Amounts owed to connected parties (Note 17)	659,500	-
Taxation	1,876	-
Directors' current accounts (Note 16)	-	25,000
	<u>733,029</u>	<u>25,000</u>
	<u><u>733,029</u></u>	<u><u>25,000</u></u>

Beckingdale Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period ended 31 December 2025

12. Creditors		Dec 25	Sep 24
Amounts falling due after more than one year		€	€
Financial Loan		984,198	-
		<u> </u>	<u> </u>
Loans			
Repayable in one year or less, or on demand		71,653	-
Repayable between one and two years		71,652	-
Repayable between two and five years		912,546	-
		<u> </u>	<u> </u>
		1,055,851	-
		<u> </u>	<u> </u>

Beckingdale Limited entered into a loan facility agreement with Capitalflow Group DAC for a total facility amount of up to €1.3m , comprising Tranche A of €840,000 and Trance B of €460,000. As at 31st December 2025, the company had drawn down of €1,065,000 under this facility.

13. Taxation		Dec 25	Sep 24
		€	€
Debtors:			
VAT		5,621	-
		<u> </u>	<u> </u>
Creditors:			
Corporation tax		1,876	-
		<u> </u>	<u> </u>
14. Share capital		Dec 25	Sep 24
		€	€
Description	Number of shares	Value of units	
Authorised			
Ordinary Shares Class 1	100,000	€1.00 each	100,000
			<u> </u>
Issued share capital			
Ordinary Shares Class 1	100	€1.00 each	100
			<u> </u>

The directors' and the secretary's interests in the shares of the company are as follows:-

		Number Held	
Name	Class of Shares	At	
		31/12/25	01/10/24
Adrian Dunne	Ordinary Shares Class 1	100	100
		<u> </u>	<u> </u>

15. Income Statement		Dec 25	Sep 24
		€	€
At 1 October 2024		(25,000)	(25,000)
Profit for the financial period		516,627	-
		<u> </u>	<u> </u>
At 31 December 2025		491,627	(25,000)
		<u> </u>	<u> </u>

Beckingdale Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period ended 31 December 2025

16. Directors' transactions

The following amounts are repayable to the directors:

	Dec 25	Sep 24
	€	€
Adrian Dunne	-	25,000
	<u> </u>	<u> </u>

17. Related party transactions

The following amounts are due to other connected parties:

	Dec 25	Sep 24
	€	€
D & M Pharmacies Limited	639,500	-
Orlovista Limited	20,000	-
	<u> </u>	<u> </u>
	659,500	-
	<u> </u>	<u> </u>

D & M Pharmacies Ltd and Orlovista Limited are related parties of Beckingdale Limited by virtue of common directorship. During the financial period, both D & M Pharmacies Limited and Orlovista Limited advanced financing to Beckingdale Limited to facilitate the acquisition of an investment property in Rush.

The loan amount of €25,000 owed to the director, Adrian Dunne , was fully repaid during this accounting period.

18. Post-Balance Sheet Events

The company acquired the investment property located at 44 Upper Main Street , Rush, Co Dublin during the financial year. Development and refurbishment works in respect of this property remain ongoing subsequent to the year end.

19. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 2 March 2026.