

SWORDS ROAD INVESTMENT LIMITED
ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Company registration number 717382 (Republic of Ireland)

SWORDS ROAD INVESTMENT LIMITED

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SWORDS ROAD INVESTMENT LIMITED

DIRECTOR'S RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 MARCH 2025

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Financial Reporting Council.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has elected to prepare the financial statements in accordance with Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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 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 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 them to ensure that the financial statements and Director's Report comply with the Companies Act 2014 and enable the financial statements to be audited. The director 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.

On behalf of the board

Signed by:

9752B034E71D4BB
Christian Currivan
Director

Date: 10 March 2026 _____

SWORDS ROAD INVESTMENT LIMITED

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTOR OF

SWORDS ROAD INVESTMENT LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014

We have examined:

- (i) the abridged financial statements for the year ended 31 March 2025 on pages 6 to 13, which the director of Swords Road Investment 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 the director and auditor

It is your responsibility to prepare abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the director is 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 353 of that Act and to report our opinion to you.

This report is made solely to the company's director, as a body, in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's director those matters we are required to state to them 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 company and the company's director as a body, for our work, for this report, or for the opinions we have formed.

Basis of opinion

The scope of our work for the purpose of this report was limited to confirming that the director is entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to section 353 of the Companies Act 2014, from the financial statements to be laid before the annual general meeting.

Opinion

In our opinion, the director is entitled under section 352 of the Companies Act 2014 to annex the abridged financial statements to the annual return of Swords Road Investment Limited and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of the Companies Act 2014.

On 13 March 2026 we reported to the members of Swords Road Investment Limited on the company's financial statements for the year ended 31 March 2025 and our report was as follows:

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Swords Road Investment Limited (the 'company') for the year ended 31 March 2025 which comprise the income statement, the statement of financial position, the statement of changes in equity and 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 FRS 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 March 2025 and of its loss for the year then ended;
- have been properly prepared in accordance with FRS 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.

SWORDS ROAD INVESTMENT LIMITED

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTOR OF (CONTINUED)

SWORDS ROAD INVESTMENT LIMITED PURSUANT TO SECTION 356 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 described below 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 director's 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 director with respect to going concern are described in the relevant sections of this report.

Other information

The director is 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 course of 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.

Opinions 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 director's report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the director's 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.

SWORDS ROAD INVESTMENT LIMITED

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTOR OF (CONTINUED)

SWORDS ROAD INVESTMENT LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014

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 director's 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 director remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of director for the financial statements

As explained more fully in the director's responsibilities statement on page 1, the director is responsible for the preparation of the financial statements in accordance with applicable financial reporting framework that give a true and fair view, and for such internal control as they 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 director is responsible for assessing the company's ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the company's 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 Irish Auditing and Accounting Supervisory Authority's website at: <https://iaasa.ie/publications/description-of-the-auditors-responsibilities-for-the-audit-of-the-financial-statements/>. 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.



Ray Masterson
for and on behalf of Moore Ireland Audit Partners Limited
Chartered Accountants &
Statutory Audit Firm
3rd Floor
Ulysses House
Foley Street
Dublin 1

13th March 2026

SWORDS ROAD INVESTMENT LIMITED

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTOR OF (CONTINUED)

SWORDS ROAD INVESTMENT LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014

Date: 13 March 2026

We, the undersigned, hereby certify that:

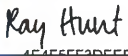
- the foregoing is a true copy of the Special Report of the Auditor.
- the attached balance sheet and the related abridged notes are a correct abridged copy of those laid before the annual general meeting of the company.

On behalf of the board

Signed by:

9752B094E71D4BB...
Christian Currivan
Director

Date: 10 March 2026

Signed by:

4E4F6FF3DDEE4AF...
HMP Secretarial Limited
Secretary

Date: 10 March 2026

SWORDS ROAD INVESTMENT LIMITED**STATEMENT OF FINANCIAL POSITION****AS AT 31 MARCH 2025**

	Notes	2025 €	€	2024 €	€
Current assets					
Stocks	6	10,204,901		5,601,304	
Debtors	7	512,634		100	
Cash at bank and in hand		3,958,564		470,573	
		14,676,099		6,071,977	
Creditors: amounts falling due within one year	8	(2,599,948)		(6,112,339)	
Net current assets/(liabilities)			12,076,151		(40,362)
Capital and reserves					
Called up share capital presented as equity	9		300		100
Share premium account			12,199,700		-
Profit and loss reserves			(123,849)		(40,462)
Total equity			12,076,151		(40,362)

I, as director of Swords Road Investment Limited, state that:

I have relied on the specified exemption contained in section 352 Companies Act 2014 on the grounds that the company is entitled to the benefit of that exemption as a small company and confirm that 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 FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved and signed by the director and authorised for issue on 10 March 2026

Signed by:

 9752B034E71D4BB...
Christian Currivan
 Director

SWORDS ROAD INVESTMENT LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Share capital €	Share premium account €	Profit and loss reserves €	Total €
Balance at 1 April 2023		100	-	(61,259)	(61,159)
Year ended 31 March 2024:					
Profit and total comprehensive income for the year		-	-	20,797	20,797
Balance at 31 March 2024		100	-	(40,462)	(40,362)
Year ended 31 March 2025:					
Loss and total comprehensive income for the year		-	-	(83,387)	(83,387)
Issue of share capital	9	200	12,199,700	-	12,199,900
Balance at 31 March 2025		300	12,199,700	(123,849)	12,076,151

SWORDS ROAD INVESTMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 General Information

Company information

Swords Road Investment Limited is a limited company domiciled and incorporated in the Republic of Ireland. The registered office is Riverside One, Sir John Rogerson's Quay, Dublin 2 and its company registration number is 717382. The nature of the company's operations and its principal activities are set out in the Director Report.

