

Company registration number: 543848

WKN Real Estate Advisors Limited
Unaudited abridged financial statements
for the financial year ended 31 May 2025

WKN Real Estate Advisors Limited

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WKN Real Estate Advisors Limited

Directors and other information

Directors	John McNally John Paul Hilliard
Secretary	John Paul Hilliard
Company number	543848
Registered office	Digital Office Centre Room 205 12 Camden Row Dublin 8 D08 R9CN
Business address	Digital Office Centre Room 205 12 Camden Row Dublin 8 D08 R9CN
Accountants	Leahy O'Riordan Chartered Accountants 1-2 Marino Mart Fairview Dublin 3 D03 T3P1
Bankers	Bank of Ireland Baggot Street Dublin 2 D02 Y754 Bank of Ireland Belfast City Branch BT1 5LR
Solicitors	Philip Lee Solicitors Connaught House One Burlington Road Dublin 4 D04 C5Y6

WKN Real Estate Advisors Limited

Directors' responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors' Responsibilities Statement accompanying those financial statements.

The directors are responsible for preparing the directors report and the financial statements in accordance with applicable Irish law and regulations.

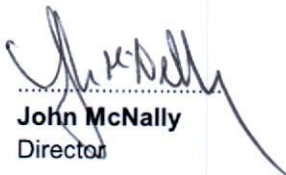
Irish company law requires the directors to prepare financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of 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 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.

This report was approved by the board of directors on 14 August 2025 and signed on behalf of the board by:


.....
John McNally
Director


.....
John Paul Hilliard
Director

WKN Real Estate Advisors Limited

**Balance sheet
As at 31 May 2025**

	Note	2025 €	€	2024 €	€
Fixed assets					
Tangible assets	7	5,375		6,771	
			5,375		6,771
Current assets					
Stocks	8	12,000		15,029	
Debtors	9	357,354		310,769	
Cash at bank and in hand		508,494		463,885	
		<u>877,848</u>		<u>789,683</u>	
Creditors: amounts falling due within one year	10	(312,344)		(264,590)	
Net current assets			<u>565,504</u>		<u>525,093</u>
Total assets less current liabilities			<u>570,879</u>		<u>531,864</u>
Net assets			<u><u>570,879</u></u>		<u><u>531,864</u></u>
Capital and reserves					
Called up share capital presented as equity			10,000		10,000
Profit and loss account			560,879		521,864
Shareholders' Equity			<u><u>570,879</u></u>		<u><u>531,864</u></u>

These financial statements have been prepared in accordance with the Small Companies' Regime.

The notes on pages 5 to 10 form part of these abridged financial statements.

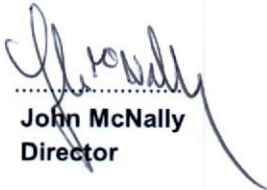
WKN Real Estate Advisors Limited

**Balance sheet (continued)
As at 31 May 2025**

We, as directors of WKN Real Estate Advisors Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the 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 section 353 of the Companies Act 2014.

These abridged financial statements were approved by the board of directors on 14 August 2025 and signed on behalf of the board by:


.....
John McNally
Director


.....
John Paul Hilliard
Director

The notes on pages 5 to 10 form part of these abridged financial statements.

WKN Real Estate Advisors Limited

**Notes to the abridged financial statements
Financial year ended 31 May 2025**

1. General information

The financial statements comprising the profit and loss account, balance sheet and related notes constitute the individual financial statements of WKN Real Estate Advisors Limited for the financial year ended 31 May 2025.

WKN Real Estate Advisors Limited is a private company limited by shares (registered under Part 2 of the Companies Act 2014), incorporated and registered in Republic of Ireland (CRO number 543848). The address of the registered office is Digital Office Centre Room 205, 12 Camden Row, Dublin 8, D08 R9CN, which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the directors' report.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Currency

The financial statements have been presented in the Euro currency (€) which is also the functional currency of the company.

3. 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.

Basis of preparation

The financial statements have been prepared on the going concern 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 year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and Section 1A of FRS 102.

