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**CANNON KIRK KOEPENICKER STRASSE LIMITED**

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**ABRIDGED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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**CANNON KIRK KOEPENICKER STRASSE LIMITED**

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**COMPANY INFORMATION**

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<b>Directors</b>	Michael Cannon Owen Kirk Cathal Cannon
<b>Company secretary</b>	Michael Cannon
<b>Registered number</b>	444784
<b>Registered office</b>	Ground Floor, Block 20B Beckett Way Parkwest Business Park Dublin 12
<b>Independent auditor</b>	Woods and Partners Limited Chartered Accountants and Registered Auditor 7 Clanwilliam Square Dublin 2
<b>Bankers</b>	Allied Irish Banks PLC. 219 Crumlin Road Dublin 12  Berliner Volksbank Wittestrasse 30 R 13509 Berlin Germany
<b>Solicitors</b>	P.C Donaghy & Co. 13-16 Dame Street Dublin 2  BMH Brautigam & Partner Schluterstrasse37 D-10629 Berlin

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**CANNON KIRK KOEPENICKER STRASSE LIMITED**

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## CANNON KIRK KOEPENICKER STRASSE LIMITED

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### INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE MEMBERS OF CANNON KIRK KOEPENICKER STRASSE LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014

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On 17 February 2026 we reported as auditor of Cannon Kirk Koepenicker Strasse Limited to the directors of the company on the abridged financial statements for the year ended 31 December 2024 on pages 5 to 13 and our report was as follows:

We have examined:

- (i) the abridged financial statements for the year ended 31 December 2024 on pages 5 to 13 which the directors of Cannon Kirk Koepenicker Strasse 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 Auditor**

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 17 February 2026 we reported as auditor of Cannon Kirk Koepenicker Strasse Limited to the members on the company's financial statements for the year ended 31 December 2024 to be laid before its Annual general meeting and our report was as follows:

**INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE MEMBERS OF CANNON KIRK KOEPENICKER  
STRASSE LIMITED (CONTINUED)  
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

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"We have audited the financial statements of Cannon Kirk Koepenicker Strasse Limited (the 'company') for the year ended 31 December 2024, which comprise Income statement, the Statement of financial position 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 31 December 2024 and of its result 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 Auditor's 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.

**INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE MEMBERS OF CANNON KIRK KOEPENICKER  
STRASSE LIMITED (CONTINUED)  
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

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**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 Auditor's 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.

**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 I am 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.

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**CANNON KIRK KOEPENICKER STRASSE LIMITED**

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**INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE MEMBERS OF CANNON KIRK KOEPENICKER  
STRASSE LIMITED (CONTINUED)  
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

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**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 Auditor's 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 Auditor's 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 Auditor's 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.

Tomás Plunkett  
for and on behalf of  
**Woods and Partners Limited**  
Chartered Accountants and Registered Auditor  
7 Clanwilliam Square  
Dublin 2

17 February 2026

**CANNON KIRK KOEPENICKER STRASSE LIMITED**

**ABRIDGED STATEMENT OF FINANCIAL POSITION  
AS AT 31 DECEMBER 2024**

	Note	2024 €	2023 €
<b>Current assets</b>			
Stocks	5	28,632,852	25,373,977
Debtors: amounts falling due within one year	6	123,125	185,360
Cash at bank and in hand	7	1,010,060	5,526,192
		<b>29,766,037</b>	<b>31,085,529</b>
Creditors: amounts falling due within one year	8	(6,490,937)	(6,585,429)
<b>Total assets less current liabilities</b>		<b>23,275,100</b>	<b>24,500,100</b>
Creditors: amounts falling due after more than one year	9	(23,275,000)	(24,500,000)
<b>Net assets</b>		<b>100</b>	<b>100</b>
<b>Capital and reserves</b>			
Called up share capital presented as equity		<b>100</b>	<b>100</b>
<b>Shareholders' funds</b>		<b>100</b>	<b>100</b>

We, as directors of Cannon Kirk Koepenicker Strasse 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 Cannon**  
Director

