

Company Number: 699977

**KM Property Holdings Ltd**

**Directors' Report and Unaudited Consolidated Financial Statements**

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

**KM Property Holdings Ltd**  
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# **KM Property Holdings Ltd**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 30 September 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 year. Under that law, the directors have elected to prepare the financial statements in accordance with Irish Generally Accepted Accounting Practice (accounting standards 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 for the company financial statements 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. 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.

**Signed on behalf of the board**

**Jonathan Kirwan**  
Director

**25 March 2026**

**Anthony Murphy**  
Director

**25 March 2026**

**KM Property Holdings Ltd**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

as at 30 September 2025

Notes	2025 €	2024 €
<b>Fixed Assets</b>		
Tangible assets	<u>1,432,211</u>	<u>1,432,211</u>
<b>Current Assets</b>		
Debtors	-	3,884
Cash at bank and in hand	<u>4,018</u>	<u>12,437</u>
	<u>4,018</u>	<u>16,321</u>
<b>Creditors: amounts falling due within one year</b>	<u>(194,362)</u>	<u>(252,947)</u>
<b>Net Current Liabilities</b>	<u>(190,344)</u>	<u>(236,626)</u>
<b>Total Assets less Current Liabilities</b>	<u>1,241,867</u>	<u>1,195,585</u>
<b>Creditors:</b> amounts falling due after more than one year	<u>(1,085,782)</u>	<u>(1,098,218)</u>
<b>Net Assets</b>	<u><u>156,085</u></u>	<u><u>97,367</u></u>
<b>Capital and Reserves</b>		
Called up share capital presented as equity	<u>1,000</u>	<u>1,000</u>
Retained earnings	<u>155,085</u>	<u>96,367</u>
<b>Shareholders' Funds</b>	<u><u>156,085</u></u>	<u><u>97,367</u></u>

We as Directors of KM Property Holdings Ltd, 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 section 359 are satisfied,

(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 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 financial year and to otherwise comply with the provisions of the 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 section 352 Companies Act 2014. The company 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 section 353 Companies Act 2014 and the micro companies' regime.

**Approved by the board on 25 March 2026 and signed on its behalf by:**

**Jonathan Kirwan**  
Director

**Anthony Murphy**  
Director

**KM Property Holdings Ltd**  
**COMPANY STATEMENT OF FINANCIAL POSITION**

as at 30 September 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Investments		<u>2,000</u>	<u>2,000</u>
<b>Current Assets</b>			
Debtors		-	95,881
Cash at bank and in hand		<u>1,306</u>	<u>1,460</u>
		<u>1,306</u>	<u>97,341</u>
<b>Creditors: Amounts falling due within one year</b>		<u>91,106</u>	<u>(2,677)</u>
<b>Net Current Liabilities</b>		<u>92,412</u>	<u>94,664</u>
<b>Total Assets less Current Liabilities</b>		<u><u>94,412</u></u>	<u><u>96,664</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		1,000	1,000
Retained earnings		<u>93,412</u>	<u>95,664</u>
<b>Shareholders' Funds</b>		<u><u>94,412</u></u>	<u><u>96,664</u></u>

On behalf of the board of directors

Jonathan Kirwan  
Director

Anthony Murphy  
Director

# KM Property Holdings Ltd

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### 1. General Information

KM Property Holdings Ltd is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 699977. The registered office of the company is Unit 6-8 South Point Business Park, Rathnew, Wicklow, A67HK85, Ireland 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. Summary of Significant Accounting Policies

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

#### **Basis of preparation**

The financial statements have been prepared on the 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 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

#### **Turnover**

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

#### **Investment properties**

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business under the Historical Cost Convention.

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

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

#### **Borrowing costs**

Borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### **Trade and other creditors**

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

#### **Taxation**

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Statement of Financial Position date.

#### **Basis of consolidation**

The consolidated financial statements include the financial statements of the holding company and all its subsidiary companies made up to 30 September 2025.

#### **Ordinary share capital**

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

#### **Exceptional item**

Exceptional items are those that the directors' view are required to be separately disclosed by virtue of their size or incidence to enable a full understanding of the company's financial performance.

## KM Property Holdings Ltd

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

<b>3. Appropriation of Income Statement</b>	<b>2025</b>	2024
	€	€
Profit brought forward	<b>96,367</b>	101,016
Profit/(loss) for the financial year	<b>58,718</b>	(4,649)
<b>Profit carried forward</b>	<b>155,085</b>	96,367

## 4. Post-Balance Sheet Events

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

## 5. Going Concern

The directors of the company are satisfied that the investments in Rathnew South Point Properties Ltd and Benson Property Investments Ltd are worth at least the amount at which they are stated in the balance sheet. Furthermore, the directors are satisfied that the company will be in a position to repay all debts as they fall due. To generate liquid resources, the directors are satisfied that KM Property Holdings Limited could sell all or parts of its' shareholding in Rathnew South Point Properties Limited and Benson Property Investments Limited for an amount in excess of the cost at which they are held in the balance sheet. In addition, the directors are satisfied that Rathnew South Point Properties Limited and Benson Property Investments Limited will generate sufficient distributable profits which could be paid to KM Property Holdings Limited in the form of dividends. Accordingly, the directors have concluded that these financial statements should be prepared on a going concern basis and that no impairment provision is required against the carrying value of the investment in Rathnew South Point Properties Limited and Benson Property Investments Limited.

## 6. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 25 March 2026.