

January Property Holdings Limited
Abridged Financial Statements
for the financial year ended 31 December 2023

January Property Holdings Limited

CONTENTS

	Page
Director and Other Information	3
Director's Responsibilities Statement	4
Independent Auditor's Special Report to the Directors	5 - 7
Statement of Financial Position	8
Statement of Changes in Equity	9
Notes to the Financial Statements	10 - 15

January Property Holdings Limited

DIRECTOR AND OTHER INFORMATION

Director	Ivor Fitzpatrick (resigned 24 th March 2024) Susan Fitzpatrick (appointed 12 th March 2024)
Company Secretary	Nina Secretarial Limited
Company Number	448225
Registered Office and Business Address	Company Secretarial Department 12-14 Mount Street Lower Dublin 2, D02 W710
Auditors	Forvis Mazars Chartered Accountants & Statutory Auditors Mayoralty House Flood Street Galway

January Property Holdings Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2023

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 year. Under the 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 year end date and of the profit or loss of the company for the 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 readily and properly 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.

Signed on behalf of the board


Susan Fitzpatrick
Director

Date: 15 January 2026

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTOR OF JANUARY PROPERTY HOLDINGS LIMITED

pursuant to section 356(1) and 356(2) of the Companies Act 2014

Opinion

In our opinion the director is 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 to small companies).

Basis of opinion

We have examined :

- (i) the abridged financial statements for the financial year ended 31 December 2023 on pages 8 to 15 which the director of January Property Holdings 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.

The scope of our work for the purpose of this report was limited to confirming that the director are 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.

Respective responsibilities of director and auditors

It is your responsibility to prepare abridged financial statements which comply with section 352 of 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 sections 352 and 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(2) of the Companies Act 2014. Our work has been undertaken so that we might state to the director those matters we are required to state to him in our report under section 356(2) 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 director for our work, for this report, or for the opinions we have formed.

Other Information required by the Companies Act 2014

On Date: 15 January 2026 we reported to the members on the company's financial statements for the financial year ended 31 December 2023 and our report was as follows:

"Report on the audit of the financial statements

Opinion

We have audited the financial statements of January Property Holdings Limited ('the company') for the financial year ended 31 December 2023 which comprise the Income Statement, the Statement of Financial Position, the Statement of Changes in Equity and the related notes to the financial statements, including the 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, applying Section 1A of that Standard.

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 2023 and of its loss for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; 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 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.

**INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTOR OF
JANUARY PROPERTY HOLDINGS LIMITED
pursuant to section 356(1) and 356(2) of the Companies Act 2014**

Material uncertainty related to going concern

We draw attention to note 3 in the financial statements, which indicates that the company's ability to continue as a going concern is dependent on the outcome of bank negotiations in relation to a third party loan of €1,627,334 and the availability of funding from its holding company and its directors. As stated in note 3, these events or conditions, along with the other matters as set forth in note 3, indicate that a material uncertainty exists that may cast significant doubt on the company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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.

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's 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 set out on page 4, the director is 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 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 operation, or has no realistic alternative but to do so.

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTOR OF JANUARY PROPERTY HOLDINGS LIMITED

pursuant to section 356(1) and 356(2) of the Companies Act 2014

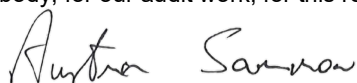
Auditor's responsibilities for the audit of the financial statements

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: www.iaasa.ie/wp-content/uploads/2022/10/Description_of_auditors_responsibilities_for_audit.pdf. The description forms part of our Auditor's Report.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the company's shareholders, 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 shareholders 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 any responsibility to anyone other than the company and the company's shareholders, as a body, for our audit work, for this report, or for the opinions we have formed."



Austin Sammon
for and on behalf of
FORVIS MAZARS

Chartered Accountants & Statutory Auditors
Mayoralty House
Flood Street
Galway

Date: 15 January 2026

January Property Holdings Limited

STATEMENT OF FINANCIAL POSITION

as at 31 December 2023

	Notes	2023 €	2022 €
Non-Current Assets			
Investment properties	9	1,000,000	1,100,000
Financial assets	10	9,113,475	9,113,475
Non-Current Assets		10,113,475	10,213,475
Current Assets			
Debtors	11	987,510	967,523
Cash and cash equivalents		7,296	5,461
		994,806	972,984
Creditors: amounts falling due within one year	12	(9,564,862)	(9,539,702)
Net Current Liabilities		(8,570,056)	(8,566,718)
Total Assets less Current Liabilities		1,543,419	1,646,757
Creditors:			
amounts falling due after more than one year	13	(1,627,334)	(1,627,334)
Net (Liabilities)/Assets		(83,915)	19,423
Capital and Reserves			
Called up share capital presented as equity	14	50	50
Retained earnings	15	(83,965)	19,373
Shareholders' (Deficit)/Funds		(83,915)	19,423

