

Company registration number: 211349

M & K Properties Limited

Unaudited abridged financial statements

for the financial year ended 31 December 2025

M & K Properties Limited

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M & K Properties Limited

Directors and other information

Directors	Mr Michael McCormick Ms Kathleen McCormick
Secretary	Ms Kathleen McCormick
Company number	211349
Registered office	M & K Properties Limited 18 Aughrim Street Dublin 7
Business address	18 Aughrim Street Dublin 7
Accountant	Seamus Walsh & Co Dun Aill The Duck Walk Newtownmountkennedy Co Wicklow A63 HP68
Bankers	Bank of Ireland Smithfield Dublin 7
Solicitors	McLinden & Gallagher Main Street Ashbourne Co Meath

M & K Properties 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 accounting standards issued by the Financial Reporting Council and promulgated by the Institute of Certified Public Accountants Ireland, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (Generally Accepted Accounting Practice in 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 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 judgments 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.

Directors' Declaration on Unaudited Financial Statements

In relation to the financial statements as set out on pages 10 to 12 :

- 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 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 they have made available to Seamus Walsh & Co., 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 the transactions of the company for the year ended 31 December 2025.

On behalf of the Board

Mr Michael McCormick
Director

Ms Kathleen McCormick
Director

M & K Properties Limited

Accountants' Report to the board of directors on the Unaudited abridged financial statements of M & K Properties Limited

In accordance with the instructions given to us and the engagement letter dated 28 January 2026, we have complied without carrying an audit, the financial statements of the company which comprise the Profit and Loss Account, the Balance Sheet and the related notes of M & K Properties Limited from the accounting records and information and explanations you have given us. The financial reporting framework that has been applied in their preparation is Irish law and accounting standards issued by the Financial Reporting Council and promulgated by the Institute of Certified Public Accountants Ireland (Generally Accepted Accounting Practice in Ireland), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland.

This report is made to the company's board of directors, as a body, in accordance with the terms of our engagement. My work has been undertaken so that I might compile the financial statements that I have been engaged to compile, report to the company's board of directors that I have done so, and state those matters that I have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the company and the company's board of directors for my work or for this report.

Respective Responsibilities of Directors and Accountants

As described on page 2, the company's directors are responsible for ensuring that the company maintains adequate accounting records and for preparing financial statements, which give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2025 and its profit for the year then ended and have been properly prepared in accordance with the Companies Act 2014.

You are responsible for deciding, on an annual basis, whether the company is entitled to avail of the exemption from statutory audit in accordance with Section 358 of the Companies Act 2014.

It is our responsibility to compile the financial statements of M & K Properties Limited from the accounting records, information and explanations supplied to us by the directors.

Scope of Work

As a firm regulated by the Institute of Certified Public Accountants in Ireland our work will be carried out in accordance with the International Standard on Related Services 4410 (Revised) Compilation Engagements. In carrying out this engagement we have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the adequacy, 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 financial statements.

M & K Properties Limited

**Accountants' Report to the board of directors
on the Unaudited abridged financial statements of M & K Properties Limited**

You have acknowledged on the balance sheet for the financial year ended 31 December 2025 your duty under the Companies Act 2014 to ensure that the company has kept 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 that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial year.

Seamus Walsh
Seamus Walsh & Co
Institute of Certified Public Accountants
Dun Aill
The Duck Walk
Newtownmountkennedy
Co Wicklow
A63 HP68

24 March 2026

M & K Properties Limited

**Balance sheet
As at 31 December 2025**

		2025		2024	
	Note	€	€	€	€
Fixed assets					
Tangible assets	5	341,897		341,897	
			341,897		341,897
Current assets					
Debtors	6	144		144	
Cash at bank and in hand		175,957		160,105	
		176,101		160,249	
Creditors: amounts falling due within one year	8	(136,193)		(144,810)	
Net current assets			39,908		15,439
Total assets less current liabilities			381,805		357,336
Provisions for liabilities	9		(6,077)		(5,934)
Net assets			375,728		351,402
Capital and reserves					
Called up share capital presented as equity			3		3
Profit and loss account			375,725		351,399
Shareholders funds			375,728		351,402

These 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'.

The notes on pages 7 to 12 form part of these abridged financial statements.

M & K Properties Limited

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

We, as directors of M & K Properties 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.

The financial statements were approved by the Board of Directors on 24 March 2026 and authorised for issue on 24 March 2026. They were signed on its behalf by:

Mr Michael McCormick
Director

Ms Kathleen McCormick
Director

The notes on pages 7 to 12 form part of these abridged financial statements.

