

Catherine Street Property Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 April 2025

Catherine Street Property Limited

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Catherine Street Property Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 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 year. Under that law, the director has elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" 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 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

John O'Meara
Director

16 January 2026

Catherine Street Property Limited
STATEMENT OF FINANCIAL POSITION

as at 30 April 2025

| | Notes | 2025 € | 2024 € |
|-------------------------------------------------------------------|-------|-----------------------|-----------------------|
| Fixed Assets | | | |
| Tangible assets | 5 | <u>961,818</u> | <u>982,727</u> |
| Current Assets | | | |
| Debtors | 6 | 17,397 | - |
| Cash at bank and in hand | | <u>11,727</u> | <u>8,426</u> |
| | | <u>29,124</u> | <u>8,426</u> |
| Creditors: amounts falling due within one year | 7 | <u>(412,995)</u> | <u>(855,040)</u> |
| Net Current Liabilities | | <u>(383,871)</u> | <u>(846,614)</u> |
| Total Assets less Current Liabilities | | <u>577,947</u> | <u>136,113</u> |
| Creditors: amounts falling due after more than one year | 8 | <u>(409,112)</u> | <u>-</u> |
| Net Assets | | <u><u>168,835</u></u> | <u><u>136,113</u></u> |
| Capital and Reserves | | | |
| Called up share capital presented as equity | | 100 | 100 |
| Retained earnings | 9 | <u>168,735</u> | <u>136,013</u> |
| Shareholders' Funds | | <u><u>168,835</u></u> | <u><u>136,113</u></u> |

I as Director of Catherine Street Property 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 year and of its profit or loss for such a financial year 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 micro companies' regime.

Approved by the board on 16 January 2026 and signed on its behalf by:

John O'Meara
Director

Catherine Street Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Catherine Street Property Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 693964. The registered office of the company is Lackanarra,, Anglesboro,, Kilmallock, Limerick, V35 TF34, Ireland. 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 year ended 30 April 2025 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard for Micro-Entities applicable in the UK and Republic of Ireland" (FRS 105).

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

Accounting Convention

The financial statements are prepared under the historical cost convention.

Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts.

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 measured at cost, which includes the purchase cost and any directly attributable expenditure.

Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

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.

Taxation

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

Ordinary share capital

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

Catherine Street Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

| | | |
|-----------------------------------------------------------------------------------------------------------|------------------------------|-------------------|
| 3. Operating profit | 2025 | 2024 |
| | € | € |
| Operating profit is stated after charging: | | |
| Depreciation of tangible assets | 20,909 | 20,909 |
| | <u> </u> | <u> </u> |
| 4. Employees | | |
| The average monthly number of employees, including director, during the financial year was 0, (2024 - 0). | | |
| 5. Tangible assets | | |
| | Investment properties | Total |
| | € | € |
| Cost | | |
| At 1 May 2024 | 1,045,454 | 1,045,454 |
| | <u> </u> | <u> </u> |
| At 30 April 2025 | 1,045,454 | 1,045,454 |
| | <u> </u> | <u> </u> |
| Depreciation | | |
| At 1 May 2024 | 62,727 | 62,727 |
| Charge for the financial year | 20,909 | 20,909 |
| | <u> </u> | <u> </u> |
| At 30 April 2025 | 83,636 | 83,636 |
| | <u> </u> | <u> </u> |
| Net book value | | |
| At 30 April 2025 | 961,818 | 961,818 |
| | <u> </u> | <u> </u> |
| At 30 April 2024 | 982,727 | 982,727 |
| | <u> </u> | <u> </u> |
| 6. Debtors | 2025 | 2024 |
| | € | € |
| Trade debtors | 1,000 | - |
| Amounts owed by connected parties (Note 11) | 8,994 | - |
| Taxation | 7,403 | - |
| | <u> </u> | <u> </u> |
| | 17,397 | - |
| | <u> </u> | <u> </u> |
| 7. Creditors | 2025 | 2024 |
| Amounts falling due within one year | € | € |
| Amounts owed to credit institutions | 36,273 | - |
| Amounts owed to group undertakings (Note 11) | 374,765 | 496,744 |
| Amounts owed to related parties (Note 11) | - | 166,322 |
| Taxation | - | 6,509 |
| Director's current account | - | 183,600 |
| Accruals | 1,957 | 1,865 |
| | <u> </u> | <u> </u> |
| | 412,995 | 855,040 |
| | <u> </u> | <u> </u> |

Catherine Street Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

| | | |
|-----------------------------------------------------|----------------|-------------|
| 8. Creditors | 2025 | 2024 |
| Amounts falling due after more than one year | € | € |
| Bank loan | <u>409,112</u> | - |
| Loans | | |
| Repayable in one year or less, or on demand | 36,273 | - |
| Repayable between one and two years | 36,273 | - |
| Repayable between two and five years | 372,839 | - |
| | <u>445,385</u> | - |

9. Income Statement

| | | |
|-------------------------------|----------------|----------------|
| | 2025 | 2024 |
| | € | € |
| At 1 May 2024 | 136,013 | 87,772 |
| Profit for the financial year | 58,743 | 48,241 |
| Payment of dividends | (26,021) | - |
| At 30 April 2025 | <u>168,735</u> | <u>136,013</u> |

10. Capital commitments

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

11. Related party transactions

As permitted by the Companies Act 2014 the company had transactions with other connected parties. The following amounts are receivable at the financial year end:

| Balance 2025 € | Movement in year € | Balance 2024 € | Maximum in year € |
|----------------------|--------------------------|----------------------|-------------------------|
| <u>8,994</u> | <u>8,994</u> | - | - |

Transactions and balances with group companies:

| | | |
|------------------------------------|----------------|----------------|
| | 2025 | 2024 |
| | € | € |
| Group Undertaking Creditors | | |
| | <u>374,765</u> | <u>496,744</u> |

12. Parent company

The company regards Ailbie Properties Ltd as its parent company.

13. Post-Balance Sheet Events

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