

KJ Laceys Properties Limited

Abridged Unaudited Financial Statements

**for the financial period from 27 February 2024 (date of incorporation) to 30 April
2025**

KJ Lacey's Properties Limited

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KJ Lacey's Properties Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial period from 27 February 2024 (date of incorporation) to 30 April 2025

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial period. Under that law, the director has 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", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the director must not approve the financial statements unless he is satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial period end date and of the profit or loss of the company for the financial period and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the director is required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements 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 director is 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 him to ensure that the financial statements and Director's Report comply with the Companies Act 2014. He is 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.

Signed on behalf of the board

Keith Lacey
Director

13 January 2026

KJ Lacey's Properties Limited

STATEMENT OF FINANCIAL POSITION

as at 30 April 2025

	Notes	Apr 25 €
Non-Current Assets		
Property, plant and equipment	8	8,321
Investment properties	9	213,092
		221,413
Current Assets		
Cash and cash equivalents		1,270
Creditors: amounts falling due within one year	10	(222,206)
		(220,936)
Net Current Liabilities		(220,936)
Total Assets less Current Liabilities		477
Capital and Reserves		
Called up share capital presented as equity	12	200
Retained earnings		277
		477
Equity attributable to owners of the company		477

The 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", applying Section 1A of that Standard.

I as Director of KJ Lacey's Properties 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) I 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 period and of its profit or loss for such a financial period 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 small companies' regime.

Approved by the board on 13 January 2026 and signed on its behalf by:

Keith Lacey
Director

KJ Lacey's Properties Limited
STATEMENT OF CHANGES IN EQUITY

as at 30 April 2025

	Called up share capital €	Retained earnings €	Total €
Profit for the financial period	-	277	277
Net proceeds of equity Ordinary share issue	200	-	200
At 30 April 2025	200	277	477

KJ Lacey's Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period from 27 February 2024 (date of incorporation) to 30 April 2025

1. General Information

KJ Lacey's Properties Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 758569. The registered office of the company is 118 Millenium Trade Park, Ballycoolin, Dublin 11, D11 WK12, Ireland. The principal activity of the company is that of property investment and rental.

Currency

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 financial period ended 30 April 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial period, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

Turnover

Turnover comprises the invoice value of services supplied by the company.

Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost or at valuation, less accumulated depreciation. Cost comprises purchase price and other directly attributable costs. The charge to depreciation is calculated to write off the original cost or valuation of property, plant and equipment, less their estimated residual value, over their expected useful lives as follows:

Fixtures, fittings and equipment	-	12.5% Straight line
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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.

Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Income Statement as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Income Statement.

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.

KJ Lacey's Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period from 27 February 2024 (date of incorporation) to 30 April 2025

Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The company also operates a defined benefit pension scheme for its employees providing benefits based on final pensionable pay. The assets of this scheme are also held separately from those of the company, being invested with pension fund managers.

Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial period and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Statement of Financial Position date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Statement of Financial Position date.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Statement of Financial Position date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Income Statement.

Ordinary share capital

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

3. Period of financial statements

The financial statements are for the 14 month 4 days period from 27 February 2024 (date of incorporation) to 30 April 2025.

4. Statement on previous periods

The company did not present financial statements for previous periods.

5. Turnover

The whole of the company's turnover is attributable to its market in Ireland and is derived from the principal activity of property investment and rental.

6. Operating profit

Apr 25
€

Operating profit is stated after charging:

Depreciation of property, plant and equipment

1,188

7. Employees

The average monthly number of employees, including director, during the financial period was 1.

Apr 25
Number

Director

1

KJ Lacey's Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period from 27 February 2024 (date of incorporation) to 30 April 2025

8. Property, plant and equipment			
		Fixtures, fittings and equipment €	Total €
Cost or Valuation			
At 27 February 2024		-	-
Additions		9,509	9,509
		<hr/>	<hr/>
At 30 April 2025		9,509	9,509
		<hr/>	<hr/>
Depreciation			
At 27 February 2024		-	-
Charge for the financial period		1,188	1,188
		<hr/>	<hr/>
At 30 April 2025		1,188	1,188
		<hr/>	<hr/>
Net book value			
At 30 April 2025		8,321	8,321
		<hr/> <hr/>	<hr/> <hr/>
9. Investment Properties			Investment properties €
Cost			
At 27 February 2024			-
Additions			213,092
			<hr/>
At 30 April 2025			213,092
			<hr/>
Net book value			
At 30 April 2025			213,092
			<hr/> <hr/>
10. Creditors			Apr 25 €
Amounts falling due within one year			
Amounts owed to group undertakings			222,113
Taxation			93
			<hr/>
			222,206
			<hr/> <hr/>
11. Taxation			Apr 25 €
Creditors:			
Corporation tax			93
			<hr/> <hr/>
12. Share capital			Apr 25 €
Description	Number of shares	Value of units	
Authorised			
Ordinary shares of €1 each	100,000	€1.00 each	100,000
			<hr/> <hr/>
Allotted, called up and fully paid			
Ordinary shares of €1 each	200	€1.00 each	200
			<hr/> <hr/>

KJ Laceys Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period from 27 February 2024 (date of incorporation) to 30 April 2025

No director or the secretary had an interest in the share capital of the company at any time during the period. The director's and the secretary's interests in the share capital of other group companies are as follows:

Name	Company	Class of Shares	Number Held At 30/04/25
Holdings in Parent Company			
Keith Lacey	KJ Laceys Group Holdings Limited	Ordinary shares of €1 each	250
Secretary			
Jean Lacey	KJ Laceys Group Holdings Limited	Ordinary shares of €1 each	50

13. Income Statement

	Apr 25 €
At 27 February 2024	-
Profit for the financial period	277
At 30 April 2025	277

14. Capital commitments

The company had no material capital commitments at the financial period-ended 30 April 2025.

15. Related party transactions

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

16. Parent company

The company regards KJ Laceys Group Holdings Limited as its parent company.

KJ Laceys Group Holdings Limited, 118 Millenium Trade Park, Ballycoolin, Dublin 11, D11 WK12. The principal activity of the holding company is the management of investments.

17. Events After the End of the Reporting Period

Subsequent to the year end, there was a transfer of shares between directors within the Company's ultimate parent undertaking. As a result, the shareholders now hold equal ownership of the parent company. This transaction did not affect the Company's parent undertaking or control.

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

18. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 13 January 2026.