

Registered number: 632572

Alchemy Homes Development (Kilcullen) Limited
Abridged Financial Statements
For the Financial Year Ended 31 December 2024

Alchemy Homes Development (Kilcullen) Limited

Contents

	Page
Directors' Responsibilities Statement	1
Special Auditors' Report	2 - 6
Abridged Balance Sheet	7
Notes to the Abridged Financial Statements	8 - 13

Alchemy Homes Development (Kilcullen) Limited

**Directors' Responsibilities Statement
For the Financial Year Ended 31 December 2024**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with Irish law and regulations.

Irish company law requires the directors to prepare the 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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

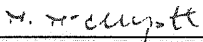
Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the Company as at the financial year end date, of the profit or loss for that financial year and otherwise comply with the Companies Act 2014.

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

- select suitable accounting policies for the Company's financial statements 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.

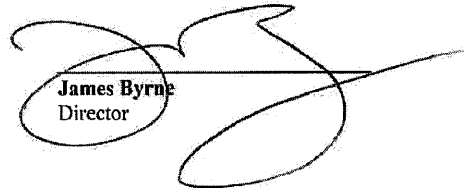
The directors are responsible for ensuring that the Company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the Company, enable at any time the assets, liabilities, financial position and profit or loss of the Company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014 and enable the financial statements to be audited. 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.

On behalf of the board



Michael McElligott
Director

Date: 18/12/25



James Byrne
Director

Alchemy Homes Development (Kilcullen) Limited

**Independent Auditors' Special Report to the Directors of Alchemy Homes Development (Kilcullen) Limited
Pursuant to Section 356 of the Companies Act 2014**

On ^{18/12/25} we reported as auditors of Alchemy Homes Development (Kilcullen) Limited to the directors of the Company on the abridged financial statements for the financial year ended 31 December 2024 on pages 7 to 13 and our report was as follows:

We have examined:

- (i) the abridged financial statements for the financial year ended 31 December 2024 on pages 7 to 13 which the directors of Alchemy Homes Development (Kilcullen) 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 ^{18/12/25} we reported as auditors of Alchemy Homes Development (Kilcullen) Limited to the members on the Company's financial statements for the financial year ended 31 December 2024 to be laid before its Annual General Meeting and our report was as follows:

"We have audited the financial statements of Alchemy Homes Development (Kilcullen) Limited (the 'Company') for the financial year ended 31 December 2024, which comprise the Profit and Loss Account, the Balance Sheet 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'.

Alchemy Homes Development (Kilcullen) Limited

Independent Auditors' Special Report to the Directors of Alchemy Homes Development (Kilcullen) Limited (continued)

Pursuant to Section 356 of the Companies Act 2014

In our opinion, the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company as at 31 December 2024 and of its profit for the financial 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 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.

Alchemy Homes Development (Kilcullen) Limited

**Independent Auditors' Special Report to the Directors of Alchemy Homes Development (Kilcullen) Limited
(continued)**

Pursuant to Section 356 of the Companies Act 2014

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

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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 have no realistic alternative but to do so.

Alchemy Homes Development (Kilcullen) Limited

**Independent Auditors' Special Report to the Directors of Alchemy Homes Development (Kilcullen) 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.

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' Report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit."

Alchemy Homes Development (Kilcullen) Limited

**Independent Auditors' Special Report to the Directors of Alchemy Homes Development (Kilcullen) Limited
(continued)
Pursuant to Section 356 of the Companies Act 2014**

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.



