

**Company Number: 359908**

**Athylough Property Developments Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 July 2025**

# Athylough Property Developments Limited

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# Athylough Property Developments Limited DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 July 2025

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

## "General responsibilities

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.

## Directors' declaration on unaudited financial statements

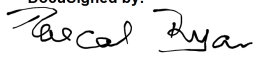
In relation to the financial statements which comprise the Balance Sheet and the related notes:

The directors approve these financial statements and confirm that they are 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.

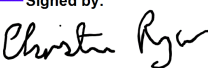
The directors confirm that they have made available to Azets Ireland Limited, all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 31 July 2025."

## Signed on behalf of the board

DocuSigned by:  
  
1486224E4D3B4BB...  
**Pascal Ryan**  
Director

Date: 19 September 2025 | 13:14 BST

Signed by:  
  
83A4C1A51ECP4E9...  
**Christine Ryan**  
Director

Date: 19 September 2025 | 13:14 BST

**Athylough Property Developments Limited****BALANCE SHEET**

as at 31 July 2025

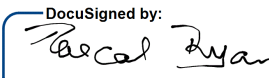
	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	5	<u>125,000</u>	<u>125,000</u>
<b>Current Assets</b>			
Cash and cash equivalents		38	43
Creditors: amounts falling due within one year	6	<u>(7,100)</u>	<u>(7,100)</u>
<b>Net Current Liabilities</b>		<u>(7,062)</u>	<u>(7,057)</u>
<b>Total Assets less Current Liabilities</b>		<u><u>117,938</u></u>	<u><u>117,943</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		148,468	148,468
Share premium account	8	348,664	348,664
Retained earnings		<u>(379,194)</u>	<u>(379,189)</u>
<b>Equity attributable to owners of the company</b>		<u><u>117,938</u></u>	<u><u>117,943</u></u>

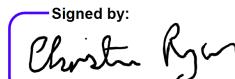
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of Athylough Property Developments 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) 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 19 September 2025 | 13:14 BST and signed on its behalf by:

DocuSigned by:  
  
 1185221E1D3B4BB  
**Pascal Ryan**  
 Director

Signed by:  
  
 85A4C1A51E1CF4E9...  
**Christine Ryan**  
 Director

# Athlough Property Developments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 July 2025

### 1. General Information

Athlough Property Developments Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 359908. The registered office of the company is 19 Seapoint, Dunbur Road, Wicklow which is also the principal place of business of the company. The principal activity of the Company continued to be that of a property investment holding 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 July 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.

#### Financial Instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet 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.

## Athylough Property Developments Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 July 2025

### 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.

### 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. Going concern

The financial statements have been prepared on a going concern basis.

### 4. Employees

The average monthly number of employees, including directors (who received no remuneration), during the financial year was 2, (2024 - 2).

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

## Athylough Property Developments Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 July 2025

<b>5. Tangible assets</b>		<b>Investment properties</b>	<b>Total</b>
		€	€
<b>Cost or Valuation</b>			
At 1 August 2024		125,000	125,000
		<u>          </u>	<u>          </u>
At 31 July 2025		125,000	125,000
		<u>          </u>	<u>          </u>
<b>Depreciation</b>			
At 1 August 2024		-	-
		<u>          </u>	<u>          </u>
At 31 July 2025		-	-
		<u>          </u>	<u>          </u>
<b>Net book value</b>			
At 31 July 2025		<b>125,000</b>	<b>125,000</b>
		<u>          </u>	<u>          </u>
At 31 July 2024		125,000	125,000
		<u>          </u>	<u>          </u>
<b>6. Creditors</b>		<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>		€	€
Other creditors		<b>7,100</b>	7,100
		<u>          </u>	<u>          </u>
<b>7. Share Capital</b>			
Authorised, allotted, called up and fully paid:			
		<b>2025</b>	<b>2024</b>
		€	€
148,468 (2024 - 148,468) Ordinary Shares of €1 each		<b>148,468</b>	148,468
		<u>          </u>	<u>          </u>
<b>8. Income Statement</b>			
	<b>Share premium account</b>	<b>Profit and loss account</b>	<b>Total</b>
	€	€	€
At 1 August 2024	348,664	(379,189)	(30,525)
(Loss)/profit for the financial year	-	(5)	(5)
	<u>          </u>	<u>          </u>	<u>          </u>
At 31 July 2025	<b>348,664</b>	<b>(379,194)</b>	<b>(30,530)</b>
	<u>          </u>	<u>          </u>	<u>          </u>

### Share Premium Reserve

The share premium account represents the amount received by the company over and above the nominal value of the shares issued. This account is a non-distributable reserve and is used to record the premium received on the issuance of shares.

### 9. Capital commitments

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

## Athylough Property Developments Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 July 2025

### 10. Related party transactions

The company has availed of the exemption under FRS 102, Section 33, in relation to the disclosure of transactions with group undertakings.

### 11. Controlling interest

The Company regards Pascal Ryan as the ultimate controlling party.

### 12. Post-Balance Sheet Events

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

### 13. Directors Loan Account

The Company owes Pascal Ryan €7,100 (2024 - €10,000) at the balance sheet date. No transactions took place during the year.

	2025 €	2024 €
Opening Balance and Closing Balance	7,100	10,000
Repayments	-	(2,900)
	<u>7,100</u>	<u>7,100</u>

### 14. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 19 September 2025 | 13:14 BST.