

**Company registration number: 722689**

**AGC Kilcarbery Limited**

**Abridged financial statements**

**For the financial year ended 31 December 2025**

**AGC Kilcarbery Limited**  
**Financial year ended 31 December 2025**

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**AGC Kilcarbery Limited**

**Directors and other information**

**Financial year ended 31 December 2025**

<b>Directors</b>	Meta Beemer Michael Diana Mark Maduras
<b>Secretary</b>	Meta Beemer
<b>Company number</b>	722689
<b>Registered office</b>	26 Upper Pembroke Street Dublin 2
<b>Auditor</b>	RSM Ireland Business Advisory Limited Statutory Audit Firm Block D Iveagh Court Harcourt Road Dublin 2
<b>Bankers</b>	Bank of Ireland Lower Baggot Street Dublin 2
<b>Solicitors</b>	Eversheds Sutherland LLP One Earlsfort Centre Earlsfort Terrace Dublin 2

## **AGC Kilcarbery Limited**

### **Directors responsibilities statement**

#### **Financial year ended 31 December 2025**

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', applying Section 1A of 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 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 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 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 and enable the financial statements to be audited. 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.

**Independent auditor's special report to AGC Kilcarbery Limited  
pursuant to section 356 of the Companies Act 2014**

**Financial year ended 31 December 2025**

We have examined:

- (i) the abridged financial statements for the year ended 31 December 2025 on pages 8 to 16, which the directors of AGC Kilcarbery Limited propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

**Respective responsibilities of directors and auditors**

It is your responsibility to prepare abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to section 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors as a body, in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's directors those matters we are required to state to them under section 356 of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's directors as a body, for our work, for this report, or for the opinion we have formed.

**Basis of opinion**

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to annex abridged financial statements to the annual return of the company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

**Opinion**

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex to the annual return of the company, abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act.

**Other information**

On ..... we reported, as auditor of AGC Kilcarbery Limited, to the members on the company's financial statements for the year ended 31 December 2025 and our report was as follows:

**"Independent auditor's report to the members of AGC Kilcarbery Limited**

**Report on the audit of the financial statements**

**Independent auditor's special report to AGC Kilcarbery Limited  
pursuant to section 356 of the Companies Act 2014 (continued)**

**Financial year ended 31 December 2025**

***Opinion***

We have audited the financial statements of AGC Kilcarbery Limited for the financial year ended 31 December 2025 which comprise the profit and loss account, statement of comprehensive income, balance sheet, statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies set out in note 3. The financial reporting framework that has been applied in their preparation is Irish law and FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2025 and of its profit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2014.

***Basis for opinion***

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

***Conclusions relating to going concern***

In auditing the financial statements, we have concluded that the directors use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

***Emphasis of matter***

We draw attention to Note 3 to the financial statements which explains the directors' decision to cease operations and liquidate the company within the next twelve months from the date of the signing of these financial statements.

As such, the financial statements are prepared on a basis other than going concern for the reasons set out in that note. Our opinion is not modified in respect of this matter.

Our responsibilities and the responsibilities of the directors with respect to the going concern are described in the relevant sections of this report.

**Independent auditor's special report to AGC Kilcarbery Limited  
pursuant to section 356 of the Companies Act 2014 (continued)**

**Financial year ended 31 December 2025**

***Other Information***

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

***Opinions on other matters prescribed by the Companies Act 2014***

Based solely on the work undertaken in the course of the audit, we report that:

- in our opinion, the information given in the directors report is consistent with the financial statements; and
- in our opinion, the directors report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which we consider necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited, and financial statements are in agreement with the accounting records.

***Matters on which we are required to report by exception***

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors report.

The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors remuneration and transactions required by sections 305 to 312 of the Act are not made. We have nothing to report in this regard.

**Respective responsibilities**

***Responsibilities of directors for the financial statements***

As explained more fully in the directors responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the company or to cease operations, or have no realistic alternative but to do so.

