

Company registration number - 732470

DC Residential Investments Limited
Unaudited Abridged Financial Statements
for the financial year ended 30 June 2025

DC Residential Investments Limited

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DC Residential Investments Limited
Directors responsibilities statement
for the financial year ended 30 June 2025

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 period. 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", applying Section 1 A of the that Standard, 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 period end date and of the profit or loss of the company for the financial period 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 judgements and accounting estimate 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 preventions and detection of fraud and other irregularities.

Signed on behalf of the board

Denise Cosgrave
Director

Kate Cosgrave
Director

Date: 10 February 2026

DC Residential Investments Limited

**Statement of financial position
As at 30 June 2025**

	Note	12 month Period ended 30 June 2025 €	18 month Period ended 30 June 2024 €
Fixed assets			
Tangible assets	4	16,208,161	16,215,986
		<u>16,208,161</u>	<u>16,215,986</u>
Current assets			
Debtors	5	53,760	993
Cash at bank and in hand		886,693	856,753
		<u>940,453</u>	<u>857,746</u>
Creditors: amounts fallind due within one year	6	(5,929,021)	(6,045,067)
Net current liabilities		<u>(4,988,568)</u>	<u>(5,187,321)</u>
Total assets less current liabilities		11,219,593	11,028,665
Net assets		<u>11,219,593</u>	<u>11,028,665</u>
Capital and reserves			
Called up share capital presented as equity	8	1,118	1,118
Share premium account		10,549,002	10,549,002
Profit and loss account		669,473	478,545
Total equity		<u>11,219,593</u>	<u>11,028,665</u>

These financial statements have been prepared in accordance with the Small Companies Regime.

We, as directors of DC Residential Investments Limited state that:

- the company is availing itself of the exemption provided for by the 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 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2); and
- 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 period and of its profit or loss for such a financial period and to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company.

The notes on pages 7 to 9 form part of these financial statements.

DC Residential Investments Limited

**Statement of financial position (continued)
As at 30 June 2025**

These financial statements were approved by the board of directors and signed on behalf of the board by:

**Denise Cosgrave
Director**

**Kate Cosgrave
Director**

Date: 10 February 2026

DC Residential Investments Limited

Statement of changes in equity
As at 30 June 2025

	Called up share capital €	Share premium account €	Profit and loss account €	Total €
At 1 July 2024			478,545	478,545
Profit for the financial period	-	-	190,928	190,928
Total comprehensive income for the financial period	-	-	669,473	669,473
Issue of shares	1,118	10,549,002	-	10,550,120
Total investments by and distributions to owners	1,118	10,549,002	-	10,550,120
At 30 June 2025	1,118	10,549,002	669,473	11,219,593

DC Residential Investments Limited

Notes to the abridged financial statements for the financial year ended 30 June 2025

1. General information

The company is a private company limited by shares (registered under Part 2 of the Companies Act 2014), incorporated and registered in Ireland (CRO number 732470). The address of the registered office is Ardilea House, Mount Anville, Dublin 14, D14 R6K8. The principal activity of the company is the development of residential building projects.

2. Statement of compliance

The financial statements of the company for the period ended 30 June 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

3. Accounting policies and measurements bases

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention, modified to include certain items at fair value. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 (the Act) and FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland issued by the Financial Reporting Council. The company qualifies as a small company for the year, as defined by section 280A of the Act, in respect of the financial period, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and Section 1A of FRS 102.

The financial statements are prepared in Euro, which is the functional currency of the entity.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

DC Residential Investments Limited

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

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fittings, fixtures and equipment	-	33.33% straight line
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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 group belongs. The cash generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflow that are largely independent of the cash inflows from other assets or groups of assets.

Financial Instruments

Ordinary share capital

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

Cash and cash equivalents

Cash consists of cash on hand and demand deposits. Cash equivalents consist of short term highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value.

Other financial assets

Other financial assets including trade debtors arising from goods sold to customers on short-term credit, are initially measured at the undiscounted amount of cash receivable from that debtor, which is normally the invoice price. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial assets are measured at amortised cost less impairment, where there is objective evidence of impairment.

DC Residential Investments Limited

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

	12 month Period ended 30 June 2025	18 month Period ended 30 June 2024
	€	€
4. Debtors		
Other debtors	993	993
Taxation	52,767	-
	53,760	993

	12 month Period ended 30 June 2025	18 month Period ended 30 June 2024
	€	€
5. Creditors: amounts falling due within one year		
Other creditors including tax and social insurance	5,924,521	6,038,317
Accruals	4,500	6,750
	5,929,021	6,045,067

6. Capital commitments

The company has no material capital commitments at the financial year ended 30 June 2025.

	12 month Period ended 30 June 2025	18 month Period ended 30 June 2024
	€	€
7. Director's remuneration		
Pension contributions	0.00	0.00

8. Related party transactions

The company has no related party transactions at the financial year ended 30 June 2025.

9. Post Balance Sheet Events

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

10. Approval of the financial statements

The directors of the company approved these financial statements for issue on 10 February 2026.