

Solvalla Properties Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 April 2025

Solvalla Properties Limited
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Sollalla Properties Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 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, the Statement of Changes in Equity 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 Dains Ireland, (Chartered Accountants), 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 30 April 2025."

Signed on behalf of the board

Darragh Connaughton
Director

26 March 2026

Laura Dooley
Director

26 March 2026

Sollalla Properties Limited

BALANCE SHEET

as at 30 April 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	4	7,488,126	7,488,126
Investments	5	1	1
Fixed Assets		<u>7,488,127</u>	<u>7,488,127</u>
Current Assets			
Debtors	6	602,067	611,639
Cash and cash equivalents		1,594,922	1,192,493
		<u>2,196,989</u>	<u>1,804,132</u>
Creditors: amounts falling due within one year	7	<u>(3,905,042)</u>	<u>(4,528,564)</u>
Net Current Liabilities		<u>(1,708,053)</u>	<u>(2,724,432)</u>
Total Assets less Current Liabilities		<u>5,780,074</u>	<u>4,763,695</u>
Capital and Reserves			
Called up share capital presented as equity		2	2
Retained earnings		5,780,072	4,763,693
Equity attributable to owners of the company		<u>5,780,074</u>	<u>4,763,695</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 Sollalla 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 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 26 March 2026 and signed on its behalf by:

Darragh Connaughton
Director

Laura Dooley
Director

Sollvalla Properties Limited
STATEMENT OF CHANGES IN EQUITY
as at 30 April 2025

	Called up share capital €	Retained earnings €	Total €
At 1 May 2023	2	5,191,063	5,191,065
Profit for the financial year	-	925,771	925,771
Payment of dividends	-	(1,353,141)	(1,353,141)
At 30 April 2024	2	4,763,693	4,763,695
Profit for the financial year	-	1,016,379	1,016,379
At 30 April 2025	2	5,780,072	5,780,074

Sollalla Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Sollalla Properties Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 535927. The registered office of the company is Ballybane, Killiney Avenue, Killiney, Co. Dublin. The principal activity of the company is the rental of property. 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 April 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 comprises the invoice value of rent invoiced by the company, exclusive of trade discounts and value added tax.

Turnover is recognised in the period to which it relates, in line with the terms of the lease agreements in place with tenants.

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. 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 Income Statement 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 Income Statement.

Investments

Unlisted investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Income Statement in the financial year in which it is receivable.

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 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.

Sollvalla Properties Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 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.

Employee benefits

The company provides a wide range of short term benefits to certain employees including paid holiday pay and this is recognised when the service is provided.

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 Income Statement.

Ordinary share capital

The ordinary share capital of the company is presented as equity.

3. Employees

The average monthly number of employees, including directors, during the financial year was 1, (2024 - 1).

4. Tangible assets

	Investment properties	Total
	€	€
Cost		
At 1 May 2024	7,488,126	7,488,126
	<hr/>	<hr/>
At 30 April 2025	7,488,126	7,488,126
	<hr/>	<hr/>
Depreciation		
At 1 May 2024	-	-
	<hr/>	<hr/>
At 30 April 2025	-	-
	<hr/>	<hr/>
Net book value		
At 30 April 2025	7,488,126	7,488,126
	<hr/> <hr/>	<hr/> <hr/>
At 30 April 2024	7,488,126	7,488,126
	<hr/> <hr/>	<hr/> <hr/>

Solvalla Properties Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

5. Investments

	Subsidiary undertakings shares	Total
	€	€
Investments		
Cost		
At 30 April 2025	1	1
Net book value		
At 30 April 2025	<u>1</u>	<u>1</u>
At 30 April 2024	<u>1</u>	<u>1</u>

6. Debtors

	2025 €	2024 €
Trade debtors	7,067	-
Amounts owed by group undertakings	500,000	500,000
Other debtors	95,000	95,000
Prepayments	-	16,639
	<u>602,067</u>	<u>611,639</u>

Amounts owed by group undertakings are unsecured, interest free and payable on demand.

Amounts falling due after more than one year and included in debtors are:

	2025 €	2024 €
Amounts owed by group undertakings	<u>-</u>	<u>500,000</u>

7. Creditors

Amounts falling due within one year	2025 €	2024 €
Trade creditors	34,486	1,282
Amounts owed to group undertakings	2,425,737	3,425,737
Taxation	173,951	253,357
Directors' current accounts (Note 10)	226,667	234,667
Other creditors	300,925	300,723
Accruals	11,770	47,053
Deferred Income	731,506	265,745
	<u>3,905,042</u>	<u>4,528,564</u>

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

8. Income Statement

	2025 €	2024 €
At 1 May 2024	4,763,693	5,191,063
Profit for the financial year	1,016,379	925,771
Payment of dividends	-	(1,353,141)
At 30 April 2025	<u>5,780,072</u>	<u>4,763,693</u>

Solvalla Properties Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

9. Capital commitments

The company had no material capital commitments at the financial year-ended 30 April 2025.

10. Directors' remuneration and transactions	2025	2024
	€	€
Remuneration	200,000	200,000

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

The following amounts are repayable to the directors:

	2025	2024
	€	€
John Connaughton	226,667	234,667

11. Related party transactions

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

The company was owed €500,000 at 30th April 2025 (2024: €500,000) by Daytona Developments Limited, a 33.33% subsidiary.

12. Parent company

The company regards John Connaughton Limited as its parent company. The Company's address is Ballybane, Killiney Avenue, Killiney, Dublin and it was incorporated in Ireland.

13. Controlling interest

John Connaughton holds a controlling interest in the company as he holds 99.98% of the issued share capital in the ultimate parent company John Connaughton Limited.

14. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end which require disclosure in the financial statements.

15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 26 March 2026.