

Capwell Property Hold Co No.6 Limited

Unaudited Abridged Financial Statements

**For the period from incorporation 21 October 2024 to Year ended
30 June 2025**

Registered number: 774250

Capwell Property Hold Co No.6 Limited

Directors' report and financial statements

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Capwell Property Hold Co No.6 Limited

Directors and other information

Directors	J.P. Sisk G. Penny
Secretary	M. Toles
Registered office	3007 Lake Drive Citywest Business Campus Dublin 24
Bankers	AIB Bank plc 9 Terenure Road East Rathgar Dublin 6
Solicitors	OBH Partners 17 Pembroke Street Dublin 2
Registered number	774250

Directors' responsibilities statement

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 law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

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 and of its profit or loss for that year.

In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.


The directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and profit or loss of the Company and enable them to ensure that the financial statements are prepared in accordance with the applicable accounting framework and comply with the provisions of the Companies Act 2014. They are responsible for such internal controls as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Directors declaration on unaudited financial statements

In relation to the financial statements as set out on the following pages.

- The directors approve these financial statements and confirm 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 to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year 30 June 2025.

On behalf of the board

DocuSigned by:

07946F6DEBF1405...
J.P. Sisk
Director

Signed by:

9F2AD65079DA4A2...
G. Penny
Director

12th February 2026

Capwell Property Hold Co No.6 Limited

Abridged Balance sheet

as at 30 June 2025


	Note	2025 €'000
Non-current assets		
Financial assets	4	6,495
		6,495
Current assets		
Debtors	5	47
Cash		82
		129
Creditors: amounts falling due within one year	6	(65)
Net current assets		64
Creditors: amounts falling due greater than one year	7	(6,498)
Net assets		61
Capital and reserves		
Called up share capital		-
Profit and loss account		61
Shareholders' funds		61

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 Capwell Property Hold Co No.6 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 are satisfied,
- the members of the company have not served a notice on the company under section 334(1) 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 the Companies Act 2014 relating to financial statements so far as they are applicable to the company,
- 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.

These abridged financial statements were approved by the board on 12th February 2026 and signed on its behalf by:

DocuSigned by:

 07946F8DEBF1405...
J.P. SISK
 Director

Signed by:

 9E2AD65079DA4A2...
G. Penny
 Director

Capwell Property Hold Co No.6 Limited

Statement of Changes in Equity

for the year ended 30 June 2025

	Called up Share capital €'000	Profit and loss account €'000	Total €'000
At 21 October 2024			
Shares issued in the period	-	-	-
Total comprehensive profit for the year			
Profit for the year	-	61	61
	<hr/>	<hr/>	<hr/>
At 30 June 2025	-	61	61
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

Capwell Property Hold Co No.6 Limited

Notes to the abridged financial statements

1 Accounting policies

Capwell Property Hold Co No.6 Limited (“the company”) is a private company limited by shares and incorporated, domiciled and registered in Ireland. The registered number of the company is 774250 and the address of its registered office is 3007 Lake Drive, Citywest Business campus, Dublin 24.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Judgements made by the directors, in the application of these accounting policies that have significant effects on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 10.

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

1.1 Measurement convention

The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102), applying section 1A of that standard. There have been no material departures from the standards. The presentation currency of these financial statements is Euro. All amounts in the financial statements have been rounded to the nearest €1,000.

The financial statements are prepared on the historical cost basis except for investment property which is stated at fair value.

1.2 Basic financial instruments

Trade and other debtors/creditors

Trade and other debtors are recognised initially at transaction price plus attributable transaction costs. Trade and other creditors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors.

Interest-bearing borrowings classified as basic financial instruments

Interest-bearing borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances available on hand.

1.3 Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition:

- (i) investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise; and
- (ii) no depreciation is provided in respect of investment properties applying the fair value model.

Capwell Property Hold Co No.6 Limited

Notes *(continued)*

1 Accounting policies *(continued)*

1.3 Investment property *(continued)*

This treatment, as regards the company's investment properties, may be a departure from the requirements of the Companies Acts concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

The valuations, which are supported by market evidence, are prepared by considering recent market transactions for similar properties in the same location, where such information is available.

