

Carrigrohane Real Estate Ltd

Carrigrohane Real Estate Ltd

**Annual Report
For the 12 months ended
31 October 2025**

Registered number 736001

Carrigrohane Real Estate Ltd

Contents

DIRECTORS AND OTHER INFORMATION	3
BALANCE SHEET	4
NOTES TO THE FINANCIAL STATEMENT	5-6

Carrigrohane Real Estate Limited

DIRECTORS AND OTHER INFORMATION AT DATE OF APPROVAL OF FINANCIAL STATEMENTS

Directors

Mark Wolfe (Chairman)
Angela Wolfe

Secretary and Registered Office

Caitriona O’Gorman
Carrigrohane Road
Cork

Bankers

AIB Bank Plc
Patrick Street
Cork

Solicitors

O Flynn Exhams LLP Solicitors
58 South Mall
Cork

Carrigrohane Real Estate Limited

BALANCE SHEET AS AT 31 OCTOBER 2025

	2025 €	2024 €
Assets		
Intercompany asset	1	1
Capital and reserves		
Called up share capital	1	1

We, as directors of Carrigrohane Real Estate Limited state that:

(a) the company is availing itself of the audit exemption provided for by Chapter 16 of Part 6 of the Companies Act 2014;

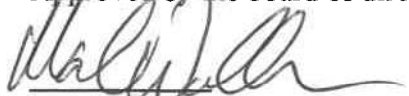
(b) the company is availing itself of the exemption on the grounds that the conditions specified in s.365(2) are satisfied;

(c) we acknowledge the company's obligations under Companies Act 2014, to keep adequate accounting records and to 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 Companies Act 2014 relating to Financial Statements so far as they are applicable to the company;

(d) we hereby certify that we have relied on the specific exemption contained in s.365 Companies Act 2014 on the grounds that the company is entitled to the benefits of that exemption as a dormant company;

(e) the company has relied on the specified exemption contained in s.352 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 s.353 Companies Act 2014.

Approved by the board of directors and signed on its behalf by:



Mark Wolfe
Managing Director



Angela Wolfe
Director

Carrigrohane Real Estate Limited

NOTES TO THE FINANCIAL STATEMENTS FOR THE 12 MONTHS ENDED 31 OCTOBER 2025

1. General Information

Carrigrohane Real Estate Limited is a private company limited by shares which was incorporated on 2 March 2023. The address of its registered office is Carrigrohane Road, Cork. The company registration number is 736001.

The company is a subsidiary of John Atkins and Company Limited which itself is a subsidiary of Ranger Holdings Limited

These financial statements are the company's separate financial statements for the 12 months ended 31 October 2025. The company is included in the consolidated financial statements of Ranger Holdings Limited.

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.

(a) Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention and in accordance with the Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and Irish statute comprising of the Companies Act 2014.

(b) Foreign currency

The company's functional and presentation currency is the euro denominated by the symbol "€".

(c) Share capital – presented as equity

Equity shares issued are recognised at the proceeds received and presented as share capital.

3. Called up share capital presented as equity

	2025 €	2024 €
Authorised		
1,000,000 Ordinary shares of €1 each	1,000,000	1,000,000
Allotted and fully paid: presented as equity		
1 Ordinary shares of €1 each	1	1

Carrigrohane Real Estate Limited

4. Related party transactions

Carrigrohane Real Estate Limited is the subsidiary company of John Atkins & Co. Limited which is itself a subsidiary of Ranger Holdings Limited, a company incorporated and registered in the Republic of Ireland, with its registered office at Ilfracombe, Douglas Road, Cork. Copies of Ranger Holdings Limited's consolidated financial statements are available from the Companies Registration office. Ranger Holdings Limited is owned by a number of private shareholders. The ultimate controlling party is Mark Wolfe who is also a director of each company.

Other than the incorporation of the company as a subsidiary of John Atkins & Company Limited, there were no intercompany transactions during the year.

Neither of the directors receive any remuneration from the company or have any loans or any other transactions with the company.

5. Events after the end of the financial year

There were no significant events affecting the company since the end of the financial year

6. Approval of financial statements

The board of directors approved these financial statements and authorised them for issue on 5/3/26