Desmond McCann
For and on behalf of
Azets Audit Services Ireland Limited
Statutory Audit Firm
3rd Floor
40 Mespil Road
Dublin 4

Date:

18/12/25

Alchemy Homes Development (Kilcullen) Limited

**Abridged Balance Sheet
As at 31 December 2024**

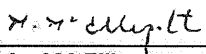
	Note	2024 €	2024 €	2023 €	2023 €
Current assets					
Stocks	6	16,237,452		4,277,825	
Debtors: amounts falling due within one year	7	537,544		463,850	
Cash at bank and in hand		205,175		793,091	
		<u>16,980,171</u>		<u>5,534,766</u>	
Creditors: amounts falling due within one year	8	(1,104,836)		(2,412,907)	
Net current assets			15,875,335		3,121,859
Creditors: amounts falling due after more than one year	9		(20,989,677)		(8,957,619)
Net (liabilities)			(5,114,342)		(5,835,760)
Capital and reserves					
Called up share capital presented as equity			100		100
Profit and loss account	10		(5,114,442)		(5,835,860)
Shareholders' (deficit)			(5,114,342)		(5,835,760)

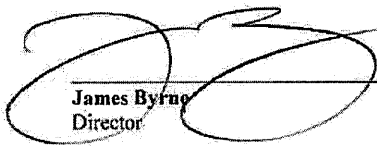
These financial statements have been prepared in accordance with the small companies regime.

We, as directors of Alchemy Homes Development (Kilcullen) 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.

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


 Michael McElligott
 Director


 James Byrne
 Director

Date: 18/12/25

The notes on pages 8 to 13 form part of these financial statements.

Alchemy Homes Development (Kilcullen) Limited

Notes to the Abridged Financial Statements For the Financial Year Ended 31 December 2024

1. General information

The financial statements comprising the Profit and Loss Account, the Balance Sheet and the related notes constitute the individual financial statements of Alchemy Homes Development (Kilcullen) Limited for the financial year ended 31 December 2024.

Alchemy Homes Development (Kilcullen) Limited is a private company limited by shares, incorporated in the Republic of Ireland. The registered address is Europa House, 2nd Floor, Block 9, Harcourt Centre, Harcourt Street, Dublin 2, (registered number: 632572). The nature of the company's operations, principal activities and place of business are set out in the Director's Report.

Statement of compliance

The financial statements have been prepared in accordance with FRS102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102), as adapted by Section 1A.

Currency

The financial statements have been presented in Euro (€) which is also the functional currency of the company.

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

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared on a going concern basis, under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2014.

The company has taken advantage of the disclosure option of preparing single statement profit and loss and retained earnings as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS102).

Alchemy Homes Development (Kilcullen) Limited

Notes to the Abridged Financial Statements For the Financial Year Ended 31 December 2024

2. Accounting policies (continued)

2.2 Going concern

The company earned a profit after taxation for the financial year of €721,418 (2023: loss of €1,957,308). The company had net current assets of €15,875,335 (2023: €3,121,859) and total net liabilities of €5,114,342 (2023: €5,835,760) at the financial year end.

Although the company has total net liabilities of €5,114,342 (2023: €5,835,760), this includes a group company loan of €12,267,230 (2023: €7,080,058) which the directors have received confirmation of financial support on and are satisfied that the group company is in a position to provide this support.

The risk for the company is that support or funding will be not available to complete the development or that the development will not be profit making. Both of which are required for the company to rectify its' net liabilities position.

The directors are reviewing the future development options for the company, bearing in mind the impact of the changing wider economy may have on the property market.

The directors have received confirmation of this group support and that the loan will not be called in until such time as the company is able to repay. The directors financial models prepared do suggest that the ultimate development will be profit making upon completion and the directors the directors are satisfied that the value of the development is sufficient to repay all debts when they fall due and as such that no material uncertainty exists.

The directors are confident that the business will continue and the financial statements have, accordingly, been prepared on a going concern basis. The financial statements do not include adjustments that would result if the company was unable to continue as a going concern.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Sale of goods

Revenue 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 revenue 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.

2.4 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

Alchemy Homes Development (Kilcullen) Limited

Notes to the Abridged Financial Statements For the Financial Year Ended 31 December 2024

2. Accounting policies (continued)

2.5 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those asset, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in the Profit and Loss Account in the financial year in which they are incurred.

