



O'Connor Pyne & Co. Limited

CHARTERED ACCOUNTANTS & STATUTORY AUDITORS
BUSINESS AND TAX ADVISORS

Joyce House, Barrack Square, Ballincollig, Cork. P31 HW35

t. +353 21 481 0080 **f.** +353 21 481 0035

e. info@oconnorpyne.com **w.** www.oconnorpyne.com



BMOR Projects Limited

Abridged Unaudited Financial Statements

for the financial year ended 28 February 2025

Company Number: 714305

DIRECTORS **TOMAS O'CONNOR** B.B.S., F.C.A., C.T.A. **CONOR PYNE** B.COMM., F.C.A. **ORIEL LAWTON** B.Sc Fin., A.C.A.

Registered to carry on audit work and authorised to carry on investment business by Chartered Accountants Ireland.

Company No: 647683



BMOR Projects Limited

CONTENTS

	Page
Directors and Other Information	3
Directors' Responsibilities Statement	4
Balance Sheet	5
Statement of Changes in Equity	6
Notes to the Financial Statements	7 - 10

BMOR Projects Limited DIRECTORS AND OTHER INFORMATION

Directors	Jason John Tracey Paul John Irwin
Company Secretary	OCP Cosec Services Limited
Company Number	714305
Registered Office	Unit 4 Joyce House Barrack Square Ballincollig Co. Cork
Business Address	2nd Floor 78-80 South Mall Co. Cork
Accountants	O'Connor Pyne Limited Chartered Accountants Ireland Joyce House Barrack Square Ballincollig Co. Cork

BMOR Projects Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 28 February 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 O'Connor Pyne 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 28 February 2025."

Signed on behalf of the board

Jason John Tracey
Director

12 September 2025

Paul John Irwin
Director

12 September 2025

BMOR Projects Limited

BALANCE SHEET

as at 28 February 2025

	Notes	2025 €	2024 €
Current Assets			
Stocks	4	-	188,282
Debtors	5	853,551	1,026,895
Cash and cash equivalents		9,548	301,402
		<u>863,099</u>	<u>1,516,579</u>
Creditors: amounts falling due within one year	6	(718,681)	(1,273,881)
Net Current Assets		144,418	242,698
Total Assets less Current Liabilities		144,418	242,698
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		144,318	242,598
Equity attributable to owners of the company		144,418	242,698

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 BMOR Projects 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 12 September 2025 and signed on its behalf by:

Jason John Tracey
Director

Paul John Irwin
Director

BMOR Projects Limited
STATEMENT OF CHANGES IN EQUITY
as at 28 February 2025

	Called up share capital €	Retained earnings €	Total €
At 1 March 2023	100	243,134	243,234
Loss for the financial year	-	(536)	(536)
At 29 February 2024	100	242,598	242,698
Loss for the financial year	-	(98,280)	(98,280)
At 28 February 2025	100	144,318	144,418

BMOR Projects Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

1. General Information

BMOR Projects Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 714305. The registered office of the company is Unit 4, Joyce House, Barrack Square, Ballincollig, Co. Cork. The principal activity of the company is that of property development. 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 28 February 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 goods supplied by the company, exclusive of trade discounts and value added tax.

Work in progress

Work in progress is reflected in the accounts at the expected revenue due for work carried out during the period that has not yet been invoiced.

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.

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.

BMOR Projects Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 28 February 2025

Related parties

For the purposes of these financial statements a party is considered to be related to the company if:

- the party has the ability, directly or indirectly, through one or more intermediaries to control the company or exercise significant influence over the company in making financial and operating policy decisions or has joint control over the company;
- the company and the party are subject to common control;
- the party is an associate of the company or forms part of a joint venture with the company;
- the party is a member of key management personnel of the company or the company's parent, or a close family member of such as an individual, or is an entity under the control, joint control or significant influence of such individuals;
- the party is a close family member of a party referred to above or is an entity under the control or significant influence of such individuals; or
- the party is a post-employment benefit plan which is for the benefit of employees of the company or of any entity that is a related party of the company.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the company.

