Company Number: 252856

Robinmount Properties Limited

Abridged Unaudited Financial Statements

for the financial year ended 28 February 2025

Robinmount Properties Limited
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Robinmount Properties Limited
DIRECTORS' RESPONSIBILITIES STATEMENT
for the financial year ended 28 February 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 that 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 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 Statement of Financial Position 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 HLB Ireland Unlimited Company, 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 28 February 2025."

Signed on behalf of the board

Padraig Ryan
Director

20 November 2025

Desmond Ryan
Director

20 November 2025

Robinmount Properties Limited

ACCOUNTANTS REPORT

to the Board of Directors on the Compilation of the unaudited Abridged financial statements of Robinmount Properties Limited for the financial year ended 28 February 2025

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 28 February 2025 as set out on pages 5 to 11 which comprise the Statement of Financial Position and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at
https://www.charteredaccountants.ie/Professional-Standards/Home

This report is made solely to the Board of Directors of Robinmount Properties Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements 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 them 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 the Company and its Board of Directors, as a body, for our work or for this report.

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

You have acknowledged on the Statement of Financial Position for the year ended 28 February 2025 your duty to ensure that Robinmount Properties Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Robinmount Properties Limited. You consider that Robinmount Properties Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Robinmount Properties Limited. For this reason, we have not verified the adequacy, 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 statutory abridged financial statements.

HLB IRELAND UNLIMITED COMPANY
Suite 7
The Courtyard
Carmanhall Road
Sandyford
Dublin 18

20 November 2025

Robinmount Properties Limited
STATEMENT OF FINANCIAL POSITION
as at 28 February 2025

	Notes	2025 €	2024 €
Non-Current Assets			
Property, plant and equipment	7	**3,658,256**	3,657,540
Financial assets	8	**-**	70,000
Non-Current Assets		**3,658,256**	3,727,540
Current Assets			
Debtors	9	**48,977**	33,226
Cash and cash equivalents		**226,287**	254,882
		275,264	288,108
Creditors: amounts falling due within one year	10	**(916,266)**	(962,222)
Net Current Liabilities		**(641,002)**	(674,114)
Total Assets less Current Liabilities		**3,017,254**	3,053,426
Creditors: amounts falling due after more than one year	11	**(402,644)**	(417,213)
Provisions for liabilities	12	**(518,595)**	(539,041)
Net Assets		**2,096,015**	2,097,172
Capital and Reserves			
Called up share capital presented as equity		**127**	127
Other reserves	13	**1,153,561**	1,153,561
Retained earnings	13	**942,327**	943,484
Equity attributable to owners of the company		**2,096,015**	2,097,172

Robinmount Properties Limited
STATEMENT OF FINANCIAL POSITION
as at 28 February 2025

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 Directors of Robinmount 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 20 November 2025 and signed on its behalf by:

Padraig Ryan
Director

Desmond Ryan
Director

1. General Information

Robinmount Properties Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 252856. The registered office of the company is Suite 7, The Courtyard, Carmanhall Road, Sandyford, Dublin 18.

Currency
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 28 February 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 of the fair value of rental income of the company received and receivable in the year exclusive of Value Added Tax.

Property, plant and equipment and depreciation
Property, plant and equipment are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of property, plant and equipment, less their estimated residual value, over their expected useful lives as follows:

Fixtures, fittings and equipment	-	20% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

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, with assistance from 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 Income Statement 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 Income Statement.

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

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.

Cash and cash equivalents
Cash and cash equivalents comprise cash at bank and in hand.

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.

Taxation and deferred 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.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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

3. Significant accounting judgements and key sources of estimation uncertainty

Economic Factors:
Global political and economic unrest stemming from the ongoing conflicts in Ukraine and Gaza, as well as escalating trade tensions between major global economies have contributed to significant price inflation and has created a very volatile economic environment both domestically and internationally. The directors will continue to closely monitor and assess these evolving risks and will take proactive measures as necessary to safeguard the company’s operations and maintain steady cash flows.

