

Company Registration No. 708441 (Republic of Ireland)

**GARAHY PROPERTIES LIMITED**  
**ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2025**

# GARAHY PROPERTIES LIMITED

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# GARAHY PROPERTIES LIMITED

## DIRECTORS' RESPONSIBILITIES STATEMENT

**FOR THE YEAR ENDED 31 AUGUST 2025**

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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 Companies Act 2014 and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (Generally accepted Accounting Practice in Ireland) 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 that 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 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 Profit And Loss Account, the Balance Sheet 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 judgments 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 DBASS, all the company's accounting records and provided all the information 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 transactions of the company for the year ended 31 August 2025.

On behalf of the board

Thomas Joseph Garahy  
**Director**

Colm Garahy  
**Director**

**Date:** 3 March 2026

# GARAHY PROPERTIES LIMITED

## BALANCE SHEET

AS AT 31 AUGUST 2025

	Notes	2025 €	€	2024 €	€
<b>Fixed assets</b>					
Tangible assets	5		4,390		5,488
Investment properties	6		364,940		364,940
			<u>369,330</u>		<u>370,428</u>
<b>Current assets</b>					
Debtors	7	5,787		3,228	
Cash at bank and in hand		14,195		17,788	
		<u>19,982</u>		<u>21,016</u>	
<b>Creditors: amounts falling due within one year</b>	8	(389,212)		(391,344)	
<b>Net current liabilities</b>			<u>(369,230)</u>		<u>(370,328)</u>
<b>Total assets less current liabilities</b>			<u>100</u>		<u>100</u>
<b>Capital and reserves</b>					
Called up share capital presented as equity			100		100

We, as directors of Garahy Properties Limited, state that:

- (a) the company is availing itself of the exemption from audit 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 Section 359 is complied with;
- (c) no notice under subsection (1) of section 334 has, in accordance with subsection (2) of that section, been served on the company; and
- (d) we acknowledge the obligations of the company, under the Companies Act 2014, to:
  - (i) 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 year; and
  - (ii) otherwise comply with the provisions of this Act relating to financial statements so far as they are applicable to the company.

We, as directors of Garahy Properties Limited, state that:

The company has relied on the specified exemption contained in section 352 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 confirm that the abridged Financial Statements have been properly prepared in accordance with section 353 Companies Act 2014.

On behalf of the board

Thomas Joseph Garahy  
Director

Colm Garahy  
Director

Date: 3 March 2026

# GARAHY PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2025

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### 1 Accounting policies

The principal activity of the company is the of rental from investment property.

Garahy Properties Limited is a limited liability company domiciled and incorporated in the Republic of Ireland. The registered office is Tynock, Kiltegan, Wicklow, Ireland and it's company registration number is 708441.

The significant accounting policies adopted by the company and applied consistently in the preparation of these financial statements are set out below:

#### 1.1 Basis of preparation

The financial statements are prepared on the going concern basis, under the historical cost convention, as modified by the revaluation of certain tangible fixed assets, and comply with the financial reporting standards of the Financial Reporting Council and promulgated by Chartered Accountants Ireland including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland as adapted by Section 1A of FRS 102 and the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest euro.

#### 1.2 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. Cost includes prime cost, overheads and interest incurred in financing the construction of tangible fixed assets. Capitalisation of interest ceases when the asset is brought into use.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Fixtures and fittings	12.5% straight line
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

The company's policy is to review the remaining useful economic lives and residual values of tangible fixed assets on an on-going basis and to adjust the depreciation charge to reflect the remaining estimated useful economic life and residual value.

Fully depreciated tangible fixed assets are retained in the cost of tangible fixed assets and related accumulated depreciation until they are removed from service. In the case of disposals, assets and related depreciation are removed from the financial statements and the net amount, less proceeds from disposal, is charged or credited to the income statement.

#### 1.3 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

#### 1.4 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

# GARAHY PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2025

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#### 1 Accounting policies

(Continued)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

#### 1.5 Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.6 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

#### 1.7 Dividend distribution

Dividend distribution to the company's shareholders is recognised as a liability in the company's financial statements in the period in which the dividends are approved by the company's shareholders.

#### 1.8 Taxation

The company is managed and controlled in the Republic of Ireland and, consequently, is tax resident in Ireland. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

##### **Current tax**

Current tax is calculated on the profits of the period. Current tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date.

