

Registration number 498617

Dublin Corporate Apartments Limited

Abridged accounts

for the year ended 31st May 2025

Dublin Corporate Apartments Limited
ABRIDGED ACCOUNTS
FOR THE YEAR ENDED 31 MAY 2025

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Dublin Corporate Apartments Limited

Directors and other information

Directors	Yvonne Slattery Brian O'Neill
Secretary	Brian O'Neill
Company number	498617
Registered office	Behan House 10 Lower Mount Street Dublin 2
Accountants	KSi Faulkner Orr Ltd Second Floor, One Stephens Street Upper, Dublin 8.
Business address	The Moorings, Suite 1, Fitzwilliam Quay, Dublin 4
Bankers	Bank of Ireland 46 Parliament Street Gardens, Kilkenny, Co. Kilkenny.

Dublin Corporate Apartments Limited

STATEMENT OF DIRECTORS RESPONSIBILITIES AND DECLARATION ON UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2025

General responsibilities

The directors are responsible for preparing the Director's Report and 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 director has 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 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 that financial year and otherwise comply with the Companies Act 2014.

In preparing those financial statements the director is required to :

- * Select suitable accounting policies and then apply them consistently.
- * Make judgements and 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.
- * 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 and loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and the Directors' Report comply with the Companies Act 2014 and enable the financial statements to be prepared. 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 as set out on pages 4 to 10 :

- 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 KSi Faulkner Orr Ltd, all the company's accounting records and provided all the information, books or 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 year ended 31st May 2025.

On behalf of the board

Yvonne Slattery
Director

Brian O'Neill
Director

Date: 11th February 2026

Dublin Corporate Apartments Limited

**Abridged balance sheet
as at 31 May 2025**

		2025		2024	
	Notes	€	€	€	€
Fixed assets					
Tangible assets	5		1,002,623		1,002,623
Financial assets	5		200		200
			1,002,823		1,002,823
Current assets					
Debtors	6	5,853,569		5,378,569	
Cash at bank and in hand		4,735		166,642	
		5,858,304		5,545,211	
Creditors: amounts falling due within one year	7	(122,614)		(135,654)	
Net current assets			5,735,690		5,409,557
Total assets less current liabilities			6,738,513		6,412,380
Creditors: amounts falling due after more than one year	8		(2,604,393)		(2,279,469)
Net assets			4,134,120		4,132,911
Capital and reserves					
Called up share capital	9		500		500
Other reserves	10		200		200
Profit and loss account	10		4,133,420		4,132,211
Equity shareholders' funds	11		4,134,120		4,132,911

The directors have relied on the specified exemption contained in Section 352 of the Companies Act 2014 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.

The directors 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 Section 358 is complied with;
- (c) no notice under subsection (1) of Section 334 has, in accordance with subsection (2) of that section, been served on the company;
- (d) they acknowledge the company's obligations under Companies Act 2014, to keep adequate accounting records and to 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 year and to otherwise comply with the provisions of Companies Act 2014 relating to Financial Statements so far as they are applicable to the company.

The financial statements have been prepared in accordance with the provisions applicable 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.

The abridged accounts were approved by the Board on 11 February 2026 and signed on its behalf by
Yvonne Slattery - Director **Brian O'Neill - Director**

The notes on pages 5 to 10 form an integral part of these financial statements.

Dublin Corporate Apartments Limited
Notes to the abridged financial statements
for the year ended 31 May 2025

1. General information

Dublin Corporate Apartments Limited is a company limited by shares incorporated in the Republic of Ireland. Behan House, 10 Lr Mount St, Dublin 2 is the registered office. The Moorings, Suite 1, Fitzwilliam Quay, Dublin 4 is 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. Statement of 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.

2.1. Basis of preparation

The financial statements of the company for the year ended 31 May 2025 have been prepared in accordance with accounting standards issued by the Financial Reporting Council, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") applying section 1A of that standard and Irish statute comprising the Companies Act 2014.

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.

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.

2.2. Group accounts

The company and its subsidiaries combined, meet the size exemption criteria for the group and the company is therefore exempt from the requirement to prepare consolidated financial statements by virtue of Regulation 7 of the European Communities (Companies Group Accounts) Regulation, 1992. Consequently, these financial statements deal with the results of the company as a single entity.

Dublin Corporate Apartments Limited
Notes to the abridged financial statements
for the year ended 31 May 2025

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2.3. Tangible assets and depreciation

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment loss. Cost includes all costs that are directly attributable to bringing the asset into working condition for its intended use.

