

DBM Property Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

DBM Property Limited
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DBM Property Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year 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 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.

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 Raheny Accounts Limited TA Irish Accounts, (Chartered Certified 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 year ended 31 December 2025."

Signed on behalf of the board

Vincent Demarcus
Director

Thi Doan Trang Pham
Director

26 February 2026

DBM Property Limited

BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	7	<u>1,968,322</u>	<u>1,989,027</u>
Current Assets			
Debtors	8	228	4,879
Cash and cash equivalents		<u>62,289</u>	<u>99,306</u>
		<u>62,517</u>	<u>104,185</u>
Creditors: amounts falling due within one year	9	<u>(11,993)</u>	<u>(18,209)</u>
Net Current Assets		<u>50,524</u>	<u>85,976</u>
Total Assets less Current Liabilities		<u>2,018,846</u>	<u>2,075,003</u>
Creditors:			
amounts falling due after more than one year	10	(990,281)	(1,034,155)
Provisions for liabilities	11	<u>(137,912)</u>	<u>(122,760)</u>
Net Assets		<u>890,653</u>	<u>918,088</u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Other reserves	12	865,088	906,994
Retained earnings		<u>25,465</u>	<u>10,994</u>
Equity attributable to owners of the company		<u>890,653</u>	<u>918,088</u>

DBM Property Limited

BALANCE SHEET

as at 31 December 2025

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 DBM Property 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 359 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 26 February 2026 and signed on its behalf by:

Vincent Demarcus
Director

Thi Doan Trang Pham
Director

DBM Property Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 December 2025

	Called up share capital €	Retained earnings €	Investment property reserve €	Total €
At 1 January 2024	100	24,078	906,994	931,172
Profit for the financial year	-	13,498	-	13,498
Payment of dividends	-	(26,582)	-	(26,582)
At 31 December 2024	100	10,994	906,994	918,088
Loss for the financial year	-	(5,260)	-	(5,260)
Payment of dividends	-	(22,175)	-	(22,175)
Other movements in equity attributable to owners	-	41,906	(41,906)	-
At 31 December 2025	100	25,465	865,088	890,653

DBM Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

DBM Property Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 519073. The registered office of the company is 77 Lower Camden Street, Dublin 8, D02XE80, Ireland. The principle activity of the company continued to be the buying and selling of real estate. 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 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 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 recognised to the extent that the company obtains the right to consideration in exchange for its performance. Turnover comprises the invoice value of rental services supplied by the company.

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:

Plant and machinery	-	12.5% Straight line
Fixtures, fittings and equipment	-	12.5% 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 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.

DBM Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 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.

Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

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

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. Operating profit	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	705	705
	<u> </u>	<u> </u>
4. Other Gains and Losses	2025	2024
	€	€
Fair value gains and losses are as follows:		
Investment property	(20,000)	-
	<u> </u>	<u> </u>
5. Interest payable and similar expenses	2025	2024
	€	€
On amounts payable to group companies	56,126	60,456
	<u> </u>	<u> </u>

DBM Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

6. Employees

The company has no employees.

7. Tangible assets

	Investment properties	Plant and machinery	Fixtures, fittings and equipment	Total
	€	€	€	€
Cost or Valuation				
At 1 January 2025	1,985,000	5,637	18,500	2,009,137
Revaluation	(20,000)	-	-	(20,000)
At 31 December 2025	<u>1,965,000</u>	<u>5,637</u>	<u>18,500</u>	<u>1,989,137</u>
Depreciation				
At 1 January 2025	-	1,610	18,500	20,110
Charge for the financial year	-	705	-	705
At 31 December 2025	<u>-</u>	<u>2,315</u>	<u>18,500</u>	<u>20,815</u>
Net book value				
At 31 December 2025	<u>1,965,000</u>	<u>3,322</u>	<u>-</u>	<u>1,968,322</u>
At 31 December 2024	<u>1,985,000</u>	<u>4,027</u>	<u>-</u>	<u>1,989,027</u>

The property was revalued on 10/02/2025 by Expert Valuations Property Specialists. In the opinion of the directors there has been no significant change in this valuation at the balance sheet date.

8. Debtors

	2025	2024
	€	€
Other debtors	100	100
Directors' current accounts	-	878
Prepayments	128	3,901
	<u>228</u>	<u>4,879</u>

9. Creditors

	2025	2024
	€	€
Amounts falling due within one year		
Taxation	10,334	16,629
Accruals	1,659	1,580
	<u>11,993</u>	<u>18,209</u>

10. Creditors Amounts falling due after more than one year

	2025	2024
	€	€
Amounts owed to group undertakings	<u>990,281</u>	<u>1,034,155</u>

DBM Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

11. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Property revaluations	Total	Total
	€	2025 €	2024 €
At financial year start	122,760	122,760	101,277
Charged to profit and loss	15,152	15,152	21,483
At financial year end	<u>137,912</u>	<u>137,912</u>	<u>122,760</u>

12. Income Statement

	Profit and loss account	Investment property reserve	Total
	€	€	€
At 1 January 2025	10,994	906,994	917,988
Transfer of realised profit	41,906	(41,906)	-
(Loss)/profit for the financial year	(5,260)	-	(5,260)
Payment of dividends	(22,175)	-	(22,175)
At 31 December 2025	<u>25,465</u>	<u>865,088</u>	<u>890,553</u>

13. Capital commitments

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

14. Related party transactions

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

15. Parent company

The company regards DBM Holdings Sarl as its parent company.

16. Controlling interest

The company is controlled by Vincent Demarcus who owns 100% of the share capital of the holding company, DBM Holdings Sarl.

17. Post-Balance Sheet Events

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

18. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 26 February 2026.