##### **Deferred tax**

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is provided in full on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

Current or deferred taxation assets and liabilities are not discounted.

# GARAHY PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2025

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### 1 Accounting policies

(Continued)

#### 1.9 Provisions

Provisions are recognised when the company has a legal or constructive present obligation as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

#### 1.10 Currency

Transactions in currencies other than pounds sterling are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation are included in the profit and loss account for the period.

#### 1.11 Related party transactions

The company discloses transactions with related parties which are not wholly owned within the same group. It does not disclose transactions with members of the same group that are wholly owned.

#### 1.12 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

#### 1.13 Cash flow statement exemption

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

### 2 Operating profit

	2025	2024
Operating profit for the year is stated after charging:	€	€
Depreciation of owned tangible fixed assets	1,098	1,098
	<u>          </u>	<u>          </u>

### 3 Employees

There were no employees during the year.

# GARAHY PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2025

#### 4 Directors' transactions

Loans have been granted to the company by its directors as follows:

Description	% Rate	Opening balance €	Amounts advanced €	Amounts repaid €	Closing balance €
Thomas Joseph Garahy -	-	(10,214)	-	-	(10,214)
		<u>(10,214)</u>	<u>-</u>	<u>-</u>	<u>(10,214)</u>

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

#### 5 Tangible fixed assets

	Fixtures and fittings €
<b>Cost</b>	
At 1 September 2024 and 31 August 2025	8,782
<b>Depreciation and impairment</b>	
At 1 September 2024	3,294
Depreciation charged in the year	1,098
At 31 August 2025	4,392
<b>Carrying amount</b>	
At 31 August 2025	4,390
At 31 August 2024	5,488

#### 6 Investment property

	2025 €
<b>Cost</b>	
At 1 September	364,940
At 31 August	364,940

Investment property comprises of properties at Tynock, Kiltegan, Co. Wicklow. The fair value of the investment property has been arrived at on the basis of the purchases costs, which would be deemed to be the fair value. The directors consider that there was no change in the valuation between the date of purchase and the year end.

# GARAHY PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2025

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<b>7 Debtors</b>	<b>2025</b>	<b>2024</b>
	€	€
<b>Amounts falling due within one year:</b>		
Trade debtors	2,800	-
Corporation tax recoverable	218	-
Amounts owed by group undertakings	1,845	1,845
Other debtors	100	100
Prepayments	824	1,283
	<u>5,787</u>	<u>3,228</u>
	<u><u>5,787</u></u>	<u><u>3,228</u></u>
<b>8 Creditors: amounts falling due within one year</b>	<b>2025</b>	<b>2024</b>
	€	€
Directors loans	10,214	10,214
Amounts due to group undertakings	374,614	374,726
Other creditors including tax and social insurance	700	3,329
Accruals	3,684	3,075
	<u>389,212</u>	<u>391,344</u>
	<u><u>389,212</u></u>	<u><u>391,344</u></u>
<b>9 Profit and loss reserves</b>	<b>2025</b>	<b>2024</b>
	€	€
At the beginning of the year	-	4,558
Profit for the year	6,841	4,073
Dividends declared and paid in the year	(6,841)	(8,631)
	<u>-</u>	<u>-</u>
At the end of the year	<u><u>-</u></u>	<u><u>-</u></u>
<b>10 Capital commitments</b>		
There were no capital commitments at the year ended 31 August 2025.		
<b>11 Post balance sheet events</b>		
There have been no significant events affecting the company since the year end.		

# GARAHY PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 AUGUST 2025

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#### 12 Related party transactions

During the year under review, the company paid expenses of €112 on behalf of T J Garahy Limited. At the year end 31st August 2025, the amount owed by the company to T J Garahy Limited was €374,614 (2024: €374,726).

During the year under review, there was no movement in the loan owed to the company by Kiltegan Garahy Holdings Limited. At the year end 31st August 2025, the amount owed to the company by Kiltegan Garahy Holdings Limited was €1,845 (2024: €1,845).

The companies are related due to commonality of directors.

#### 13 Ultimate controlling party

The company is a wholly owned subsidiary of Kiltegan Garahy Holdings Limited, a company incorporated in the Republic of Ireland. The registered office of Kiltegan Garahy Holdings Limited is Tynock, Kiltegan, Co. Wicklow. The ultimate controlling party is Mr Thomas Joseph Garahy.

#### 14 Approval of financial statements

The directors approved the financial statements on the 3 March 2026.