**Owen Kirk**  
Director

Date: 17 February 2026

Date: 17 February 2026

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

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CANNON KIRK KOEPENICKER STRASSE LIMITED

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STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2024

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	Called up share capital €	Total equity €
At 1 January 2024	100	100
<b>Other comprehensive income for the year</b>	-	-
<b>Total comprehensive income for the year</b>	-	-
<b>Total transactions with owners</b>	-	-
<b>At 31 December 2024</b>	<b>100</b>	<b>100</b>

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

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CANNON KIRK KOEPENICKER STRASSE LIMITED

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STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2023

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	Called up share capital €	Total equity €
At 1 January 2023	100	100
<b>Other comprehensive income for the year</b>	-	-
<b>Total comprehensive income for the year</b>	-	-
<b>Total transactions with owners</b>	-	-
<b>At 31 December 2023</b>	<b>100</b>	<b>100</b>

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

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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**1. General information**

These financial statements comprising of the Statement of financial position, the Statement of changes in equity and the related notes constitute the individual abridged financial statements of Cannon Kirk Koepenicker Strasse Limited for the financial year ended 31 December 2024.

Cannon Kirk Koepenicker Strasse Limited is a private company limited by shares (registered under the Companies Act 2014), incorporated in Republic of Ireland, under company number 444784. The registered office is Ground Floor, Block 20B, Beckett Way, Parkwest Business Park, Dublin 12, which is also the principal place of business of the company.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the requirements of the Companies Act 2014. The disclosure requirements of Section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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 (see note 3).

These financial statements are presented in Euros (€) which is the functional currency of the company.

**2.2 Going concern**

After reviewing the company's forecasts and projections, and based on the continued financial support of the funders and shareholders, the directors have a reasonable expectation that the company has adequate resources to continue in operation for the foreseeable future from the date of signing the financial statements. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

**2.3 Borrowing costs**

Borrowing costs related directly to bringing stock and work in progress to its present condition are capitalised as part of stock and work in progress. All other borrowing costs are recognised in the Income statement in the year in which they are incurred.

**2.4 Stocks**

Stock is comprised of the costs of the land being built on, direct materials and direct labour costs that have been incurred in bringing a site to its present location and condition. This land stock per site is stated at the lower of cost and net realisable value. Net realisable value is the estimated net selling price less costs to sell and management's estimated total costs of completion.

**2.5 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.

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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2. Accounting policies (continued)

2.6 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.

2.7 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.

2.8 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.

**Basic financial assets**

Basic financial assets, which include trade and other debtors, cash and bank balances, are initially measured at their transaction price (adjusted for transaction costs except in the initial measurement of financial assets that are subsequently measured at fair value through profit and loss) and are subsequently carried at their amortised cost using the effective interest method, less any provision for impairment, 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.

Discounting is omitted where the effect of discounting is immaterial. The company's cash and cash equivalents, trade and most other debtors due with the operating cycle fall into this category of financial instruments.

**Impairment of financial assets**

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

Financial assets are impaired when events, subsequent to their initial recognition, indicate the estimated future cash flows derived from the financial asset(s) have been adversely impacted. The impairment loss will be the difference between the current carrying amount and the present value of the future cash flows at the asset(s) original effective interest rate.

If there is a favourable change in relation to the events surrounding the impairment loss then the impairment can be reviewed for possible reversal. The reversal will not cause the current carrying amount to exceed the original carrying amount had the impairment not been recognised. The

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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2. Accounting policies (continued)

2.8 Financial instruments (continued)

impairment reversal is recognised in the profit or loss.

**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 the deduction of all its liabilities.

Basic financial liabilities, which include trade and other creditors, bank loans and other loans are initially measured at their transaction price (adjusting for transaction costs except in the initial measurement of financial liabilities that are subsequently measured at fair value through profit and loss). When this constitutes a financing transaction, whereby the debt instrument is measured at the present value of the future payments discounted at a market rate of interest, discounting is omitted where the effect of discounting is immaterial.