4. Operating profit

	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of property, plant and equipment	**3,257**	12,255

5. Interest payable and similar expenses

	2025	2024
	€	€
Interest	**25,523**	16,998

6. Employees

The average monthly number of employees, including the directors, during the financial year was 2 (2024: 2).

Robinmount Properties Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 28 February 2025

7. Property, plant and equipment

	Investment properties	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1 March 2024	3,650,000	125,261	3,775,261
Additions	-	3,973	3,973
At 28 February 2025	3,650,000	129,234	3,779,234
Depreciation			
At 1 March 2024	-	117,721	117,721
Charge for the financial year	-	3,257	3,257
At 28 February 2025	-	120,978	120,978
Net book value			
At 28 February 2025	**3,650,000**	**8,256**	**3,658,256**
At 29 February 2024	3,650,000	7,540	3,657,540

The directors reviewed the carrying value of the company's investment properties with assistance from external valuers and were satisfied that the current book values reflected their fair value at 28 February 2025 and that no impairment or upward revaluation was required. In doing so they note that there may be a degree of estimation uncertainty regarding the fair value at the year-end due the economic factors as outlined in note 3 above. The reported value should therefore be treated with the knowledge that the Irish Property Market and the values may be subject to variations due to the state of national and global economies at a particular point in time. The financial statements do not include any adjustments that may result from these events.

8. Financial fixed assets

	Other unlisted investments	Total
Investments	€	€
Cost		
At 1 March 2024	70,000	70,000
Disposals	(70,000)	(70,000)
At 28 February 2025	-	-
Net book value		
At 28 February 2025	**-**	**-**
At 29 February 2024	70,000	70,000

9. Debtors

	2025	2024
	€	€
Trade debtors	**26,907**	30,138
Prepayments	**17,295**	3,088
Accrued income	**4,775**	-
	48,977	33,226

10. Creditors

Amounts falling due within one year	2025 €	2024 €
Amounts owed to credit institutions	**48,000**	55,908
Taxation	**54,458**	14,152
Directors' current accounts (Note 14)	**168,464**	168,453
Other creditors	**618,562**	686,837
Accruals	**7,155**	6,390
Deferred Income	**19,627**	30,482
	916,266	962,222

11. Creditors

Amounts falling due after more than one year	2025 €	2024 €
Bank loan	**402,644**	417,213

Loans	2025 €	2024 €
Repayable in one year or less, or on demand	**48,000**	55,908
Repayable between one and two years	**96,000**	28,986
Repayable between two and five years	**306,644**	388,227
	450,644	473,121

Bank Security
Bank borrowings are secured by a Fixed and Floating Debenture incorporating a specific charge over the property at Block 3, Bracken Business Park, Sandyford, Dublin 18 and a floating charge over the assets and undertakings in name of Robinmount Properties Limited.

12. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Capital allowances €	Other differences €	Property revaluations €	Total 2025 €	Total 2024 €
At financial year start	(5,098)	63,141	480,998	**539,041**	525,652
Charged to profit and loss	1,587	(22,033)	-	**(20,446)**	13,389
At financial year end	**(3,511)**	**41,108**	**480,998**	**518,595**	539,041

13. Income Statement

	Income statement €	Investment property reserve €	Total €
At 1 March 2024	943,484	1,153,561	2,097,045
Profit for the financial year	177,763	-	177,763
Payment of dividends	(178,920)	-	(178,920)
At 28 February 2025	**942,327**	**1,153,561**	**2,095,888**

14. Directors' remuneration and transactions

	2025	2024
	€	€
Remuneration	**20,000**	20,000

The following amounts are repayable to the directors:

	2025	2024
	€	€
Padraig Ryan	**85,000**	85,000
Desmond Ryan	**83,464**	83,453
	168,464	168,453

The loans owed to the directors are unsecured, interest free and are repayable on demand.

15. Related party transactions

Included in other creditors are loans of €170,000 (2024: €170,000) owed to Deirdre Ryan and Ronan Ryan, two shareholders of the company who were not directors of the company at the year end. These loans are repayable on demand.

16. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 20 November 2025.