Judgements and key sources of estimation uncertainty

The directors consider the accounting assumptions below to be its critical accounting judgements:

Going Concern

The directors consider it appropriate to prepare the financial statements on a going concern basis.

Turnover

Turnover is stated net of trade discounts, volume rebates, VAT and similar taxes and derives from the provision of services falling within the company's ordinary activities. Turnover on the supply of services is recognised by reference to the stage of completion of the service at the end of the financial year.

WKN Real Estate Advisors Limited

Notes to the abridged financial statements (continued)
Financial year ended 31 May 2025

Taxation and deferred taxation

The charge for taxation is based on the profit for the financial year and is calculated with reference to the tax rates applying at the financial year end date in the jurisdiction where the tax is applied. Deferred taxation is calculated on the differences between the company's taxable profits and the results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. Full provision for deferred tax assets and liabilities is made at current tax rates on differences that arise between the recognition of gains and losses in the financial statements and their recognition in the tax computation, including differences arising on the revaluation of fixed assets. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Foreign currencies

Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the rate of exchange ruling at the financial year end date. Non-monetary items that are measured at historical cost are translated at the foreign exchange rate ruling at the date of the transaction. Non-monetary items measured at fair value are translated at the rate of exchange at the date when the fair value was determined. All foreign exchange differences are taken to the profit and loss account.

Tangible fixed assets

All tangible fixed assets are initially recorded at historic cost. This includes legal fees, stamp duty and other non-refundable purchase taxes, and also any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management, which can include the costs of site preparation, initial delivery and handling, installation and assembly, and testing of functionality.

Depreciation

Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost or valuation, less estimated residual value, of each asset systematically over its expected useful life, on a straight-line basis, as follows:

Leasehold improvements	- 20%	straight line
Fixtures & fittings	- 12.5%	straight line
Computer equipment	- 33.33%	straight line
Office equipment	- 20%	straight line

The residual value and useful lives of tangible assets are considered annually for indicators that these may have changed. Where such indicators are present, a review will be carried out of the residual value, depreciation method and useful lives, and these will be amended if necessary. Changes in depreciation rates arising from this review are accounted for prospectively over the remaining useful lives of the assets.

WKN Real Estate Advisors Limited

Notes to the abridged financial statements (continued) Financial year ended 31 May 2025

Impairments of assets, other than financial instruments, stocks and work in progress

At the end of each reporting period, the company assesses whether there is any indication that the recoverable amount of an asset is less than its carrying amount. If any such indication exists, the carrying amount of the asset is reduced to its recoverable amount, resulting in an impairment loss. Impairment losses are recognised immediately in the profit and loss account.

Where the circumstances causing an impairment of an asset other than goodwill no longer apply, then the impairment is reversed through the profit and loss account. An impairment loss recognised for goodwill is not reversed in subsequent periods.

The recoverable amount of tangible fixed assets, goodwill and other intangible fixed assets is the higher of the fair value less cost to sell of the asset and its value in use. The value in use of these assets is the present value of the cash flows expected to be derived from those assets. This is determined by reference to the present value of the future cash flows of the company which is considered by the directors to be a single cash generating unit.

Stocks

Stocks are stated at the lower of cost and net realisable value using the first in first out method. In the case of finished goods and work in progress, cost is defined as the aggregate cost of raw material, direct labour and the attributable proportion of direct production overheads based on a normal level of capacity. Net realisable value is based on normal selling price, less further costs expected to be incurred to completion and disposal.

At the end of each reporting period, stocks and work in progress are assessed for impairment. If an item (or group of items) is impaired, that item is measured at its selling price less costs to complete and sell, and an impairment loss is recognised.

Retirement benefit costs

The company operates a defined contribution scheme. Retirement benefit contributions in respect of the scheme for employees are charged to the profit and loss account as they become payable in accordance with the rules of the scheme. The assets are held separately from those of the company in an independently administered fund. Differences between the amounts charged in the profit and loss account and payments made to the retirement benefit scheme are treated as assets or liabilities.

Financial instruments

Ordinary Share Capital

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

Cash and cash equivalents

Cash consists of cash on hand and demand deposits. Cash equivalents consist of short term highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value.