Statement of Compliance

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.

Currency

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 €.

2 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.

2.1 Basis of preparation

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

2.2 Going concern

The director have assessed the company's financial position and future prospects and consider it appropriate to prepare the financial statements on a going concern basis

The company's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the company has adequate resources to continue in operational existence for the foreseeable future. The project is fully funded, with sufficient financial resources in place to complete the development. In line with the approved business plan, the company anticipates a sale of the entire site as a freehold investment approximately 12 months after practical completion by February 2026.

The entity is owned by Swords Road Ireland Investment Holdings Limited (90%) and ChanceryGate Limited (10%), and it benefits from the ongoing financial and strategic support of both shareholders.

Therefore, the director continue to adopt the going concern basis of accounting in preparing the annual financial statements.

2.3 Borrowing cost related to work in progress

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 assets, until such time as the assets are substantially ready for their intended use or sale.

Capitalisation of borrowing costs begins when expenditure for the asset is being incurred, borrowing costs are being incurred, and activities necessary to prepare the asset for its intended use or sale are in progress. Capitalisation ceases when substantially all activities necessary to prepare the asset for its intended use or sale are complete.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

SWORDS ROAD INVESTMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2 Accounting policies

(Continued)

2.4 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

Work in progress represents properties under development intended for sale in the ordinary course of business and is recognised as inventory in accordance with FRS 102 Section 13 – Inventories.

Inventories are stated at the lower of cost and estimated selling price less costs to complete and sell.

Cost includes:

- Land and site acquisition costs,
- Construction and development expenditure,
- Professional fees directly attributable to the development
- Overheads directly related to bringing the development to its intended sale condition.
- Capitalised interest and other borrowing costs (where applicable and directly related to the development), and

Net realisable value is based on the estimated selling price in the ordinary course of business, less estimated costs to complete and to sell.

2.5 Cash and cash equivalents

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.

2.6 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.

SWORDS ROAD INVESTMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

2 Accounting policies

(Continued)

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.

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

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

2.7 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.

2.8 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.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

SWORDS ROAD INVESTMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

2 Accounting policies (Continued)

2.9 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.

2.10 Foreign exchange

Transactions in currencies other than euro are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

3 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the director is required to make judgements, 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 revision affects both current and future periods.

Work in progress is stated at the lower of cost and net realisable value. The estimation of net realisable value involves key assumptions regarding the expected selling price, costs to complete, and costs to sell. These estimates are based on current market conditions and the director experience and knowledge of the property market. Any significant change in these assumptions may result in a material impact on the carrying value of inventory.

4 Employees

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

	2025	2024
	Number	Number
Average	1	1
	<u> </u>	<u> </u>

SWORDS ROAD INVESTMENT LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025

5 Director's remuneration	2025	2024
	€	€
Remuneration for qualifying services	9,699	15,267
	<u> </u>	<u> </u>

6 Stocks	2025	2024
	€	€
Work in progress	10,204,901	5,601,304
	<u> </u>	<u> </u>

Work in progress represents the costs incurred to date in bringing the development property to its current stage of completion, including construction costs, professional fees, directly attributable development costs and capitalised borrowing costs.

During the year, the company capitalised borrowing costs of €85,305, representing commitment fees charged on loan facilities under the development financing agreement dated 7 February 2025. No loan interest was capitalised during the year as the development facilities remained undrawn.

8 Creditors: amounts falling due within one year	2025	2024
	€	€
Amounts owed to credit institutions	-	6,069,607
Trade creditors	2,247,480	-
VAT	-	34,998
Amounts owed to group undertakings	59,674	-
Accruals	292,794	7,734
	<u> </u>	<u> </u>
	2,599,948	6,112,339
	<u> </u>	<u> </u>

9 Called up share capital	2025	2024	2025	2024
Ordinary share capital	Number	Number	€	€
Issued and fully paid				
Ordinary Shares of 100 @ €1 each	100	100	100	100
A Ordinary Shares of 20 @ €1 each	20	-	20	-
B Ordinary Shares of 180 @ €1 each	180	-	180	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	300	100	300	100
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Swords Road Investment Limited has unlimited authorised share capital.

SWORDS ROAD INVESTMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

10 Events after the reporting date

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations or the assets, liabilities and financial position of the entity.

11 Related party transactions

Transactions with related parties

During the year the company entered into the following transactions with related parties:

	2025	2024
	€	€
Entities with control, joint control or significant influence over the company	59,674	-
	<u>59,674</u>	<u>-</u>

12 Ultimate controlling party

Swords Road Ireland Investment Holdings Limited holds 90% and ChanceryGate Limited holds 10% of the ordinary share capital of Swords Road Investment Limited. The ultimate controlling party is Bridges Fund Management.

13 Approval of financial statements

The board of director approved these financial statements and authorised them for issue on ~~10 March 2026~~