
GBF INVESTMENTS LIMITED

UNAUDITED

ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JANUARY 2026

GBF INVESTMENTS LIMITED

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GBF INVESTMENTS LIMITED

COMPANY INFORMATION

Directors	Gabriel Byrne David Byrne (appointed 10 July 2025) Jamie Byrne (appointed 10 July 2025) Paul Byrne (appointed 10 July 2025)
Company secretary	Elizabeth Byrne
Registered number	754526
Registered office	18 Hermitage Grove Rathfarnham Dublin 16 D16 E927
Accountants	DJH Accountants Limited Chartered Certified Accountants A6, Santry Business Park Swords Road Santry Dublin 9
Bankers	Allied Irish Bank 219 Crumlin Road Dublin 12
Date of Incorporation	20 December 2023

GBF INVESTMENTS LIMITED

REPORT TO THE DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF GBF INVESTMENTS LIMITED FOR THE YEAR ENDED 31 JANUARY 2026

In order to assist you to fulfil your duties under the Companies Act 2014, we have prepared for your approval the financial statements of GBF Investments Limited for the year ended 31 January 2026 which comprise the Statement of financial position, the Statement of changes in equity and the related notes from the Company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <https://www.accaglobal.com/uk/en/about-us/regulation/ethics/acca-rulebook.html>.

This report is made solely to the Board of directors of GBF Investments Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely so that we might compile the financial statements of GBF Investments Limited that we have been engaged to compile, report to the Company's Board of Directors that we have done so and state those matters that we have agreed to state to the Board of directors of GBF Investments Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at http://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than GBF Investments Limited and its Board of directors, as a body, for our work or for this report.

It is your duty to ensure that GBF Investments Limited has kept proper accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of GBF Investments Limited. You consider that GBF Investments Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or review of the financial statements of GBF Investments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

DJH Accountants Limited

Chartered Certified Accountants

A6, Santry Business Park
Swords Road
Santry
Dublin 9
13 April 2026

GBF INVESTMENTS LIMITED

**ABRIDGED STATEMENT OF FINANCIAL POSITION
AS AT 31 JANUARY 2026**

	Note	2026 €		2025 €
Fixed assets				
Financial assets	5,6	1,690,000		-
		<u>1,690,000</u>		<u>-</u>
Current assets				
Debtors		100	100	
Cash at bank and in hand		3,132,593	-	
		<u>3,132,693</u>	<u>100</u>	
Creditors: amounts falling due within one year		(13,093)	-	
Net current assets		<u>3,119,600</u>		100
Deferred tax		(34,316)	-	
		<u>(34,316)</u>		<u>-</u>
Net assets		<u><u>4,775,284</u></u>		<u><u>100</u></u>
Capital and reserves				
Called up share capital presented as equity	9	200		100
Share premium account		4,764,900		-
Profit and loss account		10,184		-
Shareholders' funds		<u><u>4,775,284</u></u>		<u><u>100</u></u>

We, as directors of GBF Investments Limited, state that:

- (a) these financial statements have been prepared in accordance with the small companies regime.
- (b) the Company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014.
- (c) the Company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied.
- (d) the members of the Company have not served a notice on the Company under section 334(1) in accordance with section 334(2).
- (e) 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 state 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.
- (f) 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 were approved and authorised for issue by the board:

GBF INVESTMENTS LIMITED

**ABRIDGED STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 JANUARY 2026**

Gabriel Byrne
Director

Paul Byrne
Director

Date: 10 April 2026

The notes on pages 6 to 11 form part of these financial statements.

GBF INVESTMENTS LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 JANUARY 2026**

	Called up share capital €	Share premium account €	Profit and loss account €	Total equity €
At 1 February 2024	100	-	-	100
Total comprehensive income for the year	-	-	-	-
At 1 February 2025	100	-	-	100
Comprehensive income for the year				
Profit for the year	-	-	10,184	10,184
Total comprehensive income for the year	-	-	10,184	10,184
Contributions by and distributions to owners				
Shares issued during the year	100	4,764,900	-	4,765,000
At 31 January 2026	<u>200</u>	<u>4,764,900</u>	<u>10,184</u>	<u>4,775,284</u>

The notes on pages 6 to 11 form part of these financial statements.