2.6 Taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2.7 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a weighted average basis. Work in progress and finished goods include labour and attributable overheads.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.8 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.9 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Alchemy Homes Development (Kilcullen) Limited

Notes to the Abridged Financial Statements For the Financial Year Ended 31 December 2024

2. Accounting policies (continued)

2.10 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.

2.11 Ordinary Share Capital

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

3. Judgments in applying accounting policies

The directors consider the accounting assumptions below to be its critical accounting judgments:

Going concern

The directors have reviewed the ongoing financial position of the company and consider it appropriate to prepare the financial statements on a going concern basis. Refer to note 2.2 for additional disclosures with regards to the director's assessment. Their assessment is based on judgments and estimates that are continually evaluated and on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances. These include the director's best assessment of the economic climate, including the cost of materials and labour, the supply chain demand and the overall property market sentiment.

4. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2023 - €NIL).

5. Interest payable and similar expenses

	2024 €	2023 €
Other loan interest payable	<u>47,131</u>	<u>-</u>

6. Stocks

	2024 €	2023 €
Work in progress	<u>16,237,452</u>	<u>4,277,825</u>

Borrowing costs of €1,433,561 (2023: €1,962,352) were capitalised to work in progress during the year. The capitalisation rate used was 97% (2023:100%).

Alchemy Homes Development (Kilcullen) Limited

Notes to the Abridged Financial Statements For the Financial Year Ended 31 December 2024

7. Debtors

	2024 €	2023 €
Other debtors	533,694	460,000
Prepayments	3,850	3,850
	<u>537,544</u>	<u>463,850</u>

8. Creditors: Amounts falling due within one year

	2024 €	2023 €
Trade creditors	566,914	417,724
Amounts owed to group undertakings	646	646
Amounts owed to connected entities	25,018	25,019
Taxation and social insurance	93,167	994,877
Other creditors	151,458	151,458
Accruals	267,633	201,830
Deferred income	-	621,353
	<u>1,104,836</u>	<u>2,412,907</u>

Details of security provided:

Castlehaven Property Finance 5 Designated Activity Company holds a debenture over the assets of the company.

9. Creditors: Amounts falling due after more than one year

	2024 €	2023 €
Loans owed to credit institutions	8,722,448	1,877,561
Amounts owed to group undertakings	12,267,229	7,080,058
	<u>20,989,677</u>	<u>8,957,619</u>

Details of security provided:

Castlehaven Property Finance 5 Designated Activity Company holds a debenture over the assets of the company.

10. Reserves

Profit and loss account

The profit and loss account represents cumulative gains and losses recognised in the profit and loss account, net of transfers to/from other reserves and dividends paid.

Alchemy Homes Development (Kilcullen) Limited

**Notes to the Abridged Financial Statements
For the Financial Year Ended 31 December 2024**

11. Appropriation of Profit and loss account

	2024 €	2023 €
Profit and loss account brought forward at the beginning of the financial year	(5,835,860)	(3,878,552)
Profit/(loss) for the financial year	<u>721,418</u>	<u>(1,957,308)</u>
Profit and loss account carried forward at the end of the financial year	<u>(5,114,442)</u>	<u>(5,835,860)</u>

12. Related party transactions

The company has availed of the exemption under Financial Reporting Standard 102 regarding transactions with wholly owned group companies and under Section 1A transactions with connected companies that are carried out under normal market conditions.

	Opening €	Advances €	Repayments €	Closing €
Amounts owed (to)/from connected companies	<u>(660,769)</u>	<u>(9,341,307)</u>	<u>9,658,307</u>	<u>(343,769)</u>

13. Controlling party

The company is 100% owned by Alchemy Homes Development (Kilcullen) Holdings Limited, a company incorporated in Republic of Ireland. The ultimate holding party is made up of six shareholders.

14. Approval of financial statements

The board of directors approved these financial statements for issue on

18/12/25