

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT  
COMPANY COMPANY LIMITED BY GUARANTEE**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 AUGUST 2025**

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**CONTENTS**

---

	Page
<b>Company information</b>	1
<b>Directors' report</b>	2
<b>Directors' responsibilities statement</b>	3 - 4
<b>Accountants' report</b>	5
<b>Income and expenditure statement</b>	6
<b>Balance sheet</b>	7 - 8
<b>Statement of changes in funds</b>	9 - 10
<b>Notes to the financial statements</b>	11 - 14

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**COMPANY INFORMATION**

---

<b>Directors</b>	Pat Burns Peter Priestley Kevin Maguire
<b>Company secretary</b>	Pat Burns
<b>Registered number</b>	420330
<b>Registered office</b>	Forest Park Mullingar Co. Westmeath
<b>Accountants</b>	RBK Business Advisers Chartered Accountants RBK House Irishtown Athlone Co. Westmeath
<b>Bankers</b>	Allied Irish Bank Plc. Oliver Plunkett Street Mullingar

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 AUGUST 2025**

---

The directors present their annual report and unaudited financial statements for the year ended 31 August 2025.

**Principal activities**

The principal activity of the company is property management.

**Results and dividends**

The excess of income over expenditure for the year, amounted to €3,619 (2024 - €3,438).

**Directors**

The directors who served during the year were:

Pat Burns  
Peter Priestley  
Kevin Maguire

Mr. Pat Burns held the position of company secretary during the year.

**Annual Service Charge**

The company is entitled to receive service charge revenue in respect of 41 units.

**Insurance**

The Insurance policy is held with Willis Towers Watson and the premium for the year is €18,150.

**Accounting records**

The measures taken by the directors to ensure compliance with the requirements of Sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The company's accounting records are maintained at the company's registered office at Forest Park, Mullingar, Co. Westmeath.

**Post balance sheet events**


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

**Small companies exemption**

The entity has availed of the small companies exemptions contained in the Companies Act 2014 with regard to the requirements for exclusion of certain information in the directors report.

This report was approved by the board and signed on its behalf.

DocuSigned by:  
  
80B088554A4843A...  
**Kevin Maguire**  
Director

DocuSigned by:  
  
72F79C0AA3474AB...  
**Peter Priestley**  
Director

Date: 20 February 2026

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**DIRECTORS' RESPONSIBILITIES STATEMENT  
FOR THE YEAR ENDED 31 AUGUST 2025**

---

The directors are responsible for preparing the Directors' report and the financial statements in accordance with Irish law and regulations. Irish company law requires the directors to prepare the 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 Financial Reporting Standard 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 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, of the profit or loss for that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company's financial statements 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 and 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.

**Directors' declaration on unaudited financial statements**

In relation to the financial statements as set out on page 6 - 14:

- The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies for the company's financial statements, applying them consistently and making, on a reasonable and prudent basis, the judgments underlying them. They have been prepared on a going concern basis on the grounds that the company will continue in business.
- The directors confirm that they have made available to RBK Business Advisers, Chartered Accountants, all the company's accounting records and provided all the information necessary for the compilation of the financial statements.
- The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the year ended 31 August 2025.

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

On behalf of the board

DocuSigned by:  
  
8QB088554A4843A...  
**Kevin Maguire**  
Director

DocuSigned by:  
  
72F79C0AA3474AB...  
**Peter Priestley**  
Director

Date: 20 February 2026

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED  
FINANCIAL STATEMENTS OF GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT  
COMPANY COMPANY LIMITED BY GUARANTEE  
FOR THE YEAR ENDED 31 AUGUST 2025**

---

In order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements of Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee for the year ended 31 August 2025 which comprise the Income and Expenditure Statement, the Balance Sheet, the Statement of Changes in Equity and the related notes from the company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of Directors of Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee, as a body.. Our work has been undertaken solely so that we might compile the financial statements of Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee that we have been engaged to compile, report to the company's Board of Directors that we have done so and state those matters that we have agreed to state to the Board of Directors of Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee, as a body, in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee and its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet as at 31 August 2025 your duty to ensure that Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2014 of Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee. You consider that Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit of the financial statements of Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.



**RBK Business Advisers**

Chartered Accountants

RBK House

Irishtown

Athlone

Co. Westmeath

20 February 2026

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**INCOME AND EXPENDITURE STATEMENT  
FOR THE YEAR ENDED 31 AUGUST 2025**

---

	<b>Note</b>	<b>2025</b> €	<b>2024</b> €
Income		<b>144,339</b>	144,340
Expenditure		<b>(140,797)</b>	(140,948)
Interest receivable		<b>77</b>	46
<b>Excess of Income over Expenditure</b>		<b>3,619</b>	3,438

The notes on pages 11 to 14 form part of these financial statements.

