

**K. O. S. Investments Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 June 2025**

# K. O. S. Investments Limited

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# **K. O. S. Investments Limited**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 30 June 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" 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 O. P. Kelly**  
Director

**Stephanie Kelly**  
Director

**24 October 2025**

**K. O. S. Investments Limited**  
**CHARTERED ACCOUNTANTS REPORT**  
**to the Board of Directors on the Compilation of the unaudited Abridged financial statements of K. O. S. Investments Limited for the financial year ended 30 June 2025**

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 30 June 2025 as set out on pages 5 to 12 which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member firm of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of K. O. S. Investments Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with guidance issued by Chartered Accountants Ireland and have complied with the relevant ethical guidance laid down by Chartered Accountants Ireland relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 30 June 2025 your duty to ensure that K. O. S. Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of K. O. S. Investments Limited. You consider that K. O. S. Investments Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of K. O. S. Investments Limited. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory abridged financial statements.

**OMB ACCOUNTANTS LIMITED**

Chartered Accountants  
Steamship House,  
Dock Street,  
Galway.

**24 October 2025**

**K. O. S. Investments Limited**  
**BALANCE SHEET**

as at 30 June 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	7	<u>1,500,000</u>	<u>750,000</u>
<b>Current Assets</b>			
Debtors	8	1,445	1,703
Cash and cash equivalents		<u>63,149</u>	<u>82,905</u>
		<u>64,594</u>	<u>84,608</u>
<b>Creditors: amounts falling due within one year</b>	9	<u>(10,612)</u>	<u>(5,786)</u>
<b>Net Current Assets</b>		<u>53,982</u>	<u>78,822</u>
<b>Total Assets less Current Liabilities</b>		<b>1,553,982</b>	828,822
<b>Provisions for liabilities</b>	10	<u>(197,017)</u>	<u>(159,595)</u>
<b>Net Assets</b>		<u><b>1,356,965</b></u>	<u>669,227</u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		76,973	76,973
Other reserves	11	1,302,982	590,404
Retained earnings		<u>(22,990)</u>	<u>1,850</u>
<b>Equity attributable to owners of the company</b>		<u><b>1,356,965</b></u>	<u>669,227</u>

## **K. O. S. Investments Limited**

### **BALANCE SHEET**

as at 30 June 2025

We as Directors of K. O. S. Investments 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 24 October 2025 and signed on its behalf by:**

**James O. P. Kelly**  
Director

**Stephanie Kelly**  
Director

**K. O. S. Investments Limited**  
**RECONCILIATION OF SHAREHOLDERS' FUNDS**

as at 30 June 2025

	Called up share capital €	Retained earnings €	Non Distributable Reserves €	Total €
<b>At 1 July 2023</b>	76,973	(1,154)	590,404	666,223
Profit for the financial year	-	3,004	-	3,004
<b>At 30 June 2024</b>	76,973	1,850	590,404	669,227
Profit for the financial year	-	687,738	-	687,738
Other movements in equity attributable to owners	-	(712,578)	712,578	-
<b>At 30 June 2025</b>	<b>76,973</b>	<b>(22,990)</b>	<b>1,302,982</b>	<b>1,356,965</b>

# K. O. S. Investments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

### 1. General Information

K. O. S. Investments Limited is a company limited by shares incorporated in Ireland. 8, Rockbarton Park,, Salthill,, Galway. is the registered office, which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. 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 30 June 2025 have been prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish statute comprising the Companies Act 2014 and in accordance with the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (FRS 102) issued by the Financial Reporting Council

#### 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" 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.

#### Turnover

Turnover represents the total invoice value, excluding value added tax, of sales made during the year.

#### 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:

Land and buildings freehold	-	Nil%
Fixtures, fittings and equipment	-	15% 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.

#### 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.

#### 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.

## K. O. S. Investments Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

### 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.

<b>3. Other Gains and Losses</b>	<b>2025</b>	<b>2024</b>
	€	€

Fair value gains and losses are as follows:

Investment property	<b>712,578</b>	-
	<u>          </u>	<u>          </u>

<b>4. Interest payable and similar expenses</b>	<b>2025</b>	<b>2024</b>
	€	€

Interest	<b>152</b>	153
	<u>          </u>	<u>          </u>

### 5. Employees

The average monthly number of employees, including directors, during the financial year was 1, (2024 - 1).

