
NTH KING STREET DEVCO LIMITED

ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 2 JULY 2025

NTH KING STREET DEVCO LIMITED

COMPANY INFORMATION

Directors	Mark Byrne Michael Keating (appointed 11 March 2025) David Thompson (appointed 11 March 2025)
Company secretary	Lauren Kelly
Registered number	607096
Registered office	1st Floor Colm House 91 Pembroke Road Ballsbridge Dublin 4
Independent auditors	Woods, Delaney and Partners Limited Chartered Accountants and Statutory Audit Firm Annfield House Dublin Road Portlaoise Co. Laois R32 Y6YF

NTH KING STREET DEVCO LIMITED

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NTH KING STREET DEVCO LIMITED

INDEPENDENT AUDITORS' SPECIAL REPORT TO THE MEMBERS OF NTH KING STREET DEVCO LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014

On 25 February 2026 we reported as auditors of Nth King Street Devco Limited to the directors of the Company on the abridged financial statements for the year ended 2 July 2025 on pages 5 to 9 and our report was as follows:

We have examined:

- (i) the abridged financial statements for the year ended 2 July 2025 on pages 5 to 9 which the directors of Nth King Street Devco Limited propose to annex to the Annual return of the Company; and
- (ii) the financial statements to be laid before the Annual general meeting which form the basis for those abridged financial statements.

Respective responsibilities of Directors and Auditors

It is your responsibility to prepare the abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under Section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the Company and that those abridged financial statements have been properly prepared pursuant to Section 353 of that Act (exemptions available for small companies) and to report our opinion to you.

This report is made solely to the directors in accordance with Section 356 of the Companies Act 2014. Our work was undertaken so that we might state to the directors those matters we are required to state to them in our report under Section 356 of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions we have formed.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the Company is entitled to annex abridged financial statements to the Annual return of the Company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion on financial statements

In our opinion the directors are entitled under Section 352 of the Companies Act 2014 to annex to the Annual return of the Company the abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of Section 353 of that Act (exemptions available for small sized companies).

Other information

On 25 February 2026 we reported as auditors of Nth King Street Devco Limited to the members on the Company's financial statements for the year ended 2 July 2025 to be laid before its Annual general meeting and our report was as follows:

NTH KING STREET DEVCO LIMITED

INDEPENDENT AUDITORS' SPECIAL REPORT TO THE MEMBERS OF NTH KING STREET DEVCO LIMITED (CONTINUED) PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014

"We have audited the financial statements of Nth King Street Devco Limited (the 'Company') for the year ended 2 July 2025, which comprise the Statement of financial position, the Statement of changes in equity and the notes to the financial statements, including a summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish law and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' issued in the United Kingdom by the Financial Reporting Council.

In our opinion, the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company as at 2 July 2025 and of its loss for the year then ended;
- have been properly prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The directors are responsible for the other information. The other information comprises the information included in the Annual report, other than the financial statements and our Auditors' report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we

**INDEPENDENT AUDITORS' SPECIAL REPORT TO THE MEMBERS OF NTH KING STREET DEVCO
LIMITED (CONTINUED)
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the Company were sufficient to permit the financial statements to be readily and properly audited, and the financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' Report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities and restrictions on use

Responsibilities of directors

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

NTH KING STREET DEVCO LIMITED

**INDEPENDENT AUDITORS' SPECIAL REPORT TO THE MEMBERS OF NTH KING STREET DEVCO
LIMITED (CONTINUED)
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: <http://www.iaasa.ie>. This description forms part of our Auditors' report."

