

Company Number: 431554

Cois Callow Building Company Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

Cois Callow Building Company Limited

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Cois Callow Building Company Limited

DIRECTORS AND OTHER INFORMATION

Directors	James Lucey Eleanor Campbell
Company Secretary	Eleanor Campbell
Company Number	431554
Registered Office and Business Address	Rock Lane Birr Co. Offaly
Accountants	RSM Ireland Block D, Iveagh Court Harcourt Road Dublin 2
Bankers	BCM Global Block C Maynooth Business Campus Maynooth Co. Kildare

Cois Callow Building Company Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 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

James Lucey
Director

21 January 2026

Eleanor Campbell
Director

21 January 2026

Cois Callow Building Company Limited

BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Creditors: amounts falling due within one year	5	(2,178,165)	(2,139,072)
Net Current Liabilities		(2,178,165)	(2,139,072)
Total Assets less Current Liabilities		(2,178,165)	(2,139,072)
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		(2,178,265)	(2,139,172)
Equity attributable to owners of the company		(2,178,165)	(2,139,072)

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 Cois Callow Building Company 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 21 January 2026 and signed on its behalf by:

James Lucey
Director

Eleanor Campbell
Director

Cois Callow Building Company Limited
STATEMENT OF CHANGES IN EQUITY

as at 31 December 2025

	Called up share capital €	Retained earnings €	Total €
At 1 January 2024	100	(2,100,324)	(2,100,224)
Loss for the financial year	-	(38,848)	(38,848)
At 31 December 2024	100	(2,139,172)	(2,139,072)
Loss for the financial year	-	(39,093)	(39,093)
At 31 December 2025	100	(2,178,265)	(2,178,165)

Cois Callow Building Company Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Cois Callow Building Company Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 431554. The registered office of the company is Rock Lane, Birr, Co. Offaly which is also the principal place of business of the company. The principal activity of the company is property development. 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 financial 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. 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.

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.

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.

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.

Ordinary share capital

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

Cois Callow Building Company Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

3. Going concern

The financial statements are prepared on the going concern basis which assumes that the company will continue in operational existence for the foreseeable future having adequate resources (including financial resources) to meet its obligations when they fall due.

The company incurred a net trading loss of €39,093 for the financial year ended 31 December 2025, and at that date, the company's liabilities exceeded its total assets by €2,178,165 (31 December 2024: €2,139,071). The banks are acting as mortgagee in possession as there has been a default in the conditions of the mortgage.

The financial statements do not include the adjustments that would result if the company was unable to continue as a going concern.

4. Interest payable and similar expenses	2025 €	2024 €
Interest	<u>36,018</u>	<u>36,019</u>

5. Creditors Amounts falling due within one year	2025 €	2024 €
Amounts owed to credit institutions	1,907,889	1,871,872
Trade creditors	122,872	122,872
Taxation	5,228	5,228
Directors' current accounts (Note 8)	139,101	136,271
Accruals	3,075	2,829
	<u>2,178,165</u>	<u>2,139,072</u>

6. Income Statement

	2025 €	2024 €
At 1 January 2025	(2,139,172)	(2,100,324)
Loss for the financial year	(39,093)	(38,848)
At 31 December 2025	<u>(2,178,265)</u>	<u>(2,139,172)</u>

7. Capital commitments

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

8. Directors' transactions

The following amounts are repayable to the directors:

	2025 €	2024 €
James Lucey	73,944	71,114
Eleanor Campbell	65,157	65,157
	<u>139,101</u>	<u>136,271</u>

These are interest free loans repayable on demand.

9. Post-Balance Sheet Events

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

Cois Callow Building Company Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

10. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 21 January 2026.