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

**BALANCE SHEET  
AS AT 31 AUGUST 2025**

	Note	2025 €	2024 €
<b>Fixed assets</b>			
Tangible assets	5	2,335	-
		<u>2,335</u>	<u>-</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	4,599	1,499
Cash at bank and in hand		124,526	103,650
		<u>129,125</u>	<u>105,149</u>
Creditors: amounts falling due within one year	7	(29,610)	(22,918)
<b>Net current assets</b>		<u>99,515</u>	82,231
<b>Total assets less current liabilities</b>		<u>101,850</u>	82,231
<b>Net assets</b>		<u>101,850</u>	<u>82,231</u>
<b>Reserves</b>			
Sinking fund		84,463	68,463
Income and expenditure account		17,387	13,768
<b>Members' funds</b>		<u>101,850</u>	<u>82,231</u>

We, as directors of Green Park Student Accommodation Owners' Management Company Company Limited by Guarantee, state that:

- (a) these financial statements have been prepared in accordance with the small companies regime.
- (b) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014.
- (c) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied.
- (d) the members of the company have not served a notice on the company under section 334(1) in accordance with section 334(2).
- (e) 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 state 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.

The financial statements were approved and authorised for issue by the board:

---

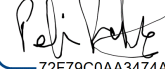
**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**BALANCE SHEET (CONTINUED)  
AS AT 31 AUGUST 2025**

---

DocuSigned by:  
  
80B088554A4843A...  
**Kevin Maguire**  
Director

DocuSigned by:  
  
72F79C0AA3474AB...  
**Peter Priestley**  
Director

Date: 20 February 2026

The notes on pages 11 to 14 form part of these financial statements.

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**STATEMENT OF CHANGES IN FUNDS  
FOR THE YEAR ENDED 31 AUGUST 2025**

---

	<b>Sinking fund</b>	<b>Income and expenditure account</b>	<b>Members' funds</b>
	€	€	€
At 1 September 2024	68,463	13,768	82,231
Profit for the year	-	3,619	3,619
Transfer to sinking fund	16,000	-	16,000
<b>At 31 August 2025</b>	<b>84,463</b>	<b>17,387</b>	<b>101,850</b>

The notes on pages 11 to 14 form part of these financial statements.

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**STATEMENT OF CHANGES IN FUNDS  
FOR THE YEAR ENDED 31 AUGUST 2024**

---

	<b>Sinking fund</b>	<b>Income and expenditure account</b>	<b>Members' funds</b>
	€	€	€
At 1 September 2023	44,463	10,330	54,793
Profit for the year	-	3,438	3,438
Transfer to sinking fund	24,000	-	24,000
<b>At 31 August 2024</b>	<b>68,463</b>	<b>13,768</b>	<b>82,231</b>

The notes on pages 11 to 14 form part of these financial statements.

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2025**

---

**1. General information**

Green Park Student Accommodation Owners' Management Company CLG is a company limited by guarantee, incorporated in the Republic of Ireland. The Registered Office is Forest Park, Mullingar, Co Westmeath (registered number: 420330). The nature of the company's operations and its principal activities are set out in the Directors Report.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2014.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies.

The following principal accounting policies have been applied:

**2.2 Service Charge Income**

Income represents service charges payable by members.

**2.3 Tangible fixed assets**

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

The estimated useful lives range as follows:

Plant and machinery	- 8 Years
---------------------	-----------

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

**2.4 Debtors**

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2025**

---

**2. Accounting policies (continued)**

**2.5 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.6 Creditors**

Short-term creditors are measured at the transaction price. Other financial liabilities, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.7 Cash flow statement exemption**

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

**2.8 Sinking fund reserve**

The company is required to establish and maintain a sinking fund for the purposes of financing the refurbishment, improvement or expenditure on maintenance of non-recurring nature in relation to the development within three years of the first transfer or ownership of an apartment. The directors have agreed to put in place a sinking fund and have opened a separate bank account for this purpose.

**2.9 Expenditure**

Expenses are included in the Financial Statements as they are due on an accruals basis.

Expenses include VAT where applicable as the company cannot reclaim it.

**2.10 Interest income**

Interest income is recognised in profit or loss using the effective interest method.

**3. Employees**

The average monthly number of employees, including the directors, during the year was as follows:

	<b>2025</b>	<i>2024</i>
	<b>No.</b>	<i>No.</i>
Employees	<b>1</b>	<i>1</i>
	<b>=====</b>	<b>=====</b>

**4. Directors' remuneration**

The directors did not receive any remuneration for the year (2024-€NIL).

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2025**

---

**5. Tangible fixed assets**

	<b>Plant &amp; Machinery €</b>
<b>Cost or valuation</b>	
Additions	2,669
At 31 August 2025	2,669
<b>Depreciation</b>	
Charge for the year on owned assets	334
At 31 August 2025	334
<b>Net book value</b>	
At 31 August 2025	2,335

**6. Debtors**

	<b>2025 €</b>	<b>2024 €</b>
Prepayments	2,839	1,499
Accrued income	1,760	-
	4,599	1,499

**7. Creditors: Amounts falling due within one year**

	<b>2025 €</b>	<b>2024 €</b>
Trade creditors	12,492	11,372
PAYE	1,409	1,456
Accruals	15,709	10,090
	29,610	22,918

---

**GREEN PARK STUDENT ACCOMMODATION OWNERS' MANAGEMENT COMPANY COMPANY LIMITED  
BY GUARANTEE**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2025**

---

**8. Company status**

The company is limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding €1 towards the assets of the company in the event of liquidation.

**9. Related party transactions**

The company did not engage in any related party transactions during the year.

**10. Post balance sheet events**

There have been no significant events since year end.

**11. Contingent liabilities**

There are no contingent liabilities as at 31 August 2025.

**12. Approval of financial statements**

The board of directors approved these financial statements for issue on 20 February 2026