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Company's members, as a body, in accordance with Section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an Auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Noel Delaney FCA
for and on behalf of
Woods, Delaney and Partners Limited
Chartered Accountants and Statutory Audit Firm
Annefield House
Dublin Road
Portlaoise
Co. Laois
R32 Y6YF

Date: 25 February 2026

NTH KING STREET DEVCO LIMITED

**ABRIDGED STATEMENT OF FINANCIAL POSITION
AS AT 2 JULY 2025**

	Note	2025 €	2024 €
Fixed assets			
Investment property	4	137,750	137,750
		<u>137,750</u>	<u>137,750</u>
Creditors: amounts falling due within one year	5	(149,606)	(148,540)
		<u>(149,606)</u>	<u>(148,540)</u>
Net current liabilities		(149,606)	(148,540)
Total assets less current liabilities		(11,856)	(10,790)
		<u>(11,856)</u>	<u>(10,790)</u>
Net liabilities		(11,856)	(10,790)
		<u>(11,856)</u>	<u>(10,790)</u>
Capital and reserves			
Called up share capital	6	100	100
Profit and loss account		(11,956)	(10,890)
		<u>(11,956)</u>	<u>(10,890)</u>
Shareholders' funds		(11,856)	(10,790)
		<u>(11,856)</u>	<u>(10,790)</u>

We, as directors of Nth King Street Devco Limited, state that:

The Company has relied on the specific exemptions contained in section 352 of the 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 the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

These financial statements have been prepared in accordance with the specific provisions relating to companies subject to the small companies regime within the Companies Act 2014 and in accordance with the provisions of FRS 102, Section 1A for small entities.

The financial statements were approved and authorised for issue by the board:

Mark Byrne
Director

David Thompson
Director

Date: 25 February 2026

The notes on pages 7 to 9 form part of these financial statements.

NTH KING STREET DEVCO LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 2 JULY 2025**

	Called up share capital	Profit and loss account	Total equity
	€	€	€
At 3 July 2024	100	(10,890)	(10,790)
Loss for the year	-	(1,066)	(1,066)
At 2 July 2025	<u>100</u>	<u>(11,956)</u>	<u>(11,856)</u>

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 2 JULY 2024**

	Called up share capital	Profit and loss account	Total equity
	€	€	€
At 3 July 2023	100	(13,280)	(13,180)
Profit for the year	-	2,390	2,390
At 2 July 2024	<u>100</u>	<u>(10,890)</u>	<u>(10,790)</u>

The notes on pages 7 to 9 form part of these financial statements.

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 2 JULY 2025**

1. General information

Nth King Street Devco Limited is a company limited by shares registered in the Republic of Ireland under company number 607096. The Company's registered address is Colm House, 91 Pembroke Road, Ballsbridge, Dublin 4.

The principal activity of the Company is that of a holding company.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and Irish statute comprising of the Companies Act 2014.

The Company's functional and presentation currency is Euros.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

2.2 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

2.3 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.4 Financial instruments

The Company has elected to apply the provisions of Section 11 "Basic Financial Instruments" of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Company's Statement of financial position when the Company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2024 - €NIL).

NTH KING STREET DEVCO LIMITED

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 2 JULY 2025**

4. Investment property

	Property €
Valuation	
At 3 July 2024	137,750
	137,750
At 2 July 2025	137,750

5. Creditors: Amounts falling due within one year

	2025 €	2024 €
Director's loan	148,540	146,284
Accruals	1,066	2,256
	149,606	148,540
	149,606	148,540

6. Share capital

	2025 €	2024 €
Authorised		
1,000,000 (2024 - 1,000,000) Ordinary shares of €1.00 each	1,000,000	1,000,000
	1,000,000	1,000,000
Allotted, called up and fully paid		
100 (2024 - 100) Ordinary shares of €1.00 each	100	100
	100	100
	100	100

7. Transactions with directors

At the financial year end, Mark Byrne was owed €148,540 by Nth King Street Devco Limited (2024: €146,284).

8. Related party transactions

There have been no related party transactions occurring during the financial year, other than disclosed in Note 7.

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 2 JULY 2025

9. Post balance sheet events

There have been no events since the financial year end affecting the Company.

10. Controlling party

The Company is wholly owned and controlled by Mark Byrne, who is the ultimate controlling party.

11. Approval of financial statements

The board of directors approved these financial statements for issue on 25 February 2026.