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 January Property Holdings Limited, state that -

The company has relied on the specified exemption contained in section 352 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 confirm that 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 15 January 2026 and signed on its behalf by:

Susan Fitzpatrick

Susan Fitzpatrick
Director

January Property Holdings Limited
STATEMENT OF CHANGES IN EQUITY

as at 31 December 2023

	Called up share capital €	Retained earnings €	Total €
At 1 January 2022	50	(354,235)	(354,185)
Profit for the financial year	-	373,608	373,608
At 31 December 2022	50	19,373	19,423
Loss for the financial year	-	(103,338)	(103,338)
At 31 December 2023	50	(83,965)	(83,915)

January Property Holdings Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

1. General Information

January Property Holdings Limited is a private company incorporated in the Republic of Ireland. The registered address of the company is 12-14 Mount Street Lower Dublin 2, D02 W710 and the company registration number is 448225. The principal activity of the company is investment property rental.

The financial statements comprising the Income Statement, the Statement of Financial Position, the Statement of Changes in Equity and the related notes constitute the individual financial statements of January Property Holdings Limited for the financial period 31 December 2023.

The financial statements have been presented in Euro (€) which is 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 year ended 31 December 2023 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 280B of the Companies Act 2014 in respect of the financial year, 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.

Revenue

Revenue represents rents receivable and the recharging of service charges. It is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates and fair value added tax.

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.

Financial assets

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Income Statement in the financial year in which it is receivable.

Borrowing costs

All borrowing costs are recognised as an expense in the Income Statement in the period in which they are incurred.

Trade and other creditors

Basic financial liabilities, including trade and other payables and amounts due to related parties and group companies 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 receipts discounted at a market rate of interest.

January Property Holdings Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

Taxation and deferred taxation

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the period.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is recognised on all timing differences at the reporting date except for certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

Financial Instruments

Financial Assets

Basic financial assets, including trade receivables, cash and bank balances and amounts due from related parties, are initially recognised at transaction price, 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.

Such assets are subsequently carried at amortised cost using the effective interest method.

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. If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised the impairment loss is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in the Statement of Income and Retained Earnings.

Financial assets are derecognised when the contractual rights to the cash flows from the asset expire or are settled; or substantially all the risks and rewards of the ownership of the asset are transferred to another party; or control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions on transfer.

Financial Liabilities

Basic financial liabilities, including trade and other payables and amounts due to group companies and related parties 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 receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

January Property Holdings Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

Offsetting

Financial assets and liabilities are offset, and the net amounts presented in the financial statements when there is an 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 to liability simultaneously.

Ordinary share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

3. Going concern

As at 31 December 2023 an amount of €9,514,731 (2022: €9,493,708) is owed to group companies and related parties. These parties have confirmed that they will not seek repayment of these amounts for the foreseeable future. The company continues to manage its cashflow to ensure that the company can meet its bank loan commitments and third party liabilities as they fall due.

Notwithstanding the material uncertainty that the company would be unable to meet its liabilities as they fall due, the directors are satisfied that sufficient finance will be available from its operating activities, from group companies and directors to ensure that the company is in a position to fund its current commitments on bank loan facilities for at least a period of twelve months from date of approval of the financial statements. Consequently, the directors continue to adopt the going concern basis in preparing the financial statements and these financial statements do not include any adjustments that would result from the inability of the company to meet its debts as they fall due.

4. Revenue

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

5. Operating (loss)/profit

	2023	2022
	€	€
Operating (loss)/profit is stated after charging:		
Impairment loss on Investment Property	100,000	-

6. Income from investments

	2023	2022
	€	€
Dividends from subsidiary companies	7,493	376,930

7. Interest payable and similar expenses

	2023	2022
	€	€
Interest	73,446	57,464

8. Employees

The average monthly number of employees, including director, during the financial year was 0, (2022 - 0).

