

**2GCSSO LIMITED
ACCOUNTS 2025**

**2GCSSO LIMITED
REPORTS AND
ABRIDGED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 20 JUNE 2025**

2GCSSO LIMITED

COMPANY INFORMATION

Directors	Brian Kirwan Edward Roy Deller
Company secretary	CCS Corporate Secretaries Limited
Registered number	727490
Registered office	33 Molesworth Street Dublin 2
Management agent	Savills Commercial (Ireland) Limited 33 Molesworth Street Dublin 2
Independent auditors	OSK Audit Limited East Point Plaza East Point Dublin 3
Bankers	AIB 7-12 Dame Street Dublin 2

2GCSSO LIMITED

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2GCSSO LIMITED

INDEPENDENT AUDITORS' SPECIAL REPORT TO THE DIRECTORS OF 2GCSSO LIMITED

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On 6 March 2026 we reported as auditors of 2GCSSO LIMITED to the directors of the Company on the abridged financial statements for the period ended 20 June 2025 on pages 5 to 8 and our report was as follows:

We have examined:

- (i) the abridged financial statements for the period ended 20 June 2025 on pages 5 to 8 which the directors of 2GCSSO LIMITED propose to annex to the Annual return of the Company; and
- (ii) the financial statements to be laid before the Annual general meeting which form the basis for those abridged financial statements.

Respective responsibilities of Directors and Auditors

It is your responsibility to prepare the abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under Section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the Company and that those abridged financial statements have been properly prepared pursuant to Section 353 of that Act (exemptions available for small companies) and to report our opinion to you.

This report is made solely to the directors in accordance with Section 356 of the Companies Act 2014. Our work was undertaken so that we might state to the directors those matters we are required to state to them in our report under Section 356 of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions we have formed.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the Company is entitled to annex abridged financial statements to the Annual return of the Company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion on financial statements

In our opinion the directors are entitled under Section 352 of the Companies Act 2014 to annex to the Annual return of the Company the abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of Section 353 of that Act (exemptions available for small sized companies).

Other information

On 6 March 2026 we reported as auditors of 2GCSSO LIMITED to the members on the Company's financial statements for the period ended 20 June 2025 to be laid before its Annual general meeting and our report was as follows:

"We have audited the financial statements of 2GCSSO Limited (the 'Company') for the period ended 20 June 2025, which comprise the Income and expenditure account, the Statement of financial position, and the notes to the financial statements, including a summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish law and The Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland,' applying section 1A of that standard, which is issued by the Financial Reporting Council.

INDEPENDENT AUDITORS' SPECIAL REPORT TO THE DIRECTORS OF 2GCSSO LIMITED (CONTINUED)

In our opinion, the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company as at 20 June 2025 and of its result for the period then ended;
- have been properly prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', applying section 1A of that standard; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter – Financial statements prepared on a basis other than that of going concern

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosure made in note 2 to the financial statements, which explains that the financial statements have been prepared on a basis other than that of a going concern.

INDEPENDENT AUDITORS' SPECIAL REPORT TO THE DIRECTORS OF 2GCSSO LIMITED (CONTINUED)

Other information

The directors are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Auditors' report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the Company were sufficient to permit the financial statements to be readily and properly audited, and the financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' Report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities and restrictions on use

Responsibilities of directors

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' SPECIAL REPORT TO THE DIRECTORS OF 2GCSSO LIMITED (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: <http://www.iaasa.ie>. This description forms part of our Auditors' report."

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Company's members, as a body, in accordance with Section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an Auditors' 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 the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Deirdre McDermott
for and on behalf of
OSK Audit Limited
Statutory Audit Firm
East Point Plaza
East Point
Dublin 3

6 March 2026

2GCSSO LIMITED

ABRIDGED STATEMENT OF FINANCIAL POSITION AS AT 20 JUNE 2025

	Note	20.06.2025 €	31.12.2024 €
Current assets			
Debtors		39,209	40,256
		<u>39,209</u>	<u>40,256</u>
Creditors: amounts falling due within one year	5	(39,109)	(40,156)
		<u>100</u>	<u>100</u>
Net current assets		100	100
Total assets less current liabilities		100	100
		<u>100</u>	<u>100</u>
Net assets		100	100
		<u>100</u>	<u>100</u>
Capital and reserves			
Called up share capital presented as equity		100	100
		<u>100</u>	<u>100</u>
Shareholders' funds		100	100
		<u>100</u>	<u>100</u>

We, as directors of 2GCSSO LIMITED, state that:

The Company has relied on the specific exemptions contained in section 352 of the Companies Act 2014; the Company has done so on the grounds that it 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.