Debt instruments are subsequently carried at their amortised cost using the effective interest rate method.

Trade creditors are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Trade creditors are classified as current liabilities if the payment is due within one year. If not, they represent non-current liabilities. Trade creditors are initially recognised at their transaction price and subsequently are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

**Derecognition of financial instruments**

**Derecognition of financial assets**

Financial assets are derecognised when their contractual right to future cash flow expire, or are settled, or when the company transfers the asset and substantially all the risks and rewards of ownership to another party. If significant risks and rewards of ownership are retained after the transfer to another party, then the company will continue to recognise the value of the portion of the risks and rewards retained.

**Derecognition of financial liabilities**

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**3. Judgments in applying accounting policies and key sources of estimation uncertainty**

In the application of the company's accounting policies, the directors are required to make judgments, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revisions affects both current and future periods.

Stock, relating to work-in-progress on sites under development and land yet to be developed, represents a significant portion of total company assets. Stock is comprised of the costs of the land being built on, direct materials and direct labour costs that have been incurred in bringing a site to its present location and condition. This land stock per site is stated at the lower of cost and net realisable value. Net realisable value is the estimated net selling price less costs to sell and management's estimated total costs of completion. The forecasting of selling prices and costs to complete is inherently judgemental and may be subject to estimation error.

**4. Employees**

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

**5. Stocks**

	<b>2024</b>	<b>2023</b>
	€	€
Stock of land	<b>28,632,852</b>	<b>25,373,977</b>

Stock relates to a site under development in Berlin called "Post Yard". The directors have reviewed the carrying value at year end and consider it to be free from impairment.

**6. Debtors**

	<b>2024</b>	<b>2023</b>
	€	€
VAT	<b>28,125</b>	<b>90,360</b>
Prepayments	<b>5,000</b>	<b>5,000</b>
Other debtors	<b>90,000</b>	<b>90,000</b>
	<b>123,125</b>	<b>185,360</b>

**CANNON KIRK KOEPENICKER STRASSE LIMITED**

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**7. Cash and cash equivalents**

	<b>2024</b>	<b>2023</b>
	€	€
Cash at bank and in hand	<b>1,010,060</b>	<b>5,526,192</b>

**8. Creditors: Amounts falling due within one year**

	<b>2024</b>	<b>2023</b>
	€	€
Amounts owed to group undertakings	<b>6,381,991</b>	<b>6,381,991</b>
Creditors and accrued expenses	<b>108,946</b>	<b>203,438</b>
	<b>6,490,937</b>	<b>6,585,429</b>

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

	<b>2024</b>	<b>2023</b>
	€	€
Loans owed to credit institutions	<b>23,275,000</b>	<b>24,500,000</b>
	<b>23,275,000</b>	<b>24,500,000</b>

During 2022 the company entered into a term loan agreement with DZ HYP AG. €20,000,000 was drawn down in funding in 2022 and €4,500,000 was drawn down in the prior year, which is to be utilised on the development of the Post Yard. This loan principal is falling due for repayment on 30 December 2026. Interest is accrued and paid on a quarterly basis at a rate of 4.07% per annum. The company repaid €1,225,000 of the loan during 2024. During the year interest of €1,082,546 was charged and is included in the carrying value of stock at the year end. DZ HYP AG have a first charge over the Post Yard site as security on this loan.

**10. Related party transactions**

The company has availed of the exemption under Financial Reporting Standard 102 from disclosing details of related party transactions or balances with group companies, which are also wholly owned subsidiaries of the ultimate group parent company, Bazien Limited.

**11. Post balance sheet events**

Since the reporting date, the company has disposed of the Post Yard site in Berlin. The funds realised have enabled the company to clear all external and shareholder loan capital and interest obligations in full post year end.

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024

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**12. Controlling party**

The Company is a subsidiary of Cannon Kirk Limited, a company incorporated in the Republic of Ireland.

The ultimate parent company is Bazien Limited, which is incorporated in the Republic of Ireland.

**13. Approval of financial statements**

The board of directors approved these financial statements for issue on 17 February 2026