

Company Number: 194899

Kindur Limited

Abridged Unaudited Financial Statements

for the financial year ended 31 December 2025

Kindur Limited

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DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2025

The directors made the following statement in respect of the unaudited financial statements:

"General responsibilities

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" 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.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to W. O. McGrory & Company Limited, (Certified Public Accountants), all the company's accounting records and provided all the information, books and documents 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 financial year ended 31 December 2025."

Signed on behalf of the board

Grainne McCall
Director

6 February 2026

Stephen Murray
Director

6 February 2026

Kindur Limited

BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Fixed Assets			
Investments	5	725,447	725,447
Current Assets			
Debtors	6	2,924,581	2,924,581
Cash and cash equivalents		7,718	8,837
		2,932,299	2,933,418
Creditors: amounts falling due within one year	7	(4,747)	(4,748)
Net Current Assets		2,927,552	2,928,670
Total Assets less Current Liabilities		3,652,999	3,654,117
Capital and Reserves			
Called up share capital presented as equity		3	3
Retained earnings		3,652,996	3,654,114
Shareholders' Funds		3,652,999	3,654,117

We as Directors of Kindur 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 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 small companies' regime.

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

Grainne McCall
Director

Stephen Murray
Director

Kindur Limited**RECONCILIATION OF SHAREHOLDERS' FUNDS**

as at 31 December 2025

	Called up share capital €	Retained earnings €	Total €
At 1 January 2024	3	3,655,224	3,655,227
Loss for the financial year	-	(1,110)	(1,110)
At 31 December 2024	3	3,654,114	3,654,117
Loss for the financial year	-	(1,118)	(1,118)
At 31 December 2025	3	3,652,996	3,652,999

Kindur Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Kindur Limited is a company limited by shares incorporated in Ireland. 7A Wellington Cottages, Templeogue, Dublin 6W is the registered office, 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. 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 year ended 31 December 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

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" issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280B 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.

Cash flow statement

The company has availed of the exemption in FRS 102 from the requirement to prepare a Cash Flow Statement because it is classified as a small company.

Consolidated accounts

The company is entitled to the exemption provided for in section 293 (1A) of the Companies Act 2014 from the obligation to prepare group accounts because it qualifies as a small company in accordance with the small companies' regime.

Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the profit and loss account in the year in which it is receivable.

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. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

Kindur Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

4. Tax on loss

	2025 €	2024 €
Analysis of charge in the financial year		
Current tax:		
Corporation tax	-	-

(b) Factors affecting tax charge for the financial year

The tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland. The differences are explained below:

	2025 €	2024 €
Loss taxable at 0.00%	<u>(1,118)</u>	<u>(1,110)</u>

No charge to tax arises due to tax losses incurred.

5. Investments

	Subsidiary undertakings shares	Total
	€	€
Investments Cost		
At 31 December 2025	<u>725,447</u>	<u>725,447</u>
Net book value		
At 31 December 2025	<u>725,447</u>	<u>725,447</u>
At 31 December 2024	<u>725,447</u>	<u>725,447</u>

5. Holdings in related undertakings

The company holds 20% or more of the share capital of the following companies:

Name	Registered office / Principal place of business and address of Registered Office	Nature of business	Details of investment	Proportion held by company
Subsidiary undertaking				
Rosemount Properties Limited	7a Wellington Cottages Templeogue Dublin 6W.	Building contractor	Ordinary Shares	100%
Rosemount Properties and Developments Limited	7a Wellington Cottages Templeogue Dublin 6W.	Building Contractor	Ordinary Shares	52%

Kindur Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2025

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows:

	Year ended	Capital and reserves	Profit for the year
		€	€
Rosemount Properties Limited	31 December 2024	8,827,848	1,660,067
Rosemount Properties and Developments Limited	31 December 2024	(12,164)	(1,989)
		<u> </u>	<u> </u>

In the opinion of the directors, the shares of the company's unlisted investments are worth at least the amount at which they are stated in the Balance Sheet.

6. Debtors	2025	2024
	€	€
Amounts owed by connected parties (Note 10)	(395,269)	-
Amounts owed by related parties	3,319,139	2,923,870
Taxation	711	711
	<u>2,924,581</u>	<u>2,924,581</u>
7. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	313	313
Taxation	(1)	-
Accruals	4,435	4,435
	<u>4,747</u>	<u>4,748</u>
8. Income Statement	2025	2024
	€	€
At 1 January 2025	3,654,114	3,655,224
Loss for the financial year	(1,118)	(1,110)
At 31 December 2025	<u>3,652,996</u>	<u>3,654,114</u>
9. Capital commitments		

The company had no material capital commitments at the financial year-ended 31 December 2025.

Kindur Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2025

10. Related party transactions

Transactions with group companies include ...

The company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	Balance 2025 €	Movement in year €	Balance 2024 €	Maximum in year €
	(395,269)	(395,269)	-	-
			2025 €	2024 €
Finance amounts (due from) related parties			(3,319,139)	(2,923,870)

Kindur Limited owns 100% of the share capital in Rosemount Properties Limited. There is an inter company loan due to Rosemount Properties Limited from Kindur Limited at 31/12/2025 amounting to €395,269 (€304,731 from Rosemount properties Ltd. to Kindur Ltd. 2024)

Kindur Limited owns 52% of the share capital in Rosemount Properties and Developments Limited, incorporated on the 19th. March 2021.

There is an inter company loan due from Rosemount Properties and Developments Limited to Kindur Limited at 31/12/2025 of €3,319,140. (€2,619,140 - 2024)

11. Post-Balance Sheet Events

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

12. Approval of financial statements

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