Other financial assets

Other financial assets including trade debtors arising from services sold to customers on short-term credit, are initially measured at the undiscounted amount of cash receivable from that debtor, which is normally the invoice price. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial assets are measured at amortised cost less impairment, where there is objective evidence of impairment.

WKN Real Estate Advisors Limited

Notes to the abridged financial statements (continued) Financial year ended 31 May 2025

Other financial liabilities

Other financial liabilities, including trade creditors arising from goods purchased from suppliers on short-term credit, are initially measured at the undiscounted amount owed to the creditor, which is normally the invoice price. Liabilities that are settled within one year are not discounted. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial liabilities are measured at amortised cost.

Impairment of financial assets

At the end of each reporting period, the company assesses whether there is objective evidence of impairment of any financial assets that are measured at cost or amortised cost, including unlisted investments, loans, trade debtors and cash. If there is objective evidence of impairment, impairment losses are recognised in the profit and loss account in that financial year.

4. Operating profit

Operating profit is stated after charging:

	2025	2024
	€	€
Depreciation of tangible assets	3,846	5,653

5. Staff costs

The average monthly number of persons employed by the company during the financial year, including the directors was 8 (2024: 9).

6. Directors remuneration

The directors aggregate remuneration was as follows:

	2025	2024
	€	€
Emoluments in respect of qualifying services	423,206	403,967
Pension contributions to defined contribution plans in respect of qualifying services	86,452	99,309
	<u>509,658</u>	<u>503,276</u>

The number of directors to whom retirement benefits are accruing under Pension Scheme Fund in respect of qualifying services is 2 (2024: 2).

WKN Real Estate Advisors Limited

Notes to the abridged financial statements (continued)
Financial year ended 31 May 2025

7. Tangible assets

	Short leasehold property €	Fixtures, fittings and equipment €	Computer equipment €	Office equipment €	Total €
Cost					
At 1 June 2024	27,682	31,544	69,614	10,857	139,697
Additions	-	-	-	2,450	2,450
At 31 May 2025	<u>27,682</u>	<u>31,544</u>	<u>69,614</u>	<u>13,307</u>	<u>142,147</u>
Depreciation					
At 1 June 2024	27,682	29,436	65,035	10,773	132,926
Charge for the financial year	-	372	2,957	517	3,846
At 31 May 2025	<u>27,682</u>	<u>29,808</u>	<u>67,992</u>	<u>11,290</u>	<u>136,772</u>
Carrying amount					
At 31 May 2025	<u>-</u>	<u>1,736</u>	<u>1,622</u>	<u>2,017</u>	<u>5,375</u>
At 31 May 2024	<u>-</u>	<u>2,108</u>	<u>4,579</u>	<u>84</u>	<u>6,771</u>

8. Stocks

	2025 €	2024 €
Work in progress	<u>12,000</u>	<u>15,029</u>

9. Debtors

	2025 €	2024 €
Trade debtors	279,900	258,336
Other debtors	43,471	20,492
Prepayments	33,983	31,941
	<u>357,354</u>	<u>310,769</u>

All debtors are due within one year.

WKN Real Estate Advisors Limited

Notes to the abridged financial statements (continued)
Financial year ended 31 May 2025

10. Creditors: amounts falling due within one year	2025	2024
	€	€
Trade creditors	76,414	73,452
Other creditors including tax and social insurance	106,952	126,375
Accruals	128,978	64,763
	<u>312,344</u>	<u>264,590</u>

11. Appropriations of profit and loss account	2025	2024
	€	€
At the start of the financial year	521,864	508,898
Profit for the financial year	39,015	12,966
At the end of the financial year	<u>560,879</u>	<u>521,864</u>

12. Events after the end of the reporting period

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

13. Related party transactions

The aggregate amounts due to the current directors at the financial year totalled €Nil (31 May 2024: €Nil).

14. Key management personnel

There were no key management personnel outside of the directors.

15. Controlling party

The company is controlled by its directors who are also the ultimate controlling party.

16. Contingent Liabilities

At the financial year end the company had no material contingent liabilities.

17. Capital Commitments

At the financial year end the company had no material commitments for capital expenditure.

18. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 14 August 2025.