

Company registration number 151987 (Republic of Ireland)

**BOYLAN PROPERTIES LIMITED**  
**ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MAY 2025**

# BOYLAN PROPERTIES LIMITED

## CONTENTS

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	<b>Page</b>
Directors' responsibilities statement	1
Statement of financial position	2 - 3
Notes to the financial statements	4 - 6

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# BOYLAN PROPERTIES LIMITED

## DIRECTORS' RESPONSIBILITIES STATEMENT

**FOR THE YEAR ENDED 31 MAY 2025**

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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 that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (Generally accepted Accounting Practice in Ireland) issued by the Financial Reporting Council. 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 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 financial statements and then apply them consistently;
- make judgements and 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.

By order of the board

  
Piero Cambursano  
**Secretary**

  
Noeleen Cambursano  
**Director**

29 October 2025

# BOYLAN PROPERTIES LIMITED

## STATEMENT OF FINANCIAL POSITION

AS AT 31 MAY 2025

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		2025		2024	
	Notes	€	€	€	€
<b>Fixed assets</b>					
Investment property	4		1,918,714		1,918,714
<b>Current assets</b>					
Debtors	5	1,622		3,051	
Cash at bank and in hand		1,456,082		1,457,462	
		<u>1,457,704</u>		<u>1,460,513</u>	
<b>Creditors: amounts falling due within one year</b>	6	(27,384)		(28,060)	
<b>Net current assets</b>			<u>1,430,320</u>		<u>1,432,453</u>
<b>Net assets</b>			<u>3,349,034</u>		<u>3,351,167</u>
<b>Capital and reserves</b>					
Called up share capital presented as equity			127		127
Profit and loss reserves	7		3,348,907		3,351,040
<b>Total equity</b>			<u>3,349,034</u>		<u>3,351,167</u>

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# BOYLAN PROPERTIES LIMITED

## STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 MAY 2025

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We, as directors of Boylan Properties Limited, state that:

(a) The company is availing itself of the exemption from audit 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 358 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) The directors acknowledge the obligations of the company, under the Companies Act 2014:

(i) 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 year; and

(ii) to otherwise comply with the provisions of this Act 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.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the board of directors and authorised for issue on 29 October 2025 and are signed on its behalf by:



Noeleen Cambursano

Director

# BOYLAN PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MAY 2025

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### 1 Accounting policies

#### Company information

Boylan Properties Limited is a private company limited by shares, domiciled and incorporated in Republic of Ireland. The registered office is 68 The Heights, Woodpark, Ballinteer, Dublin 16, and its company registration number is 151987.

#### 1.1 Accounting convention

These financial statements have been prepared in accordance with 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 requirements of the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

#### 1.2 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

#### 1.3 Cash at bank and in hand

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' 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.

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

#### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

#### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

# BOYLAN PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MAY 2025

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### 1 Accounting policies

(Continued)

#### 1.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

#### 1.6 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

##### *Current tax*

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

#### 1.7 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 1.8 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

### 2 Directors' remuneration

	2025	2024
	€	€
Remuneration for qualifying services	57,500	72,000

### 3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025	2024
	Number	Number
Total	2	2

# BOYLAN PROPERTIES LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MAY 2025

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<b>4 Investment property</b>			<b>2025</b>
			€
<b>Fair value</b>			
At 1 June 2024 and 31 May 2025			1,918,714
			<u><u>          </u></u>
<b>5 Debtors</b>			
		<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year:</b>		€	€
Prepayments		1,622	3,051
		<u>          </u>	<u>          </u>
<b>6 Creditors: amounts falling due within one year</b>			
		<b>2025</b>	<b>2024</b>
		€	€
Other creditors including tax and social insurance		4,639	8,987
Accruals		22,745	19,073
		<u>          </u>	<u>          </u>
		<u>27,384</u>	<u>28,060</u>
<b>7 Profit and loss reserves</b>			
		<b>2025</b>	<b>2024</b>
		€	€
At the beginning of the year		3,351,040	3,386,296
		<u>          </u>	<u>          </u>
Adjusted balance		3,351,040	3,386,296
Loss for the year		(2,133)	(35,256)
		<u>          </u>	<u>          </u>
At the end of the year		<u>3,348,907</u>	<u>3,351,040</u>
<b>8 Events after the reporting date</b>			
There have been no post reporting date events which require disclosure			
<b>9 Ultimate controlling party</b>			
The company is controlled by Noeleen Cambursano and The Estate of Ernesto Cambursano.			
<b>10 Approval of financial statements</b>			
The directors approved the financial statements on 29 October 2025.			

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