January Property Holdings Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

9. Investment Properties

	Investment properties
	€
Cost	
At 1 January 2023	1,100,000
Impairment	(100,000)
	<u>1,000,000</u>
At 31 December 2023	<u>1,000,000</u>
Net book value	
At 31 December 2023	<u><u>1,000,000</u></u>
At 31 December 2022	<u><u>1,100,000</u></u>

10. Financial fixed assets

	Subsidiary undertakings shares	Total
	€	€
Investments		
Cost		
At 31 December 2023	<u>9,113,475</u>	<u>9,113,475</u>
Net book value		
At 31 December 2023	<u><u>9,113,475</u></u>	<u><u>9,113,475</u></u>
At 31 December 2022	<u><u>9,113,475</u></u>	<u><u>9,113,475</u></u>

11. Debtors

	2023	2022
	€	€
Trade debtors	5,907	8,439
Amounts owed by group undertakings (Note 17)	502,401	494,908
Amounts owed by connected parties (Note 17)	475,173	460,873
Prepayments	4,029	3,303
	<u>987,510</u>	<u>967,523</u>

12. Creditors

Amounts falling due within one year

	2023	2022
	€	€
Trade creditors	28,808	4,431
Amounts owed to group undertakings (Note 17)	206,446	185,423
Amounts owed to connected parties (Note 17)	9,308,285	9,308,285
Accruals	16,818	37,274
Deferred Income	4,505	4,289
	<u>9,564,862</u>	<u>9,539,702</u>

January Property Holdings Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

13. Creditors		2023	2022
Amounts falling due after more than one year		€	€
Bank loan		<u>1,627,334</u>	<u>1,627,334</u>
Loans			
Repayable between two and five years		<u>1,627,334</u>	<u>1,627,334</u>

The bank loans are secured by a fixed charge over the companies property at No. 14 South Anne Street Dublin 2, and the properties of a group company at No. 21/26 South Anne Street and No 43 Dawson Street together with a personal guarantee from the director in relation to 50% of the outstanding capital and interest liabilities and an assignment over the company's rental income. This is an interest only facility and interest is charged at an annual rate of 4.513%

14. Share capital			2023	2022
			€	€
Description	Number of shares	Value of units		
Authorised				
Ordinary Shares	99,999,900	€0.01 each	<u>999,999</u>	999,999
B Redeemable	100	€0.01 each	<u>1</u>	1
			<u>1,000,000</u>	<u>1,000,000</u>
Allotted, called up and fully paid				
Ordinary Shares	5,000	€0.01 each	<u>50</u>	50
B Redeemable	1	€0.01 each	<u>-</u>	-
			<u>50</u>	<u>50</u>

The director's and the secretary's interests in the shares of the company are as follows:-

		Number Held At	
Name	Class of Shares	31/12/23	01/01/23
Ivor Fitzpatrick	B Redeemable	<u>1</u>	1
	Ordinary Shares	<u>5,000</u>	5,000
		<u>5,001</u>	<u>5,001</u>

15. Income Statement		2023	2022
		€	€
At 1 January 2023		<u>19,373</u>	(354,235)
(Loss)/profit for the financial year		<u>(103,338)</u>	373,608
At 31 December 2023		<u>(83,965)</u>	<u>19,373</u>

16. Capital commitments

The company had no material capital commitments at the financial year-ended 31 December 2023.

January Property Holdings Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

17. Related party transactions

The company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	Balance 2023 €	Movement in year €	Balance 2022 €	Maximum in year €
April Property Holdings Limited	<u>475,173</u>	<u>14,300</u>	460,873	<u>475,173</u>

The following amounts are due to other connected parties:

	2023 €	2022 €
Canton Caseys Limited	9,037,839	9,037,839
Spearridge Properties Limited	<u>270,446</u>	<u>270,446</u>
	<u>9,308,285</u>	<u>9,308,285</u>

Net balances with other connected parties:

	2023 €	2022 €
April Property Holdings Limited	475,173	460,873
Canton Caseys Limited	(9,037,839)	(9,037,839)
Spearridge Properties Limited	<u>(270,446)</u>	<u>(270,446)</u>
	<u>(8,833,112)</u>	<u>(8,847,412)</u>

Canton Caseys Limited, Spearridge Properties Limited and April Property Holdings Limited are regarded as related parties by virtue of commonality of directors.

During the year the company transferred €14,300 to April Property Holdings Limited.

Transactions and balances with group companies:

	2023 €	2022 €
Group Undertaking Debtors		
Briarglen Limited	<u>502,401</u>	<u>494,908</u>
Group Undertaking Creditors		
Idyll Investments Limited	<u>206,446</u>	<u>185,423</u>

18. Events After the End of the Reporting Period

Ivor Fitzpatrick resigned on the 24th of March 2024. There have been no other significant events affecting the company since the end of the financial year.

19. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 15 January 2026.