

Company Registration No 628748 (Republic of Ireland)

CBL CONSTRUCTION LIMITED

**ANNUAL REPORT AND UNAUDITED ABRIDGED FINANCIAL
STATEMENTS**

FOR THE YEAR ENDING 31 AUGUST 2025

CBL CONSTRUCTION LIMITED

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**CBL CONSTRUCTION LIMITED
COMPANY INFORMATION**

DIRECTORS:

Costica Cornea
Martin Roche

SECRETARY:

Martin Roche

REGISTRATION NUMBER:

628748 (Incorporated in the Republic of Ireland)

REGISTERED OFFICE:

Main Sreet
Blanchardstown
Dublin

BANK:

AIB
Westend Retail Park,
Blanchardstown, Dublin 15

**CBL CONSTRUCTION LIMITED
DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 31 AUGUST 2025**

The directors are responsible for preparing the Directors' Report and financial statements in accordance with applicable 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 company financial statements in accordance with FRS102. 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 surplus or deficit of the company for that financial year and otherwise comply with the companies Act 2014.

In preparing each of the financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements 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; 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 surplus or deficit 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 and enable the financial statements to be audited. 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.

The financial statements were approved by the board of directors and authorised for issue on 10 March 2026 and signed on their behalf by:-


Costica Cornea
Director

Date: 10 March 2026


Martin Roche
Director

**CBL CONSTRUCTION LIMITED
DIRECTORS' DECLARATION ON UN-AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2025**

In relation to the financial statements set out on pages 4 to 7.

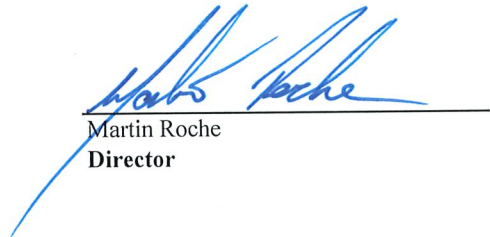
- The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds the company will continue in business.
- The directors confirm that they have made available to all the company's accounting records and provided all the information 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 transactions of the company for the year ended 31 August 2025.

The financial statements were approved by the board of directors and authorised for issue on 10 March 2026 and signed on their behalf by:-



Costica Cornea
Director

Date: 10 March 2026



Martin Roche
Director

CBL CONSTRUCTION LIMITED
BALANCE SHEET
FOR THE YEAR ENDED 31 AUGUST 2025


	Notes	2025 €	2024 €
FIXED ASSETS			
Financial assets	6	-	-
Tangible fixed assets	7	119,960	151,936
TOTAL NON CURRENT ASSETS		119,960	151,936
CURRENT ASSETS			
Bank		209,185	225,331
Work in progress	8	-	-
Debtors	9	2,067,800	1,247,871
TOTAL CURRENT ASSETS		2,276,985	1,473,202
CREDITORS (Amounts falling due within one year)	10	(1,694,194)	(1,119,074)
NET CURRENT ASSETS		582,791	354,128
TOTAL ASSETS LESS CURRENT LIABILITIES		702,751	506,064
CREDITORS (Amounts falling due in more than one year)	11	(82,369)	(115,432)
TOTAL NET ASSETS		620,383	390,632
RESERVES			
Called up share capital presented as equity	12	100	100
Profit and loss reserves		620,283	390,532
TOTAL Equity		620,383	390,632

We, as Directors' of CBL Construction Limited, state that -

- (a) the company is availing itself of the exemption from audit 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; and
- (d) the directors acknowledge the obligations of the company, under the Companies Act 2014, to:
- (i) 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 year; and
- (ii) to otherwise comply with the provisions of this Act 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 it is entitled to the benefit of that exemption as a small company and confirm that the abridged Financial Statements have been properly prepared in accordance with section 353 Companies Act 2014.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Statement 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the board of directors and authorised for issue on 10 March 2026 and signed on their behalf by:-


Costica Cornea
Director


Martin Roche
Director

Date: 10 March 2026

1 Accounting policies

Company information

Costy Construction Limited is a company domiciled and incorporated in Ireland. The registered office is Main Street, Blanchardstown, Dublin and its company registration number is 628748.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

These financial statements are prepared in Euro's, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover represents the fair value of amounts receivable on completed contracts for the sale of real property net of value added tax. Turnover is recognised to the extent that the entity has fulfilled its obligations under the terms of these contracts.

1.4 Cash and cash equivalents

Cash at the bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.5 Financial Instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instruments.

Financial assets and liabilities are offset, with the net amounts presented in the financial instruments, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivable'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

CBL CONSTRUCTION LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 AUGUST 2025

1 Accounting policies

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

1.6 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.7 Tangible fixed assets

Tangible fixed assets are stated in the balance sheet at cost less accumulated depreciation.

Depreciation is provided on all tangible assets, so as to write off the cost less estimated residual value of each asset over its expected useful economic life on a straight line basis at the following annual rates:

Plant & equipment	-	20%
Motor vehicles	-	25%
Office equipment	-	20%

1.8 Financial assets

Financial assets are shown at cost less provisions for impairments in value.