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 director has a reasonable expectation, having made appropriate enquiries, that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

4. Stocks

	2025	2024
	€	€
Work in progress	-	188,282
	<u> </u>	<u> </u>

The replacement cost of stock did not differ significantly from the figures shown.

BMOR Projects Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 28 February 2025

5. Debtors	2025	2024
	€	€
Amounts owed by connected parties (Note 9)	596,974	581,713
Taxation	73,665	71,991
Prepayments	182,912	373,191
	<u>853,551</u>	<u>1,026,895</u>
6. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	181,035	-
Amounts owed to connected parties (Note 9)	72,885	-
Accruals	464,761	1,273,881
	<u>718,681</u>	<u>1,273,881</u>
7. Income Statement	2025	2024
	€	€
At 1 March 2024	242,598	243,134
Loss for the financial year	(98,280)	(536)
At 28 February 2025	<u>144,318</u>	<u>242,598</u>

8. Capital commitments

The company had no material capital commitments at the financial year-ended 28 February 2025.

9. Related party transactions

Section 33.5 of FRS102 Related Party Disclosures requires disclosure of material transactions between the company and connected parties as defined therein. These are summarised below for the year ended 28 February 2025.

BMOR Projects Limited has availed of the exemption under section 33 of FRS102 in relation to the disclosure of the transactions with wholly owned group companies.

The company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	Balance 2025	Movement in year	Balance 2024	Maximum in year
	€	€	€	€
Mekar Limited	596,974	15,261	581,713	596,974

The following amounts are due to other connected parties:

	2025	2024
	€	€
Alumcrest Limited	12,885	-
Retro W10 UK Limited	60,000	-
	<u>72,885</u>	<u>-</u>

BMOR Projects Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 28 February 2025

Net balances with other connected parties:

	2025 €	2024 €
Alumcrest Limited	(12,885)	-
Mekar Limited	596,974	581,713
Retro W10 UK Limited	(60,000)	-
	<u>524,089</u>	<u>581,713</u>

Alumcrest Limited is a company under common directorship with BMOR Projects Limited. During the year ended 28 February 2025 the following was transacted between the two companies:

- (a) BMOR Projects Limited advanced funds in the amount of €1,906 to Alumcrest Limited
(b) Alumcrest Limited advanced funds in the amount of €14,792 to BMOR Projects Limited.

At the 28 February 2025 €12,886 (2024: €Nil) remained owing to Alumcrest Limited and is disclosed in the financial statements under Creditors (amount falling due within one year) as Amounts owed to connected parties.

Mekar Limited is a company under common directorship with BMOR Projects Limited. During the year ended 28 February 2025 the following was transacted between the two companies:

- (a) BMOR Projects Limited advanced funds in the amount of €331,261 to Mekar Limited
(b) Mekar Limited advanced funds in the amount of €316,000 to BMOR Projects Limited

At the 28 February 2025 €596,974 (2024: €581,713) remained owing from Mekar Limited and is disclosed in the financial statements under Debtors as Amounts owed by connected parties.

Retro W10 UK Limited is a company under common directorship with BMOR Projects Limited. During the year ended 28 February 2025 the following was transacted between the two companies:

- (a) Retro W10 UK Limited advanced funds in the amount of €60,000 to BMOR Projects Limited.

At the 28 February 2025 €12,886 (2024: €Nil) remained owing to Retro W10 UK Limited and is disclosed in the financial statements under Creditors (amount falling due within one year) as Amounts owed to connected parties.

10. Controlling interest

BMOR Developments Limited owns 100% of BMOR Projects Limited. Both companies are incorporated in Republic of Ireland. BMOR Developments Limited is owned by Metier Capital Limited, Jaytrayco Limited, Pemco Capital Limited and Palermo Holdings Limited. No one entity has controlling interest. All companies are incorporated in the United Kingdom.

11. Post-Balance Sheet Events

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

12. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 12 September 2025.