**Independent auditor's special report to AGC Kilcarbery Limited  
pursuant to section 356 of the Companies Act 2014 (continued)**

**Financial year ended 31 December 2025**

***Auditor's responsibilities for the audit of the financial statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

***The purpose of our audit work and to whom we owe our responsibilities***

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Independent auditor's special report to AGC Kilcarbery Limited  
pursuant to section 356 of the Companies Act 2014 (continued)

Financial year ended 31 December 2025



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**Michael Mulholland**  
**For and on behalf of**  
**RSM Ireland Business Advisory Limited**  
**Statutory Audit Firm**

Block D  
Iveagh Court  
Harcourt Road  
Dublin 2

**Date:** 20th March 2026

**AGC Kilcarbery Limited**

**Balance sheet  
As at 31 December 2025**

	Note	2025 €	€	2024 €	€
<b>Current assets</b>					
Stocks	6	-		43,145,850	
Debtors:					
Amounts falling due after more than one year	7	-		236,700	
Amounts falling due within one year	7	<b>405,314</b>		36,185	
Cash at bank and in hand		<b>1,488,781</b>		2,220,566	
		<b>1,894,095</b>		45,639,301	
<b>Creditors: amounts falling due within one year</b>					
	8	<b>(939,072)</b>		(2,104,834)	
<b>Net current assets</b>					
		<b>955,023</b>		43,534,467	
<b>Total assets less current liabilities</b>					
		<b>955,023</b>		43,534,467	
<b>Creditors: amounts falling due after more than one year</b>					
	9		-	(34,219,922)	
<b>Net assets</b>					
		<b>955,023</b>		9,314,545	
<b>Capital and reserves</b>					
Called up share capital presented as equity		<b>100</b>		100	
Capital contribution	11	<b>954,923</b>		11,268,084	
Cash flow hedging reserve	11	-		(820,748)	
Profit and loss account	11	-		(1,132,891)	
<b>Shareholders funds</b>					
		<b>955,023</b>		9,314,545	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

We, as directors of AGC Kilcarbery Limited state that the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; the company has done so on the grounds that it is entitled to the benefit of that exemption as a small company and confirm that the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

**The notes on pages 11 to 16 form part of these abridged financial statements.**

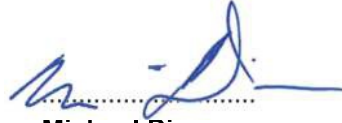
**AGC Kilcarbery Limited**

**Balance sheet (continued)  
As at 31 December 2025**

These abridged financial statements were approved by the board of directors on 05 March 2026 and signed on behalf of the board by:



.....  
**Meta Beemer**  
Director



.....  
**Michael Diana**  
Director

**The notes on pages 11 to 16 form part of these abridged financial statements.**

AGC Kilcarbery Limited

Statement of changes in equity  
Financial year ended 31 December 2025

	Called up share capital €	Capital contribution €	Cash flow hedging reserve €	Profit and loss account €	Total €
<b>At 1 January 2024</b>	100	11,268,084	(747,805)	(277,740)	10,242,639
Profit/(loss) for the financial year	-	-	-	(855,151)	(855,151)
Change in fair value of cash flow hedges	-	-	(72,943)	-	(72,943)
<b>Total comprehensive income for the financial year</b>	-	-	(72,943)	(855,151)	(928,094)
<b>At 31 December 2024 and 1 January 2025</b>	100	11,268,084	(820,748)	(1,132,891)	9,314,545
Profit/(loss) for the financial year	-	-	-	3,195,339	3,195,339
Change in fair value of cash flow hedges	-	-	195,139	-	195,139
Settlement of cash flow hedge	-	-	625,609	(625,609)	-
<b>Total comprehensive income for the financial year</b>	-	-	820,748	2,569,730	3,390,478
Dividends paid	-	(10,313,161)	-	(1,436,839)	(11,750,000)
<b>Total investments by and distributions to owners</b>	-	(10,313,161)	-	(1,436,839)	(11,750,000)
At 31 December 2025	<b>100</b>	<b>954,923</b>	-	-	<b>955,023</b>