1.9 Stocks

Work in progress is stated at the lower of cost and net realisable value.

Costs include all direct expenditure including bank interest which has been incurred in the normal course of business in bringing the raw materials, stock of work in progress and finished real properties to their present location and condition.

Net realisable value is the actual or estimated selling price net of trade discounts, less all further costs to completion and all costs to be incurred in marketing and selling finished real properties.

1.10 Taxation

Corporation tax payable is provided on taxable profits at current rates.

2 Employees 2025 2024

The monthly number of persons (including directors) employed by the company at year end was.

Total	4	4
	<u> </u>	<u> </u>

CBL CONSTRUCTION LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 AUGUST 2025

3	Directors Remuneration	2025	2024
		€	€
	Remuneration for qualifying services	162,000	144,000
	Company pension contributions	-	-
		<u>162,000</u>	<u>144,000</u>
		<u><u>162,000</u></u>	<u><u>144,000</u></u>
4	Operating profit	2025	2024
		€	€
	Operating profit for the year is stated after charging/(crediting):		
	Depreciation	55,126	54,530
		<u>55,126</u>	<u>54,530</u>
		<u><u>55,126</u></u>	<u><u>54,530</u></u>
5	Taxation	2025	2024
		€	€
	The charge for the year can be reconciled to the loss per the accounts as follows:		
	Profit before taxation	267,842	68,182
		<u>267,842</u>	<u>68,182</u>
	Tax expense for the year	(38,901)	(14,506)
		<u>(38,901)</u>	<u>(14,506)</u>
		<u><u>(38,901)</u></u>	<u><u>(14,506)</u></u>
6	Financial assets	2025	2024
		€	€
	Investments	-	-
		<u>-</u>	<u>-</u>
		<u><u>-</u></u>	<u><u>-</u></u>

CBL CONSTRUCTION LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 AUGUST 2025

7 TANGIBLE FIXED ASSETS	Plant & Equip €	Motor Vehicles €	Office Equip €	Total €
COST				
At 1 September 2024	90,397	161,435	13,909	265,740
Additions in year	7,744	15,409	-	23,153
Disposals in year	-	-	-	-
At 31 August 2025	98,141	176,844	13,909	288,894
Depreciation				
At 1 September 2024	42,026	60,084	11,696	113,805
Charge for year	16,830	37,636	663	55,128
Disposals in year	-	-	-	-
At 31 August 2025	58,856	97,720	12,358	168,933
NET BOOK VALUE				
At 31 August 2025	39,286	79,124	1,550	119,960
At 31 August 2024	48,372	101,351	2,213	151,936

CBL CONSTRUCTION LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 AUGUST 2025

8	Stocks	2025	2024
		€	€
	Work in progress	-	-
		<u> </u>	<u> </u>
9	Debtors	2025	2024
		€	€
	Trade Debtors	1,385,376	522,950
	Debtors - Retention	375,211	346,862
	Debtors - Other	25,573	24,284
	Corporation Tax	-	4,609
	VAT	247,018	349,166
	Debtors Rebates	34,623	-
		<u> </u>	<u> </u>
		2,067,800	1,247,871
		<u> </u>	<u> </u>
10	Creditors: amounts falling due within one year	2025	2024
		€	€
	Trade creditors	599,809	163,397
	Directors loan accounts	245,814	236,624
	Accruals	319,857	164,734
	Loans	28,684	19,851
	Lease amounts falling due within one year	27,400	19,836
	Relevant Contractors Tax	89,364	160,113
	PAYE / PRSI	9,770	7,657
	Corporation Tax	23,591	-
		<u> </u>	<u> </u>
		1,694,194	1,119,074
		<u> </u>	<u> </u>
11	Creditors: amounts falling due in more than one year	2025	2024
		€	€
	Other Creditors	-	-
	Lease amounts falling after one year	82,369	115,432
		<u> </u>	<u> </u>
		82,369	115,432
		<u> </u>	<u> </u>
12	Share Capital	2025	2024
		€	€
	Ordinary share capital		
	Authorised equity		
	100,000 Ordinary Shares of €1 each	100,000	100,000
		<u> </u>	<u> </u>
	Issued and fully paid equity		
	100 Ordinary Shares of €1 each	100	100
		<u> </u>	<u> </u>

CBL CONSTRUCTION LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 AUGUST 2025

13 Events after the reporting date

No events have taken place since the balance sheet date that fail to be disclosed under this heading.

14 Ultimate parent

The company is a wholly owned subsidiary of Cornea Roche Holdings Limited. Cornea Roche Holdings Limited is incorporated and operating in the Republic of Ireland.

15 Related party transactions

During the year the beneficial owners, Costica Cornea and Martin Roche loaned amounts totalling €161,330 to the company. Costica Cornea loaned €71,733, at 31 August 2025 Mrs. Cornea was owed €103,089 (2024: €31,356) by the company. Martin Roche loaned €89,597, at 31 August 2025 Mr. Roche was owed €142,725 (2024: €53,128) by the company.

16 Approval of financial statements

The directors approved the financial statements on 10 March 2026.