Depreciation

Depreciation is provided on all tangible assets, at rates calculated to write off the cost less estimated residual value, of each asset systematically over its expected useful life, as follows:

No depreciation is being charged in respect of investment properties in accordance with FRS102. The properties are shown at their fair market value in accordance with FRS102.

2.4. Ordinary Share Capital

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

2.5. Financial assets

Fixed asset investments are stated at cost less provision for permanent diminution in value. Investments are reviewed for diminution in value if events or changes in circumstances indicate that the carrying amount may not be recoverable. Diminution in value is calculated such that carrying value of the fixed asset investment is the lower of its cost or recoverable amount. Recoverable amount is the higher of its net realisable value and its value in use.

2.6. Taxation

The yearly charge for taxation is based on the profit for the year and is calculated with reference to the tax rates applying at the balance sheet date.

3. Employees

There were no employees during the year.

Dublin Corporate Apartments Limited
Notes to the abridged financial statements
for the year ended 31 May 2025

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4. Transactions with directors

The following directors provided an interest free loan during the year. The movements on these loans are as follows:

	Amount owing		Maximum
	2025	2024	in year
	€	€	€
Brian O'Neill	<u>1,950</u>	<u>16,950</u>	<u>16,950</u>

5. Fixed assets

	Tangible fixed assets	Financial assets	Total
	€	€	€
Cost			
At 1 June 2024	1,002,623	200	1,002,823
At 31 May 2025	<u>1,002,623</u>	<u>200</u>	<u>1,002,823</u>
Net book values			
At 31 May 2025	<u>1,002,623</u>	<u>200</u>	<u>1,002,823</u>

	Tangible fixed assets	Financial assets	Total
	€	€	€
Cost			
At 1 June 2023	-	200	200
Additions	<u>1,002,623</u>	<u>-</u>	<u>1,002,623</u>
At 31 May 2024	<u>1,002,623</u>	<u>200</u>	<u>1,002,823</u>
Net book values			
At 31 May 2024	<u>1,002,623</u>	<u>200</u>	<u>1,002,823</u>

Dublin Corporate Apartments Limited
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5.1. Investment details	2025	2024
	€	€
Subsidiary undertaking	<u>200</u>	<u>200</u>
6. Debtors	2025	2024
	€	€
Trade debtors	15,410	15,410
Amounts owed by group undertakings	<u>5,838,159</u>	<u>5,363,159</u>
	<u>5,853,569</u>	<u>5,378,569</u>
7. Creditors: amounts falling due within one year	2025	2024
	€	€
<i>Other creditors</i>		
Directors' accounts	1,950	16,950
Accruals	65,664	48,340
Deferred income	55,000	60,000
<i>Taxation creditors</i>		
Corporation tax	-	5,955
VAT	-	4,409
	<u>122,614</u>	<u>135,654</u>

Dublin Corporate Apartments Limited
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8. Creditors: amounts falling due after more than one year

	2025	2024
	€	€
Shareholders loan	2,604,393	2,279,469
	<u> </u>	<u> </u>

9. Share capital

	2025	2024
	€	€
Authorised equity		
100,000 Ordinary shares of €1 each	100,000	100,000
	<u> </u>	<u> </u>
Allotted, called up and fully paid share capital		
500 Ordinary shares of €1 each	500	500
	<u> </u>	<u> </u>

10. Reserves

	Profit and loss account	Other un-denominated capital	Total
	€	€	€
At 1 June 2024	4,132,211	200	4,132,411
Profit for the year	1,209	-	1,209
	<u> </u>	<u> </u>	<u> </u>
At 31 May 2025	4,133,420	200	4,133,620
	<u> </u>	<u> </u>	<u> </u>
Equity interests	4,133,420	-	4,133,420
Non-equity interests	-	200	200
	<u> </u>	<u> </u>	<u> </u>

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11. Reconciliation of movements in shareholders' funds	2025	2024
	€	€
Surplus/(deficit)Deficit/(surplus) for the year	1,209	(5,944)
Opening shareholders' funds	4,132,911	4,138,855
Closing shareholders' funds	<u>4,134,120</u>	<u>4,132,911</u>

12. Accounting periods

The current accounts are for a full year. The comparative accounts are for a full year.

13. Approval of financial statements

The board of directors approved these financial statements for issue on 11 February 2026.