## AGC Kilcarbery Limited

### Notes to the abridged financial statements Financial year ended 31 December 2025

#### 1. General information

The financial statements comprising the profit and loss, statement of comprehensive income, balance sheet, statement of changes in equity and notes to the financial statements constitute the individual financial statements of AGC Kilcarbery Limited for the financial year ended 31 December 2025.

The company is a private company limited by shares, incorporated and registered in Republic of Ireland. The address of the registered office is 26 Upper Pembroke Street, Dublin 2, which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors Report.

#### 2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

#### 3. Accounting policies and measurement bases

##### Basis of preparation

The financial statements have been prepared on basis other than 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 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', applying Section 1A of that Standard. The company qualifies as a small company for the period, as defined by Section 280A of the Act, in respect of the financial year, and has applied 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.

The following accounting policies have been applied consistently in dealing with the items which are considered material in relation to the company's financial statements.

##### Basis other than going concern

During the year, the company sold all of its trading stock. The directors have therefore made the decision to cease operations and liquidate the assets of the company. Accordingly, these financial statements have been prepared on the basis other than that of a going concern

All assets are stated at their estimated net realisable values and all liabilities are measured at the best estimate of their settlement value at the reporting date.

The financial statements do not include any costs that could be incurred upon liquidation or that may arise subsequent to the balance sheet date.

The following accounting policies have been applied consistently in dealing with the items which are considered material in relation to the company's financial statements. The policies have been consistently applied to all the years presented, unless otherwise stated.

## AGC Kilcarbery Limited

### Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

#### Turnover

Turnover represents rental income receivable. Rental income that has been invoiced in a period but relates to the subsequent period has been treated as deferred income in the balance sheet. Any lease incentives are spread over the term of the lease or to the first break if sooner.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

#### Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the profit and loss account 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.

#### Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in the bringing the stocks to their present location and condition.

## AGC Kilcarbery Limited

### Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

#### **Derivative financial instruments**

Derivatives are initially recognised on the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

#### *Cash flow hedges*

Cash flow hedges are used to cover the company's exposure to variability in cash flows that is attributable to particular risks associated with a recognised asset or liability or a firm commitment which could affect profit or loss. The effective portion of the gain or loss on the hedging instrument is recognised in other comprehensive income through the cash flow hedges reserve in equity, whilst the ineffective portion is recognised in profit or loss. Amounts taken to equity are transferred out of equity and included in the measurement of the hedged transaction when the forecast transaction occurs.

Cash flow hedges are tested for effectiveness on a regular basis both retrospectively and prospectively to ensure that each hedge is highly effective and continues to be designated as a cash flow hedge. If the forecast transaction is no longer expected to occur, the amounts recognised in equity are transferred to profit or loss.

If the hedging instrument is sold, terminated, expires, exercised without replacement or rollover, or if the hedge becomes ineffective and is no longer a designated hedge, the amounts previously recognised in equity remain in equity until the forecast transaction occurs.

#### **Trade and other receivables**

Trade and other receivables, including amounts owed by group companies, are recognised initially at transaction price (including transaction costs) unless a financing arrangement exists in which case they are measured at the present value of future receipts discounted at a market rate. Subsequently these are measured at amortised cost less any provision for impairment. A provision for impairment of trade receivables 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 present value of estimated future cash flows, discounted at the effective interest rate. All movements in the level of provision required are recognised in the profit and loss.

#### **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.

#### **Trade and other payables**

Trade and other payables 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.

#### **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.

**AGC Kilcarbery Limited**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 31 December 2025**

**Judgements and key sources of estimation uncertainty**

Preparation for the financial statements requires management to make significant judgements and estimates. The directors believe no key estimates were applied in the preparation of these financial statements.

