

Company Number: 70051

K and D Investment Properties Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 May 2025

K and D Investment Properties Limited

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K and D Investment Properties Limited

BALANCE SHEET

as at 31 May 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	<u>1,000,000</u>	<u>1,000,000</u>
Current Assets			
Debtors	6	344	11,760
Cash and cash equivalents		<u>771,347</u>	<u>754,023</u>
		<u>771,691</u>	<u>765,783</u>
Creditors: amounts falling due within one year	7	<u>(14,153)</u>	<u>(63,498)</u>
Net Current Assets		<u>757,538</u>	<u>702,285</u>
Total Assets less Current Liabilities		<u>1,757,538</u>	<u>1,702,285</u>
Provisions for liabilities	8	<u>(305,976)</u>	<u>(305,976)</u>
Net Assets		<u><u>1,451,562</u></u>	<u><u>1,396,309</u></u>
Capital and Reserves			
Called up share capital presented as equity		805,194	805,194
Other reserves	9	621,225	621,225
Retained earnings		<u>25,143</u>	<u>(30,110)</u>
Equity attributable to owners of the company		<u><u>1,451,562</u></u>	<u><u>1,396,309</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 K and D Investment Properties 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:

David Allman
Director

Kathleen Allman
Director

K and D Investment Properties Limited
STATEMENT OF CHANGES IN EQUITY

as at 31 May 2025

	Called up share capital €	Revaluation reserve €	Retained earnings €	Investment property reserve €	Total €
At 1 June 2023	805,194	877,201	(7,307)	-	1,675,088
Profit for the financial year	-	-	598,422	-	598,422
Other movements in equity attributable to owners	-	(877,201)	(621,225)	621,225	(877,201)
At 31 May 2024	805,194	-	(30,110)	621,225	1,396,309
Profit for the financial year	-	-	55,253	-	55,253
At 31 May 2025	805,194	-	25,143	621,225	1,451,562

K and D Investment Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

1. General Information

K and D Investment Properties Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 70051. The registered office of the company is Adelaide Court, Albert Road, Glenageary, Dublin which is also the principal place of business of the company. The principal activity of the company is that of an Investment Property Company. 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 May 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 rendered and use of assets, net of discounts and Value Added Tax.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

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.

Cash and cash equivalents

Cash at bank and on hand include cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

K and D Investment Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

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.

Employee benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

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. Other Gains and Losses	2025	2024
	€	€

Fair value gains and losses are as follows:

Investment property	-	927,201
	<u> </u>	<u> </u>

4. Employees

The average monthly number of employees, including directors, during the financial year was 4, (2024 - 2).

	2025	2024
	Number	Number
Directors	4	2
	<u> </u>	<u> </u>

K and D Investment Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

5. Tangible assets

	Investment properties	Total
	€	€
Cost		
At 1 June 2024	1,000,000	1,000,000
At 31 May 2025	1,000,000	1,000,000
Depreciation		
At 1 June 2024	-	-
At 31 May 2025	-	-
Net book value		
At 31 May 2025	1,000,000	1,000,000
At 31 May 2024	1,000,000	1,000,000

The investment properties of the company were valued by Jones Lang LaSalle Ireland, real estate advisors and valuers to open market value reflecting existing use. The valuation was carried out in accordance with the SCS appraisal and valuation manual.

6. Debtors	2025	2024
	€	€
Taxation	344	11,760
7. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to connected parties (Note 12)	-	46,140
Taxation	1,180	-
Directors' current accounts (Note 11)	8,823	8,591
Accruals	4,150	8,767
	14,153	63,498

8. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Property revaluations	Total	Total
	€	2025 €	2024 €
At financial year start	305,976	305,976	-
Charged to profit and loss	-	-	305,976
At financial year end	305,976	305,976	305,976

K and D Investment Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

9. Income Statement

	Profit and loss account €	Investment property reserve €	Total €
At 1 June 2024	(30,110)	621,225	591,115
Profit for the financial year	55,253	-	55,253
	<u>25,143</u>	<u>621,225</u>	<u>646,368</u>
At 31 May 2025	<u>25,143</u>	<u>621,225</u>	<u>646,368</u>

10. Capital commitments

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

11. Directors' remuneration and transactions

	2025 €	2024 €
Fees	<u>4,400</u>	<u>4,000</u>

The following amounts are repayable to the directors:

	2025 €	2024 €
David Allman	4,411	4,295
Kathleen Allman	4,412	4,296
	<u>8,823</u>	<u>8,591</u>

12. Related party transactions

The following amounts are due to other connected parties:

	2025 €	2024 €
Kilbride Co-Ownership	<u>-</u>	<u>46,140</u>

Kilbride Co-Ownership is a partnership consisting of all the directors of K and D Investment Properties Limited.

All transactions with related parties are carried out on an arms length basis.

13. Controlling interest

The directors, David Allman and Kathleen Allman, are the controlling parties of the company holding 90% and 10% respectively of the ordinary share capital.

14. Post-Balance Sheet Events

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