

Company registration number: 716753

Double Property Group Limited

Unaudited abridged financial statements

for the financial year ended 31 December 2025

Double Property Group Limited

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Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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 and then apply them consistently;
- make judgments 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.

Double Property Group Limited

Balance sheet As at 31 December 2025

		2025		2024	
	Note	€	€	€	€
Fixed assets					
Financial assets	4	18,141,477		18,141,373	
			18,141,477		18,141,373
Current assets					
Debtors	5	10,628,629		9,245,707	
Cash at bank and in hand		4,361		223	
		10,632,990		9,245,930	
Creditors: amounts falling due within one year	6	(9,269,484)		(8,195,178)	
Net current assets			1,363,506		1,050,752
Total assets less current liabilities			19,504,983		19,192,125
Creditors: amounts falling due after more than one year	7		(175,000)		(369,750)
Net assets			19,329,983		18,822,375
Capital and reserves					
Called up share capital presented as equity			802		802
Share premium account			18,140,568		18,140,568
Reserves for own shares held			5		5
Profit and loss account			1,188,608		681,000
Shareholders funds			19,329,983		18,822,375

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

Double Property Group Limited

Balance sheet (continued)

As at 31 December 2025

We, as directors of Double Property Group Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; 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 of the Companies Act 2014.

These abridged financial statements were approved by the board of directors on 31 March 2026 and signed on behalf of the board by:

Sean Hannigan
Director

Clodagh Robinson
Director

Double Property Group Limited

Notes to the abridged financial statements Financial year ended 31 December 2025

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is 13 Wellington Quay, Dublin 2.

2. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in Euro, which is the functional currency of the entity.

Consolidation

The company qualifies for the small companies regime and has taken advantage of the exemption to prepare consolidated financial statements contained in Section 293 of the Companies Act 2014.

Financial assets

Financial assets are initially recorded at cost, and subsequently stated at cost less any provision for diminution in value. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Double Property Group Limited

Notes to the abridged financial statements (continued) Financial year ended 31 December 2025

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

3. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	681,000	700,000
Profit for the financial year	714,608	474,000
Dividends paid	(207,000)	(493,000)
At the end of the financial year	<u>1,188,608</u>	<u>681,000</u>

Double Property Group Limited

**Notes to the abridged financial statements (continued)
Financial year ended 31 December 2025**

4. Financial assets	Shares in group undertakings	Total
	€	€
Cost		
At 1 January 2025	18,141,373	18,141,373
Additions	104	104
At 31 December 2025	<u>18,141,477</u>	<u>18,141,477</u>
Provision for diminution in value		
At 1 January 2025 and 31 December 2025	-	-
Carrying amount		
At 31 December 2025	<u>18,141,477</u>	<u>18,141,477</u>
At 31 December 2024	<u>18,141,373</u>	<u>18,141,373</u>
5. Debtors	2025	2024
	€	€
Amounts owed by group undertakings	9,122,040	8,079,026
Other debtors	1,506,589	1,166,681
	<u>10,628,629</u>	<u>9,245,707</u>
6. Creditors: amounts falling due within one year	2025	2024
	€	€
Amounts owed to group undertakings	9,269,484	8,195,178
	<u>9,269,484</u>	<u>8,195,178</u>
7. Creditors: amounts falling due after more than one year	2025	2024
	€	€
Other creditors including tax and social insurance	175,000	369,750
	<u>175,000</u>	<u>369,750</u>
8. Approval of financial statements		

The board of directors approved these abridged financial statements for issue on 31 March 2026.