

OCNH PROPERTIES LIMITED

Abridged financial statement

for the financial year ended December 31, 2025

OCNH PROPERTIES LIMITED

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OCNH PROPERTIES LIMITED

COMPANY INFORMATION

DIRECTORS	Shane O'Connor
SECRETARY	Barry O'Connor
COMPANY NUMBER	674812
REGISTERED OFFICE	Platinum Suites Unit 5B, Centrepoint Liosban Industrial Estate Tuam Road Galway H91 D2FW Ireland
BANKERS	Bank of Ireland Salthill Galway

OCNH PROPERTIES LIMITED

DIRECTOR'S REPORT year ended December 31, 2025

Directors

In accordance with the Articles of Association, the directors retire by rotation and being eligible, offer themselves for re-election.

Principal activities

The principal activity of the company is property development.

Business review

The company is limited by guarantee. The company currently owns and rents out two residential and commercial units in Barna, Co Galway.

Dividends

During the financial year the directors have not paid any dividends or recommended payment of a final dividend.

Accounting records

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014, regarding the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at Platinum Suites, Unit 5B, Centrepoint, Liosban Industrial Estate, Tuam Road, Galway, H91 D2FW, Ireland.

On behalf of the board,

SHANE O'CONNOR
Director

February 16, 2026

Date

OCNH PROPERTIES LIMITED

DIRECTOR'S RESPONSIBILITIES AND DECLARATION ON UNAUDITED 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 Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland. 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.

OCNH PROPERTIES LIMITED

BALANCE SHEET

for the year ended December 31, 2025

	Notes	31.12.2025 (€)	31.12.2024 (€)
ASSETS EMPLOYED			
FIXED ASSETS			
Tangible fixed assets		2,534,928	1,796,865
		<u>2,534,928</u>	<u>1,796,865</u>
CURRENT ASSETS			
Debtors	3	421,408	408,906
Cash at bank		8,129	1,999
		<u>429,536</u>	<u>410,905</u>
CREDITORS (amount falling due within one year)	4	(26,762)	(16,867)
		<u>402,775</u>	<u>394,038</u>
NET CURRENT ASSETS		<u>2,937,703</u>	<u>2,190,903</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,937,703</u>	<u>2,190,903</u>
CREDITORS (amount falling due after more than one year)	5	(3,564,593)	(2,850,978)
		<u>(626,890)</u>	<u>(660,075)</u>
CAPITAL AND RESERVES			
Called up share capital	6	100	100
Profit and loss account	7	(626,990)	(660,175)
Shareholder's funds		<u>(626,890)</u>	<u>(660,075)</u>

Company Registration #: 674812 | Directors: Shane O'Connor

Registered Address: Platinum Suites, Unit 5B, Centrepoint, Liosban Industrial Estate, Tuam Road, Galway, H91 D2FW

OCNH PROPERTIES LIMITED

I, as director of **OCNH Properties 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 s.358 are satisfied,
- c) the members of the company have not served a notice on the company under s.334(1) in accordance with s.334(2),
- d) we 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 year and to otherwise comply with the provisions of 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 s.352 Companies Act 2014; 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 s.353 Companies Act 2014.

On behalf of the board,

SHANE O'CONNOR
Director

February 16, 2026

Date

OCNH PROPERTIES LIMITED

NOTES ON THE FINANCIAL STATEMENTS

for the year ended December 31, 2025

1. GENERAL INFORMATION

OCNH Properties Limited is a company limited by shares incorporated in the Republic of Ireland. Platinum Suites, Unit 5B, Centrepoint, Liosban Industrial Estate, Tuam Road, Galway, H91 D2FW is the registered office, which is also the principal place of business of the company. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

2. ACCOUNTING POLICIES

Statement of compliance

These financial statements have been prepared in compliance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland”. The financial statements comply with FRS 102 since January 1, 2014.

Accounting convention

The financial statements are prepared under the historical cost convention.

Foreign currencies

The financial statements are denominated in Euro €.

Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rates ruling at the balance sheet date and revenues, costs and non-monetary assets at the exchange rates ruling at the dates of the transaction.

Profits and losses arising from foreign currency translations and on settlement of amounts receivable and payable in foreign currency are dealt with in the profit and loss account.

Monetary assets are monies held and amounts to be received in money; all other assets are non-monetary assets.

Limited by guarantee

The liability of the members is limited. Every member of the company undertakes to contribute to the assets of the company in the event of it being wound up while the members or within one year thereafter for the payment of the debts and liabilities of the company contracted before they cease to be members and the costs, charges and expenses of winding up and for the adjustment of the rights of the contributors among themselves such amount as may be required, not exceeding €2.

Reserves

This reserve records retained earnings and accumulated losses.

Controlling party

The controlling party of the company are the members.

Company Registration #: 674812 | **Directors:** Shane O’Connor

Registered Address: Platinum Suites, Unit 5B, Centrepoint, Liosban Industrial Estate, Tuam Road, Galway, H91 D2FW

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Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of property, plant and equipment, less their estimated residual value, over their expected useful lives as follows:

Fixtures, fittings and equipment - 12.5% Straight line

Computers – 33.33% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

3. DEBTORS (amount falling due within one year)

	31.12.2025 (€)	31.12.2024 (€)
Trade debtors and prepayments	421,408	408,906
	421,408	408,906

4. CREDITORS (amount falling less than one year)

	31.12.2025 (€)	31.12.2024 (€)
Trade creditors and accruals	1,126	3,142
Tax creditors	25,636	13,725
	26,762	16,867

5. CREDITORS (amount falling due more than one year)

	31.12.2025 (€)	31.12.2024 (€)
Bank loan	1,767,089	1,091,873
Other loans	1,797,504	1,759,105
	3,564,593	2,850,978

OCNH PROPERTIES LIMITED

6. CALLED SHARE CAPITAL

	31.12.2025 (€)	31.12.2024 (€)
<i>Authorised</i>		
1,000,000 Ordinary Shares of €1 each	1,000,000	1,000,000
	<u>1,000,000</u>	<u>1,000,000</u>
<i>Issued and fully paid:</i>		
<i>Ordinary Shares:</i>		
100 Ordinary Shares of €1 each	100.00	100.00
	<u>100.00</u>	<u>100.00</u>

On the 29 July 2020 the company issued 100 Ordinary Shares of €1 each for cash at par.

The directors' interests in the shares of the company as of December 31, 2025 are as follows:

Name	Class of Shares	Number of Shares
O'Connor Assets Unlimited Company	Ordinary Shares	100

7. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	Share Capital (€)	Share Premium (€)	Profit and Loss Account (€)	Total Shareholders' Funds (€)
At January 1, 2025	100	-	(660,175)	(660,075)
Issue of share capital	-	-	-	-
Profit for the year	-	-	33,185	33,185
At December 31, 2025	<u>100</u>	<u>-</u>	<u>(626,990)</u>	<u>(626,890)</u>