

**Company registration number: 647681**

**Primrose Property Investment Holdings Limited**

**Unaudited abridged financial statements**

**for the financial year ended 30 June 2025**

# Primrose Property Investment Holdings Limited

## Contents

	<b>Page</b>
Directors responsibilities statement	<b>1</b>
Balance sheet	<b>2 - 3</b>
Notes to the abridged financial statements	<b>4 - 7</b>

## **Primrose Property Investment Holdings Limited**

### **Directors responsibilities statement**

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

The directors are responsible for preparing the directors report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under the law, the directors have 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" issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are 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 directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments 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 directors are 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 directors report comply with the Companies Act 2014. 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.

**Primrose Property Investment Holdings Limited**

**Balance sheet  
As at 30 June 2025**

		2025		2024	
	Note	€	€	€	€
<b>Fixed assets</b>					
Financial assets	4	1,053,098		1,053,098	
			1,053,098		1,053,098
<b>Current assets</b>					
Debtors	5	2,489,999		2,489,999	
Cash at bank and in hand		592,648		619,205	
		3,082,647		3,109,204	
<b>Creditors: amounts falling due within one year</b>	6	(3,286)		(6,213)	
<b>Net current assets</b>			3,079,361		3,102,991
<b>Total assets less current liabilities</b>			4,132,459		4,156,089
<b>Net assets</b>			4,132,459		4,156,089
<b>Capital and reserves</b>					
Called up share capital presented as equity			1,002		1,002
Share premium account			1,052,099		1,052,099
Profit and loss account			3,079,358		3,102,988
<b>Shareholders funds</b>			4,132,459		4,156,089

The notes on pages 4 to 7 form part of these abridged financial statements.

**Primrose Property Investment Holdings Limited**

**Balance sheet (continued)  
As at 30 June 2025**

We, as directors of Primrose Property Investment Holdings Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,
- the company is availing itself of the exemption on the grounds that the conditions specified in Section 358 is complied with,
- no notice under subsection (1) of section 334 has in accordance with subsection (2) of that section been served on the company, and
- the directors acknowledge the obligations of the company, under this Act, to—
  - (i) keep adequate accounting records and prepare statutory 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 year, and
  - (ii) otherwise comply with the provisions of this Act relating to statutory financial statements so far as they are applicable to the company.
- the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a micro company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the micro companies regime and in accordance with Financial Reporting Statement 102 'The Financial Statement Reporting Standard applicable to Micro Entities Regime'. The financial statements were approved by the Board of Directors on 4 February 2026 and authorised for issue on 4 February 2026. They were signed on its behalf by

\_\_\_\_\_  
**Gavin Coyle**  
Director

\_\_\_\_\_  
**Ashling Coyle**  
Director

Company registration number: 647681

**The notes on pages 4 to 7 form part of these abridged financial statements.**

## **Primrose Property Investment Holdings Limited**

### **Notes to the abridged financial statements Financial year ended 30 June 2025**

#### **1. General information**

The company is a private company limited by shares, registered in Ireland. The address of the registered office is 39 Primrose Hill, Celbridge, Co Kildare.

#### **2. Accounting policies and measurement bases**

##### **Basis of preparation**

The Financial Statements are prepared on the going concern basis, under the historical cost convention and comply with the financial reporting standards of the Financial Reporting Council including 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 Companies Act 2014.

##### **Consolidation**

The company qualifies for the small companies regime and has taken advantage of the exemption to prepare consolidated financial statements contained in Section 293 of the Companies Act 2014.

##### **Financial assets**

Financial assets are initially recorded at cost, and subsequently stated at cost less any provision for diminution in value. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

##### **Impairment**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

## **Primrose Property Investment Holdings Limited**

### **Notes to the abridged financial statements (continued) Financial year ended 30 June 2025**

#### **Financial instruments**

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

#### **Trade and other debtors**

Trade and other debtors including amounts owed from group companies are recognised initially at transaction price (including transaction costs). For trade debtors where the payment is beyond normal credit terms it is held at the present value of all future payments using the imputed rate of interest or the cash price for the goods or services where material. Where loans are advanced it is carried at the transaction price (including transaction costs where material) regardless of whether a financing arrangement exists. Subsequently all trade and other debtors are measured at transaction price plus transaction costs not yet recognised, plus any unwinding of the discount on transactions initially recognised at present value/cash value, less repayments, plus advances and less any provision for impairment. Transaction costs including any amounts deferred on sales where receipt is deferred beyond normal credit terms are released to the profit and loss on a straight line basis over the length of the contract. A provision for impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the estimated future cash flows. All movements in the level of the provision required are recognised in the profit and loss.

**Primrose Property Investment Holdings Limited**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 30 June 2025**

**Cash at bank and on hand**

Cash and at bank and on hand include cash on hand, demand deposits and other term highly liquid investments regardless of maturity. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

**Creditors and accruals**

Creditors and accruals are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method

As permitted by the amendment made to FRS 102 Section 11 for small entities by the FRC on 8 May 2017 amounts due from directors and shareholders of the entity are stated initially at the transaction price and subsequently at transaction price less repayments. The amortised cost model is not used.

**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. Appropriations of profit and loss account**

	<b>2025</b>	<b>2024</b>
	€	€
At the start of the financial year	3,102,988	1,054,823
(Loss)/profit for the financial year	(1,630)	2,070,165
Dividends paid	(22,000)	(22,000)
<b>At the end of the financial year</b>	<u><u>3,079,358</u></u>	<u><u>3,102,988</u></u>

**4. Financial assets**

	Shares in group undertakings	<b>Total</b>
	€	€
<b>Cost</b>		
<b>At 1 July 2024 and 30 June 2025</b>	<u>1,053,098</u>	<u>1,053,098</u>
<b>Provision for diminution in value</b>		
<b>At 1 July 2024 and 30 June 2025</b>	<u>-</u>	<u>-</u>
<b>Carrying amount</b>		
<b>At 30 June 2025</b>	<u>1,053,098</u>	<u>1,053,098</u>
At 30 June 2024	<u>1,053,098</u>	<u>1,053,098</u>

**Primrose Property Investment Holdings Limited**

**Notes to the abridged financial statements (continued)  
Financial year ended 30 June 2025**

**5. Debtors**

	<b>2025</b>	2024
	€	€
Amounts owed by group undertakings	2,489,999	2,489,999
	<u>2,489,999</u>	<u>2,489,999</u>

**6. Creditors: amounts falling due within one year**

	<b>2025</b>	2024
	€	€
Trade creditors	1,570	4,526
Other creditors including tax and social insurance	146	146
Accruals	1,570	1,541
	<u>3,286</u>	<u>6,213</u>

**7. Approval of financial statements**

The board of directors approved these abridged financial statements for issue on 4 February 2026.