

Company Number: 624392

KBV Properties Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 June 2025

KBV Properties Limited

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KBV Properties Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 2025

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director 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 director must not approve the financial statements unless he is 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 director is 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 director is 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 him to ensure that the financial statements and Director's Report comply with the Companies Act 2014. He is 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

Michael Thompson
Director

6 March 2026

KBV Properties Limited

BALANCE SHEET

as at 30 June 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	974,515	501,877
Current Assets			
Debtors	7	-	6,000
Cash and cash equivalents		24,226	507,074
		24,226	513,074
Creditors: amounts falling due within one year	8	(270,694)	(629,605)
Net Current Liabilities		(246,468)	(116,531)
Total Assets less Current Liabilities		728,047	385,346
Creditors: amounts falling due after more than one year	9	(323,437)	-
Net Assets		404,610	385,346
Capital and Reserves			
Called up share capital presented as equity		220	220
Retained earnings		404,390	385,126
Equity attributable to owners of the company		404,610	385,346

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

We as Director's of KBV 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 section 358 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 small companies' regime.

Approved by the board on 6 March 2026 and signed on its behalf by:

Michael Thompson
Director

KBV Properties Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 30 June 2025

	Called up share capital €	Retained earnings €	Total €
At 1 July 2023	220	202,558	202,778
Profit for the financial year	-	182,568	182,568
At 30 June 2024	220	385,126	385,346
Profit for the financial year	-	19,264	19,264
At 30 June 2025	220	404,390	404,610

KBV Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

KBV Properties Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 624392. The registered office of the company is Unit 23 Western Parkway Business Centre, Ballymount Road, Dublin 12 which is also the principal place of business of the company. The principal activity of the company is rental property for residential market. 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 company's financial statements.

Statement of compliance

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

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. 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 Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

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.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Profit and Loss Account as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

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 relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other 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.

KBV Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

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 Balance Sheet date.

Ordinary share capital

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

3. Operating profit	2025	2024
	€	€
Operating profit is stated after crediting:		
(Profit) on disposal of tangible assets	-	(233,772)
	<u> </u>	<u> </u>
4. Interest payable and similar expenses	2025	2024
	€	€
Interest	<u>3,793</u>	<u>775</u>
5. Employees		
The average monthly number of employees, including director, during the financial year was 0, (2024 - 0).		
6. Tangible assets	Investment properties	Total
	€	€
Cost		
At 1 July 2024	501,877	501,877
Additions	472,638	472,638
	<u> </u>	<u> </u>
At 30 June 2025	974,515	974,515
	<u> </u>	<u> </u>
Depreciation		
At 1 July 2024	-	-
	<u> </u>	<u> </u>
At 30 June 2025	-	-
	<u> </u>	<u> </u>
Net book value		
At 30 June 2025	<u>974,515</u>	<u>974,515</u>
	<u> </u>	<u> </u>
At 30 June 2024	501,877	501,877
	<u> </u>	<u> </u>
7. Debtors	2025	2024
	€	€
Other debtors	-	6,000
	<u> </u>	<u> </u>
8. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	24,285	-
Trade creditors	-	(942)
Amounts owed to connected parties (Note 12)	222,465	356,827
Taxation	15,717	95,243
Other creditors	5,950	5,950
Accruals	2,277	172,527
	<u> </u>	<u> </u>
	<u>270,694</u>	<u>629,605</u>

KBV Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

9. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	<u>323,437</u>	<u>-</u>
Loans		
Repayable in one year or less, or on demand	24,285	-
Repayable between one and two years	24,285	-
Repayable between two and five years	<u>299,152</u>	<u>-</u>
	<u>347,722</u>	<u>-</u>

10. Income Statement

	2025	2024
	€	€
At 1 July 2024	385,126	202,558
Profit for the financial year	<u>19,264</u>	<u>182,568</u>
At 30 June 2025	<u>404,390</u>	<u>385,126</u>

11. Capital commitments

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

12. Related party transactions

The following amounts are due to other connected parties:

	2025	2024
	€	€
Greenlight Property Services Limited	<u>222,465</u>	<u>356,827</u>

13. Post-Balance Sheet Events

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

14. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 6 March 2026.