**4. Staff costs**

There were no employees during the year.

**5. Profit/(loss) before tax**

Profit/(loss) is stated after charging/(crediting):

	<b>2025</b>	<b>2024</b>
	€	€
Bad debt provision	-	26,773
Interest payable to group undertakings	<b>2,830,402</b>	2,985,053
Income earned on interest rate swap	<b>(270,716)</b>	(529,553)
	<u>                    </u>	<u>                    </u>

**6. Stocks**

	<b>2025</b>	<b>2024</b>
	€	€
Residential units for sale	-	43,145,850
	<u>                    </u>	<u>                    </u>

**7. Debtors**

Debtors falling due within one year are as follows:

	<b>2025</b>	<b>2024</b>
	€	€
Amounts owed by group undertakings (Note 14)	-	5,575
Other debtors	<b>405,213</b>	-
Called up share capital not paid	<b>100</b>	100
Prepayments	<b>1</b>	30,510
	<u>                    </u>	<u>                    </u>
	<b>405,314</b>	36,185
	<u>                    </u>	<u>                    </u>

Debtors falling due after one year are as follows:

	<b>2025</b>	<b>2024</b>
	€	€
Derivative - interest rate swap - cash flow hedge	-	236,700
	<u>                    </u>	<u>                    </u>

The interest rate swap with an original maturity date of 5 October 2026 fully matured during the year, following the settlement of the BOI loan.

**AGC Kilcarbery Limited**

**Notes to the abridged financial statements (continued)**  
**Financial year ended 31 December 2025**

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

	2025	2024
	€	€
Amounts owed to credit institutions (Note 10)	-	1,025,000
Trade creditors	<b>42,961</b>	38,386
Other creditors including tax	<b>866,627</b>	470,618
Accruals and deferred income	<b>29,484</b>	570,830
	<u><b>939,072</b></u>	<u>2,104,834</u>

**9. Creditors: amounts falling due after more than one year**

	2025	2024
	€	€
Amounts owed to credit institutions (Note 10)	-	21,835,654
Amounts owed to group undertakings (Note 14)	-	12,384,268
	<u>-</u>	<u>34,219,922</u>

**10. Details of creditors**

The bank facility with Bank of Ireland was fully settled during the year (2024: €22,860,654).

**11. Reserves**

*Capital contribution*

The capital contribution is the unconditional cash contribution made by the parent company.

*Profit and loss account*

The profit and loss account represents cumulative gains and losses recognised in the profit and loss account, net of transfers to/from other reserves and dividends paid.

*Cash flow hedging reserve*

The cash flow hedging reserve represents the value of the the effective portion of the gain or loss on the derviative instruments held by the company.

**12. Capital commitments**

At the financial year end the company had no capital commitments.

**13. Events after the end of the reporting period**

There are no events subsequent to the year end that require disclosure or amendments to the financial statements.

## AGC Kilcarbery Limited

### Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

#### 14. Related party transactions

The company has taken advantage of the exemption in FRS 102 (Section 33) "Related Party Disclosures" not to disclose related party transactions with group companies in the financial statements, as it is a wholly owned member of the group.

#### 15. Controlling party

The intermediate parent company is AGC Dublin Holdings Limited, a company incorporated in the United Kingdom. The company is controlled by AG Irish Income Residential Fund, L.P., a fund managed by Angelo Gordon & Co LP and ultimately managed and controlled by TPG Inc., a company listed on NASDAQ with a registered address of Suite 302, 4001 Kennett Pike, County of New Castle, Wilmington, Delaware, USA. There is no individual deemed as an ultimate beneficial owner.

#### 16. Comparatives

Comparative amounts have been regrouped, where necessary, on the same basis as those for the current year.

#### 17. Approval of financial statements

The board of directors approved these abridged financial statements for issue on \_\_\_\_\_.