M & K Properties Limited

Notes to the abridged financial statements Financial year ended 31 December 2025

1. Accounting Policies

M & K Properties Limited continues to operate as an investment rental company collecting rents from properties at 18 Aughrim Street, Stoneybatter, Dublin 7. The company's registered office is located at , 18 Aughrim Street, Dublin 7. The company is a limited liability company incorporated in the Republic of Ireland and its company registration number is 211349.

The significant accounting policies adopted by the company and applied consistently are as follows:

2. Basis of preparation

The Financial Statements are prepared on a going concern basis, under the historical cost convention, and comply with the financial reporting standards of the Financial Reporting Council, and promulgated by the Institute of Certified Public Accountants, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102") as adapted by Section 1A of FRS 102 and the Companies Act 2014.

The Company qualifies as a small company 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 208C of the Act and section 1A of FRS102.

The financial statements are prepared in Euro which is the functional currency of the company, and all amounts have been rounded to the nearest euro.

Going concern

The directors have conducted a going concern review for a twelve month period from the date of approving the financial statements.

The directors are confident that adequate funding levels and cash flows are in place for the next twelve months to ensure the company can continue in operational existence for the foreseeable future.

Accordingly the directors continue to adopt the going concern basis of preparing the financial statements.

M & K Properties Limited

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

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably. The following criteria must also be met before turnover is recognised:

Sale of goods

Turnover from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rendering of services

Turnover from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

M & K Properties Limited

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

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Investment properties	- Not depreciated
Fittings fixtures and equipment	- 25% reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Trade and other debtors

Trade and other debtors including amounts owed from group companies are recognised initially at transaction price (including transaction costs) unless a financing arrangement exists in which case they are measured at the present value of future receipts discounted at a market rate. Subsequently these are measured at amortised cost less any provision for impairment. A provision for impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. All movements in the level of the provision required are recognised in the profit and loss.

M & K Properties Limited

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

Cash at bank and on hand

Cash and at bank and on hand include cash on hand, demand deposits and other term highly liquid investments regardless of maturity. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

Creditors and accruals

Creditors and accruals are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

As permitted by the amendment made to FRS 102 Section 11 for small entities by the FRC on 8 May 2017 amounts due from directors and shareholders of the entity are stated initially at the transaction price and subsequently at transaction price less repayments. The amortised cost model is not used.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the balance sheet and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

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.

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.

M & K Properties Limited

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

3. Directors remuneration

No directors' remuneration was paid to any of the directors for the current and prior years.

Directors' Loans

	Michael McCormick	Kathleen McCormick
Opening Balance	(4,733)	-
Repayments to directors	-	-
Advances from directors	-	-
Closing balance	<u>(4,733)</u>	<u>-</u>
% of net assets	2%	0%

4. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	351,399	327,640
Profit for the financial year	24,326	23,759
At the end of the financial year	<u>375,725</u>	<u>351,399</u>

5. Tangible assets

	Freehold property	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1 January 2025	341,897	2,254	344,151
Additions	-	-	-
At 31 December 2025	<u>341,897</u>	<u>2,254</u>	<u>344,151</u>
Depreciation			
At 1 January 2025 and 31 December 2025	-	2,254	2,254
Carrying amount			
At 31 December 2025	<u><u>341,897</u></u>	<u><u>-</u></u>	<u><u>341,897</u></u>
At 31 December 2024	<u><u>341,897</u></u>	<u><u>-</u></u>	<u><u>341,897</u></u>

6. Debtors

	2025	2024
	€	€
Prepayments	<u>144</u>	<u>144</u>

M & K Properties Limited

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

7. Cash and cash equivalents	2025	2024
	€	€
Cash at bank and in hand	<u>175,957</u>	<u>160,105</u>
8. Creditors: amounts falling due within one year	2025	2024
	€	€
Trade creditors	120,555	130,555
Other creditors	12,483	10,383
Other taxation and social security	558	1,275
Accruals	<u>2,597</u>	<u>2,597</u>
	<u>136,193</u>	<u>144,810</u>
9. Provisions	2025	2024
	€	€
Deferred tax - close company surcharge	<u>6,077</u>	<u>5,934</u>

10. Capital commitments

There were no capital commitments at the year ended 31 December 2025.

11. Post Balance Sheet Events

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

12. Ultimate Controlling party

The company was controlled throughout the current period by Michael and Kathleen McCormick by virtue of the fact that between them they hold 100% of the issued share capital of the company.

13. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 24 March 2026.