

KUALA ESTATES (IRELAND) LIMITED
ABRIDGED UNAUDITED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

KUALAESTATES (IRELAND) LIMITED
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KUALA ESTATES (IRELAND) LIMITED
DIRECTOR'S RESPONSIBILITIES STATEMENT
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

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

"General responsibilities

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has 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 director must not approve the financial statements unless they is 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 director is 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 director is 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 Director's Report comply with the Companies Act 2014. They is 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.

Director's declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes:

The director approves these financial statements and confirms that they is 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 director confirms that they has made available to Strata Financial, all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The director confirms that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 September 2025."

Signed on behalf of the board



Stuart McBrien
Director

5 February 2026

KUALA ESTATES (IRELAND) LIMITED
BALANCE SHEET
AS AT 30 SEPTEMBER 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	4	79,544	13,703
Cash and cash equivalents		18,284	49,287
		<u>97,828</u>	<u>62,990</u>
Creditors: amounts falling due within one year	5	<u>(32,598)</u>	<u>(17,754)</u>
Net Current Assets		<u>65,230</u>	<u>45,236</u>
Total Assets less Current Liabilities		<u><u>65,230</u></u>	<u><u>45,236</u></u>
Capital and Reserves			
Called up share capital presented as equity		11	11
Retained earnings		65,219	45,225
Equity attributable to owners of the company		<u><u>65,230</u></u>	<u><u>45,236</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.

I as Director of Kuala Estates (Ireland) 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) I 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 5 February 2026 and signed on its behalf by:


Stuart McBrien
Director

KUALA ESTATES (IRELAND) LIMITED
STATEMENT OF CHANGES IN EQUITY
AS AT 30 SEPTEMBER 2025

	Called up share capital €	Retained earnings €	Total €
At 1 October 2023	11	529	540
Profit for the financial year	-	108,174	108,174
Payment of dividends	-	(63,478)	(63,478)
At 30 September 2024	11	45,225	45,236
Profit for the financial year	-	197,481	197,481
Payment of dividends	-	(177,487)	(177,487)
At 30 September 2025	11	65,219	65,230

KUALA ESTATES (IRELAND) LIMITED
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

1. GENERAL INFORMATION

Kuala Estates (Ireland) Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 673898. The registered office of the company is 3 Harmony Court, Harmony Row, Dublin 2 which is also the principal place of business of the company. The principal activity of the company is the provision of business and other management consultancy activities. 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 30 September 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 measured at the fair value of the consideration received or receivable for services provided by the company. Turnover is recognised in the period in which the service is supplied.

Trade and other debtors

Trade and other debtors are initially recognised at transaction price 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.

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 amounts 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.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

Trade and other creditors

Trade and other creditors are initially recognised at transaction price 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.

KUALA ESTATES (IRELAND) LIMITED
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

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 crediting:		
Profit on foreign currencies	(127)	(876)
	<u> </u>	<u> </u>
4. DEBTORS	2025	2024
	€	€
Trade debtors	79,541	-
Amounts owed by connected parties (Note 9)	-	13,702
Taxation	3	1
	<u>79,544</u>	<u>13,703</u>
	<u> </u>	<u> </u>
5. CREDITORS	2025	2024
Amounts falling due within one year	€	€
Amounts owed to connected parties (Note 9)	9,938	-
Taxation	12,760	15,454
Director's current account (Note 8)	7,600	-
Accruals	2,300	2,300
	<u>32,598</u>	<u>17,754</u>
	<u> </u>	<u> </u>
6. INCOME STATEMENT	2025	2024
	€	€
At 1 October 2024	45,225	529
Profit for the financial year	197,481	108,174
Payment of dividends	(177,487)	(63,478)
	<u>65,219</u>	<u>45,225</u>
At 30 September 2025	<u> </u>	<u> </u>
7. CAPITAL COMMITMENTS		
The company had no material capital commitments at the financial year-ended 30 September 2025.		
8. DIRECTOR'S TRANSACTIONS		
The following amounts are repayable to the director:		
	2025	2024
	€	€
Stuart McBrien	7,600	-
	<u> </u>	<u> </u>

KUALA ESTATES (IRELAND) LIMITED
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

9. RELATED PARTY TRANSACTIONS

As permitted by the Companies Act 2014 the company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	Balance 2025 €	Movement in year €	Balance 2024 €	Maximum in year €
Kuala Estates UK	<u>(9,938)</u>	<u>(23,640)</u>	<u>13,702</u>	<u>-</u>

Amounts owed to connected parties are unsecured, interest free and repayable on demand.

10. PARENT COMPANY

The company regards Kuala Estates Ltd as its parent company.

Kuala Estates Ltd is owned 100% by Stuart McBrien.

The registered office of Kuala Estates Ltd is C/O Langdowns DFK, Fleming Court, Leigh Road, Eastleigh, Hampshire, UK.

11. POST-BALANCE SHEET EVENTS

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

12. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board on 5 February 2026.