

**Company Number: 565749**

**Lenman Investments Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 August 2025**

# Lenman Investments Limited

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**Lenman Investments Limited**  
**DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Clodagh Lenehan Robert Manson
<b>Company Secretary</b>	Robert Manson
<b>Company Number</b>	565749
<b>Registered Office and Business Address</b>	38/39 Fitzwilliam Square Dublin 2 Ireland
<b>Accountants</b>	DMFN Limited Chartered Accountants 7 Lower Fitzwilliam Street Dublin 2

**Lenman Investments Limited**  
**STATEMENT OF FINANCIAL POSITION**

as at 31 August 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	6	<u>4,193,806</u>	<u>4,221,115</u>
<b>Current Assets</b>			
Debtors	7	101,327	78,376
Cash at bank and in hand		<u>421,413</u>	<u>267,450</u>
		<u>522,740</u>	<u>345,826</u>
<b>Creditors: amounts falling due within one year</b>	8	<u>(811,803)</u>	<u>(1,052,917)</u>
<b>Net Current Liabilities</b>		<u>(289,063)</u>	<u>(707,091)</u>
<b>Total Assets less Current Liabilities</b>		<b>3,904,743</b>	<b>3,514,024</b>
<b>Creditors:</b>			
amounts falling due after more than one year	9	<u>(3,031,366)</u>	<u>(2,827,007)</u>
<b>Net Assets</b>		<u><u>873,377</u></u>	<u><u>687,017</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		101	101
Retained earnings	10	<u>873,276</u>	<u>686,916</u>
<b>Shareholders' Funds</b>		<u><u>873,377</u></u>	<u><u>687,017</u></u>

# **Lenman Investments Limited**

## **STATEMENT OF FINANCIAL POSITION**

as at 31 August 2025

We as Directors of Lenman Investments 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 micro companies' regime.

**Approved by the board on 3 February 2026 and signed on its behalf by:**

**Clodagh Lenehan**  
Director

**Robert Manson**  
Director

# Lenman Investments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

### 1. General Information

Lenman Investments Limited is a company limited by shares incorporated in Ireland. 38/39 Fitzwilliam Square, Dublin 2, Ireland is the registered office, 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. 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 year ended 31 August 2025 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard for Micro-Entities applicable in the UK and Republic of Ireland" (FRS 105).

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

#### Accounting Convention

The financial statements are prepared under the historical cost convention.

#### Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

#### Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Land and buildings freehold	-	Estimated useful life
Freehold Improvements	-	6.66% Straight Line
Fixtures, fittings and equipment	-	15% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

#### 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.

#### Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### 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.

# Lenman Investments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

### 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 Statement of Financial Position date.

### Ordinary share capital

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

<b>3. Operating profit</b>	<b>2025</b>	2024
	€	€

### Operating profit is stated after charging:

Depreciation of tangible assets	<b>37,049</b>	35,831
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<b>4. Interest payable and similar expenses</b>	<b>2025</b>	2024
	€	€

Interest	<b>232,889</b>	164,026
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### 5. Employees

The average monthly number of employees, including directors, during the financial year was as follows:

	<b>2025</b>	2024
	Number	Number
Directors	2	2
Employees	2	2
	<b>4</b>	4

### 6. Tangible assets

	Land and buildings freehold €	Fixtures, fittings and equipment €	Total €
<b>Cost</b>			
At 1 September 2024	4,256,946	-	4,256,946
Additions	-	9,740	9,740
At 31 August 2025	4,256,946	9,740	4,266,686
<b>Depreciation</b>			
At 1 September 2024	35,831	-	35,831
Charge for the financial year	-	1,218	37,049
At 31 August 2025	35,831	1,218	72,880
<b>Net book value</b>			
At 31 August 2025	<b>4,221,115</b>	<b>8,522</b>	<b>4,193,806</b>
At 31 August 2024	4,221,115	-	4,221,115

<b>7. Debtors</b>	<b>2025</b>	2024
	€	€

Trade debtors	<b>89,755</b>	60,207
Taxation	-	3,227
Prepayments	<b>11,572</b>	14,942
	<b>101,327</b>	78,376

# Lenman Investments Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

8. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	75,000	341,880
Trade creditors	63,083	33,644
Amounts owed to group undertakings	547,042	572,040
Taxation	13,609	12,832
Directors' current accounts	100	100
Other creditors	90,718	90,221
Accruals	22,251	2,200
	<u>811,803</u>	<u>1,052,917</u>

Capital Flow Group DAC hold a fixed and floating debenture incorporating a specific charge over the properties known as 29 Upper Mount Street, Dublin 2 and the property known as 127 Lower Baggot Street, Dublin 2. These together with all undertakings, property and assets both present and future of the company including all uncalled share capital of the company and all goodwill.

9. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	2,792,814	2,533,121
Loan from connected party	238,552	293,886
	<u>3,031,366</u>	<u>2,827,007</u>
<b>Loans</b>		
Repayable in one year or less, or on demand	75,000	341,880
Repayable between one and two years	75,000	331,776
Repayable between two and five years	150,000	150,000
Repayable in five years or more	2,806,366	2,345,231
	<u>3,106,366</u>	<u>3,168,887</u>

10. Income Statement	2025	2024
	€	€
At 1 September 2024	686,916	566,948
Profit for the financial year	186,360	119,968
	<u>873,276</u>	<u>686,916</u>

### 11. Capital commitments

The company had no material capital commitments at the financial year-ended 31 August 2025.

### 12. Related party transactions

The company has availed of the exemption under FRS 8 in relation to the disclosure of transactions with group undertakings.

### 13. Post-Balance Sheet Events

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

### 14. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 3 February 2026.