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2026**

1. General information

GBF Investments Limited is a private company limited by shares (registered under Part 2 Companies Act 2014). Incorporated in the Republic of Ireland. The registered office and its principal place of business is 18 Hermitage Grove, Rathfarnham, Dublin 16, Ireland.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the requirements and the Companies Act 2014. The disclosure requirements of Section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The following principal accounting policies have been applied:

2.2 Revenue

Rental Income

Rental income arising from the letting of property, plant and equipment to third parties under operating leases is recognised in the profit and loss on a straight-line basis over the period of the lease.

Rental income is recognised when it is probable that the economic benefits associated with the transaction will flow to the Company and the amount of income can be measured reliably.

Dividend income

Dividend income is recognised when the Company's right to receive payment has been established, it is probable that the economic benefits associated with the dividend will flow to the Company, and the amount can be measured reliably.

Dividend income is recognised in profit and loss unless it clearly represents a recovery of part of the cost of the underlying investment, in which case it is accounted for as a reduction in the carrying value of that investment, or an impairment review is performed where appropriate.

2.3 Interest income

Interest income is recognised in profit or loss using the effective interest method.

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2026**

2. Accounting policies (continued)

2.4 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.5 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

2.6 Valuation of investments

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each reporting date. Gains and losses on remeasurement are recognised in the Statement of comprehensive income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

2.7 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.

2.8 Share capital

Incremental costs directly attributable to the issue of ordinary shares and share options are recognised as a reduction in equity.

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2026**

2. Accounting policies (continued)

2.9 Cash flow statement

The directors have taken advantage of the exemption in Financial Reporting Standard 102 Section 1A from including a cash flow statement in the financial statements

2.10 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.11 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.

2.12 Provisions for liabilities

Provisions are recognised when an event has taken place that gives rise to a legal or constructive obligation, a transfer of economic benefits is probable and a reliable estimate can be made.

Provisions are measured as the best estimate of the amount required to settle the obligation, taking into account the related risks and uncertainties.

Increases in provisions are generally charged as an expense to profit or loss.

3. Employees

The average monthly number of employees, including the director, during the period was Nil (2025: Nil).

4. Directors and key management compensation

Key management are those persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly and indirectly, including any director of that entity. The directors are considered to be the key management of the company.

The directors did not receive any remuneration for their role as directors in this company during the year (2025 : €Nil).

There were no payments made by third parties to the directors during the year in respect of the directors services to the company (2025 : €Nil).

GBF INVESTMENTS LIMITED

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2026**

5. Financial assets

	Unlisted investments €
Cost or valuation	
Additions	1,000,000
At 31 January 2026	1,000,000

The investments relates to an investment in the Costard Investments Limited, redeemable preference shares.

6. Investment property

	Freehold investment property €
Valuation	
Additions at cost	690,000
At 31 January 2026	690,000

The 2026 valuations were made by Coldwell Banker Commercial, on an open market value basis.

7. Creditors: Amounts falling due within one year

	2026 €	2025 €
Corporation tax	11,500	-
Taxation and social insurance	1,593	-
	13,093	-

8. Deferred taxation

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**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2026**

8. Deferred taxation (continued)

	2026
	€
Charged to profit or loss	(34,316)
At end of year	(34,316)

The deferred taxation balance is made up as follows:

	2026	2025
	€	€
Accelerated capital allowances	(34,316)	-
	(34,316)	-

9. Share capital

	2026	2025
	€	€
Authorised, allotted, called up and fully paid		
200 (2025 - 100) Issued shares of €1.00 each	200	100
	200	100

The company allotted and issued 100 ordinary shares with an aggregate nominal value of €1 each during the period.

10. Related party transactions

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

11. Post balance sheet events

There have been no significant events affecting the company since the period end which require adjustment to, or disclosure in the financial statements.

12. Controlling party

The director Gabriel Bryne is considered to be the ultimate controlling party with a 100% ownership in the shares of the company.

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2026**

13. Approval of financial statements

The board of directors approved these financial statements for issue on 10 April 2026