Any gain or loss arising from a change in fair value is recognised in profit or loss.

An impairment loss is reversed if and only if the reasons for the impairment have ceased to apply. Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

1.4 Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements.

1.5 Foreign currencies

Transactions in foreign currencies are translated to the company's functional currency at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are retranslated to the functional currency at the foreign exchange rate ruling at that date. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are retranslated to the functional currency at foreign exchange rates ruling at the dates the fair value was determined. Foreign exchange differences arising on translation are recognised in the profit and loss account.

1.6 Turnover

Turnover comprises income, exclusive of value-added tax, derived from the rental of investment properties and represents the fair value of rents invoiced to tenants in the accounting period. Rent is invoiced to tenants in accordance with the lease agreement and to the extent that the company has met its obligations under the agreement.

Capwell Property Hold Co No.6 Limited

Notes (continued)

1 Accounting policies (continued)

1.7 Going concern

The Company made a profit of €60,866 during the current financial year and had net assets of €60,966.

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The directors acknowledge the continuing availability of financial support from its ultimate parent and group companies which demonstrate that the company should have adequate resources to continue operating for at least the 12 month period from date of approval of the financial statements. Accordingly, the directors consider it appropriate that the company prepares its financial statements on a going concern basis.

2 Turnover

**From date of
incorporation
21 October
2024 to 30
June 2025
€'000**

Rental income
Republic of Ireland

115

3 Statutory and other information

The company has no direct employees.

The directors did not receive any remuneration directly from the company for their services during the year. The directors of the company are remunerated by related party undertaking.

4 Investment property

**2025
€'000**

Additions during the year

6,495

At end of year

6,495

In March 2025 the company purchased an investment property at a cost of €6.5m.

The investment property valuations incorporated in the financial statements have been determined by the directors at 30 June 2025 in accordance with Practice Statements and Guidance Notes published by the Royal Institute of Chartered Surveyors.

The valuations, which are supported by market evidence, are prepared by considering the aggregate of the net annual rents receivable from the properties and where relevant, associated costs. A yield which reflects the specific risks inherent in the net cash flows is then applied to the net annual rentals to arrive at the property valuation.

Any gain or loss arising from a change in fair value is recognised in profit or loss.

Capwell Property Hold Co No.6 Limited

Notes (continued)

5 Debtors	2025
	€'000
Trade debtors	47
	<u>47</u>
	<u><u>47</u></u>

All debtors fall due within one year.

6 Creditors: amounts falling due within one year	2025
	€'000
Accruals	42
VAT	23
	<u>65</u>
	<u><u>65</u></u>

7 Creditors: amounts falling due after one year	2025
	€'000
Amounts owed to group undertakings	6,498
	<u>6,498</u>
	<u><u>6,498</u></u>

8 Ultimate parent undertaking

The company is a wholly owned subsidiary of Capwell Property Hold Co Number 1 Limited. The ultimate holding companies are Roseberth 2 Unlimited company, Adalmont 2 Unlimited company and Finmark Holdings Unlimited company, each beneficially owning one third of the issued shares of Capwell Property Hold Co Number 1 Limited. All companies are registered and operate in Ireland.

9 Related party transactions

The company has availed of the exemption contained within the Financial Reporting Standard 102 from the requirement to disclose transactions with fellow group companies. This exemption is granted on the basis that any subsidiary which is a party to the transaction is wholly owned by such a member.

10 Accounting estimates and judgements

Key sources of estimation uncertainty

The valuation of the company's investment property is a significant estimate in the company's accounts. The fair value is determined by the directors having regard to recent market transactions and market rents for similar properties in the same location, where such information is available.

Capwell Property Hold Co No.6 Limited

Notes *(continued)*

11 Subsequent events

There have been no events subsequent to the reporting date that require disclosure in the financial statements.

12 Approval of the financial statements

These financial statements were approved by the board on 12th February 2026.