	<b>2025</b>	<b>2024</b>
	Number	Number
Administration	<b>1</b>	1
	<u>          </u>	<u>          </u>

## K. O. S. Investments Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

### 6. Tax on profit

	2025 €	2024 €
<b>(a) Analysis of charge in the financial year</b>		
<b>Current tax:</b>		
Corporation tax at 25.00% (2024 - 25.00%)	-	2,550
Under/over provision in prior year	<b>43</b>	-
Total current tax	<b>43</b>	2,550

### (b) Factors affecting tax charge for the financial year

The tax assessed for the financial year differs from the standard rate of corporation tax in Republic of Ireland 25.00% (2024 - 25.00%). The differences are explained below:

	2025 €	2024 €
Profit taxable at 25.00%	<b>687,781</b>	5,554
Profit before tax multiplied by the standard rate of corporation tax in Republic of Ireland at 25.00% (2024 - 25.00%)	<b>171,945</b>	1,389
<b>Effects of:</b>		
Expenses not deductible for tax purposes	<b>4,170</b>	-
Directors Remuneration Restriction	<b>2,073</b>	1,161
Revaluation of Investment Property	<b>(178,145)</b>	-
Total tax charge for the financial year (Note 6 (a))	<b>43</b>	2,550

### 7. Tangible assets

	Land and buildings freehold €	Fixtures, fittings and equipment €
<b>Cost or Valuation</b>		
At 1 July 2024	750,000	231,967
Disposals	-	(231,967)
Revaluation	750,000	-
At 30 June 2025	1,500,000	-
<b>Depreciation</b>		
At 1 July 2024	-	231,967
On disposals	-	(231,967)
At 30 June 2025	-	-
<b>Net book value</b>		
At 30 June 2025	<b>1,500,000</b>	-
At 30 June 2024	750,000	-

At the 30th June 2025 the Directors have valued the property at Nile Lodge at €1,500,000. The Directors are satisfied that this figure gives a true and fair value to the property at that time. No independent valuation was undertaken and was not deemed necessary by the Directors.

**K. O. S. Investments Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 June 2025

<b>8. Debtors</b>	<b>2025</b>	<b>2024</b>
	€	€
Taxation	-	1,703
Prepayments	<b>1,445</b>	-
	<b>1,445</b>	<b>1,703</b>
<b>9. Creditors</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>	€	€
Taxation	<b>1,722</b>	46
Directors' current accounts (Note 13)	<b>259</b>	-
Other creditors	-	822
Accruals	<b>8,631</b>	4,918
	<b>10,612</b>	<b>5,786</b>

**10. Provisions for liabilities**

The amounts provided for deferred taxation are analysed below:

	<b>Property revaluations</b>	<b>Total</b>	<b>Total</b>
	€	2025 €	2024 €
At financial year start	159,595	<b>159,595</b>	159,595
Charged to profit and loss	37,422	<b>37,422</b>	-
At financial year end	<b>197,017</b>	<b>197,017</b>	159,595

**11. Income Statement**

	<b>Profit and loss account</b>	<b>Non Distributable Reserves</b>	<b>Total</b>
	€	€	€
At 1 July 2024	1,850	590,404	592,254
Profit for the financial year	687,738	-	687,738
Other movements	(712,578)	712,578	-
At 30 June 2025	<b>(22,990)</b>	<b>1,302,982</b>	<b>1,279,992</b>

**12. Capital commitments**

The company had no material capital commitments at the financial year-ended 30 June 2025.

<b>13. Directors' remuneration and transactions</b>	<b>2025</b>	<b>2024</b>
	€	€
Remuneration	<b>8,293</b>	8,619

The following amounts are repayable to the directors:

	<b>2025</b>	<b>2024</b>
	€	€
James O. P. Kelly	<b>259</b>	-

**K. O. S. Investments Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 June 2025

**14. Post-Balance Sheet Events**

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

**15. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 24 October 2025.