The financial statements have been prepared in accordance with the small companies regime and in accordance with Financial Reporting Statement 102 'The Financial Statements Reporting Standard applicable in the UK and Republic of Ireland'. The financial statements were approved and authorised for issue by the Board of Directors. They were signed on its behalf by:

Brian Kirwan
Director

Edward Roy Deller
Director

Date: 6 March 2026

The notes on pages 6 to 8 form part of these financial statements.

2GCSSO LIMITED

NOTES TO THE FINANCIAL STATEMENTS **FOR THE PERIOD ENDED 20 JUNE 2025**

1. General information

The company ceased trading on 20th June 2025.

The financial statements comprise of the Income and expenditure account, the Statement of financial position and the related notes of 2GCSSO Limited for the period ended 20th June 2025.

2GCSSO Limited is a private company limited by shares (registered under Part 2 of the Companies Act 2014), incorporated and registered in the Republic of Ireland (CRO number 727490). The company's registered office is 33 Molesworth Street, Dublin 2 and the principal place of trading of the company is 2 Grand Canal Square, Dublin 2. The nature of the company's operations and its principal activities are set out in the Directors' report.

Statement of compliance

The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' (FRS 102) applying Section 1A of that standard.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared on a cessation basis and in accordance with the historical cost convention modified to include certain items at fair value. The Financial Reporting framework that has been applied in their preparation is the Companies Act 2014 (the Act) 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 for the period, as defined by section 280A of the Act, in respect of the financial period, and has applied the rules of the "Small Companies Regime" in accordance with section 280C of the Act and Section 1A of FRS 102.

Going concern

The Directors have decided that the Company will cease trading, and that they intend to commence proceedings to dissolve the Company. Accordingly, the going concern basis of preparation is not appropriate and the financial statements of the current financial year have been prepared on a break up basis. This has not resulted in any adjustments being required to the recognition, measurement or classification of assets and liabilities in the current financial years' financial statements.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Functional and presentation currency

The Company's functional and presentational currency is Euros.

2.3 Income

Income represents net service charges to tenants and excludes Value Added Tax. Income is recognised upon delivery of the services to tenants.

2.4 Cash flow statement exemption

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.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 20 JUNE 2025

2. Accounting policies (continued)

2.5 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.7 Financial instruments

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities such as trade and other accounts receivables and payables, loans from banks and other third parties, loans to related parties and investments in non puttable ordinary shares.

Financial assets and liabilities are payable or receivable within one year, typically trade payables, are measured, initially and subsequently, at undiscounted amount of the cash or other consideration, expected to be paid or received.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

Judgments and estimates are continually evaluated, are based on historical experiences and other factors, including expectation of future events that are believed to be reasonable under the circumstances.

4. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2024 - €NIL).

2GCSSO LIMITED

NOTES TO THE FINANCIAL STATEMENTS **FOR THE PERIOD ENDED 20 JUNE 2025**

5. Creditors: Amounts falling due within one year

	20.06.2025	31.12.2024
	€	€
Trade creditors	11,382	1,230
Service charge paid in advance	17,123	28,400
Accruals	10,604	10,526
	39,109	40,156

6. Related party transactions

As the undertaking is a subsidiary, that is wholly owned by a member of the group it has taken advantage of the exception in section 33 "Related Party Disclosures" paragraph 1(a), Financial Reporting Standard 102, not to disclose transactions with group companies.

7. Ultimate parent and controlling party

Anatao Limited, a company registered in Ireland holds 100% of the issued share capital and is the parent company of 2GCSSO Limited.

Savills PLC a company registered in the United Kingdom is the ultimate parent undertaking and controlling party of 2GCSSO Limited.

The largest group in which the results of the company are consolidated is that of Savills PLC. The consolidated financial statements of Savills PLC and subsidiaries are available to the public.

8. Approval of financial statements

The board of directors approved and authorised these financial statements for issue on 6th March 2026.