

Greenwest Property Finance Limited

Unaudited abridged financial statements

Year ended 30 June 2025

Registered number: 580818

Greenwest Property Finance Limited

Unaudited abridged financial statements

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Greenwest Property Finance Limited

Directors and other information

Directors	Conor Roche Jacky Tehan John Gallagher Anne Fleming
Secretary	Anne Fleming
Registered office	68 Lower Baggot Street Dublin 2
Accountants	KPMG Chartered Accountants 1 Stokes Place St. Stephen's Green Dublin 2
Registered number	580818

Greenwest Property Finance Limited

Balance sheet as at 30 June 2025

	Note	2025 €	2024 €
Fixed assets			
Investments	3	2	2
Current assets			
Debtors	4	8,331,998	9,343,796
Creditors: amounts falling due within one year	5	(8,329,859)	(8,970,552)
Net current assets/(liabilities)		2,139	373,244
Net assets/(liabilities)		2,141	373,246
Capital and reserves			
Called up share capital	6	100	100
Profit and loss account		2,041	373,146
Shareholders' funds		2,141	373,246

These financial statements have been prepared in accordance with the small companies regime.

We, as directors of Greenwest Property Finance Limited, state that:

- The Company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- The Company is availing itself of the exemption on the grounds that the conditions specified in Section 359 are satisfied;
- The shareholders of the Company have not served a notice on the Company under Section 334(1) in accordance with Section 334(2);
- We acknowledge that 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 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;
- The company has relied on the specified exemption contained in Section 352 of the Companies Act 2014; 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 of the Companies Act 2014.

On behalf of the board


Jacky Tehan
Director


Anne Fleming
Director

19 November 2025

Greenwest Property Finance Limited

Statement of changes in equity for the year ended 30 June 2025

	Called up share capital €	Profit and loss account €	Shareholders' funds €
At 1 July 2023	100	386,881	386,981
Profit for the year	-	930,291	930,291
<hr/>			
<i>Transactions with owners, recorded directly in equity</i>			
Dividends paid	-	(944,026)	(944,026)
<hr/>			
Total distributions to owners	-	(944,026)	(944,026)
<hr/>			
At 30 June 2024	100	373,146	373,246
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At 1 July 2024	100	373,146	373,246
Profit/(loss) for the year	-	(4,725)	(4,725)
<hr/>			
<i>Transactions with owners, recorded directly in equity</i>			
Dividends paid	-	(366,380)	(366,380)
<hr/>			
Total distributions to owners	-	(366,380)	(366,380)
<hr/>			
At 30 June 2025	100	2,041	2,141
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Greenwest Property Finance Limited

Notes

to the unaudited abridged financial statements

1 Accounting policies

Greenwest Property Finance Limited ("the Company") is a company limited by shares and incorporated and domiciled in Ireland.

These unaudited financial statements were prepared in accordance with the provisions of Section 1A 'Small Entities' of Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* ("FRS 102"). There have been no material departures from that standard. The functional currency of the Company and the presentation currency of these financial statements is Euro.

The accounting policies set out below have been applied in these financial statements.

Going concern

The Company has received a letter of financial support from each of its ultimate parent undertakings (note 8) to provide financial support to the Company for a period not less than twelve months from the date of these financial statements, and accordingly, the directors have prepared the financial statements on a going concern basis.

Measurement convention

The financial statements are prepared on the historical cost and going concern basis.

Investments in subsidiaries

There are separate financial statements of the Company. Investments in subsidiaries are carried at cost less impairment in accordance with FRS 102.17.15E-F.

Dividend income

Dividend income is recognised in the profit and loss account on the date the Company's right to receive payments is established.

Share capital

Ordinary shares are classified as equity.

Trade and other debtors/creditors

Trade and other debtors are recognised initially at transaction price plus attributable transaction costs. Trade and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade and other debtors.

As permitted by the amendment made to FRS 102 Section 11 for small entities by the FRC on 8 May 2017, amounts due to directors that are shareholders of the entity are stated initially at the transaction price and subsequently at transaction price less repayments.

2 Dividend income	2025 €	2024 €
Dividend income from subsidiary	-	944,026

During the year, the Company earned dividend income of €Nil (2024: €944,026) from its subsidiary company, Greenwest Property Holdings Limited.

Greenwest Property Finance Limited

Notes (continued)

3 Investments	2025	2024
	€	€
Investment in Greenwest Property Holdings Limited	2	2
	<u> </u>	<u> </u>

4 Debtors	2025	2024
	€	€
Amounts owed from related entities (note 13)	8,331,998	9,343,796
	<u> </u>	<u> </u>

Amounts due from related parties are unsecured, interest free and repayable on demand.

5 Creditors: amounts falling due within one year	2025	2024
	€	€
Amounts due to related entities (note 13)	8,329,859	8,963,479
Trade creditors	-	7,073
	<u> </u>	<u> </u>
	8,329,859	8,970,552
	<u> </u>	<u> </u>

Amounts due to related parties are unsecured, interest free and repayable on demand.

6 Share capital	2025	2024
	€	€
Authorised		
10,000,000 ordinary shares of €1.00 each	10,000,000	10,000,000
	<u> </u>	<u> </u>
Allotted, called up and fully paid		
Issued – 100 ordinary shares of €1.00 each	100	100
	<u> </u>	<u> </u>

The Company was incorporated on 15 April 2016 with an authorised share capital of 10,000,000 ordinary shares of €1.00 each. On 15 April 2016 an amount of 50 ordinary shares of €1.00 were issued to both Greenwest Investment Holdings Limited and Woodford Capital Management DAC.

7 Employees

The Company had no employees during the year.

Greenwest Property Finance Limited

Notes *(continued)*

8 Controlling party

The Company is jointly controlled by its ultimate parent undertakings, Greenwest Investment Holdings Limited and Woodford Capital Management DAC.

9 Cash flow statement

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 or its related notes.

10 Commitments and contingencies

The Company had no commitments or contingent liabilities at 30 June 2025.

11 Post balance sheet events

There have been no events after the reporting period which required disclosure in the financial statements.

12 Charge over assets

The Company's subsidiary, Greenwest Property Holdings Limited, has granted a charge over its assets as security for its obligations under a loan agreement with AIB. AIB holds a fixed charge over the investment property owned by Greenwest Property Holdings Limited, a floating charge over all other assets held by Greenwest Property Holdings Limited, and a charge over the shares held by the Company in Greenwest Property Holdings Limited. These charges are registered and provide security for Greenwest Property Holdings Limited's obligations under the loan agreement with AIB. Greenwest Property Holdings Limited is in compliance with all covenants and obligations under the loan agreement as of the reporting date.

13 Related party transactions

Greenwest Property Holdings Limited has a balance due to the Company of €8,331,898 (2024: €9,343,695) at the year end and is included in debtors.

Greenwest Property Investments Limited and Woodford Capital Management Limited have balances due to the Company of €50 and €50 respectively at the year-end (2024: €50 and €50 respectively) and this is included in debtors.

Greenwest Investment Holdings Limited and Woodford Capital Management DAC have loans due from the Company of €4,164,930 and €4,164,930 respectively at the year-end (2024: €4,481,739 and €4,481,739 respectively) and these are included in creditors falling due within one year.

14 Consolidation exemption

The Company is availing of the exemption under Section 297 to 301 of the Companies Act 2014 from preparing consolidated financial statements.

15 Approval of financial statements

The financial statements were approved by the directors on 19 November 2025.