

Company Number: 175283

Foxrock Properties Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 August 2025

Foxrock Properties Limited

CONTENTS

	Page
Directors and Other Information	3
Directors' Responsibilities Statement	4
Balance Sheet	5
Notes to the Financial Statements	6 - 9

Foxrock Properties Limited
DIRECTORS AND OTHER INFORMATION

Directors	Anna McDermott Michael McDermott Edel McDermott
Company Secretary	Michael McDermott
Company Number	175283
Business Address	25 Yale Ardilea, Roebuck Road Clonskeagh Dublin 14
Accountants	S.P Hickey & Associates Limited Chartered Accountants and Statutory Auditors 126 Baggot Street Lower Dublin 2 Republic of Ireland
Bankers	Bank of Ireland Dundrum Dublin 16

Foxrock Properties Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 August 2025

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Financial Reporting Council.

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 Irish Generally Accepted Accounting Practice (accounting standards 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.

Signed on behalf of the board

Michael McDermott
Company Secretary

Anna McDermott
Director

Date: 13 January 2026

Foxrock Properties Limited

BALANCE SHEET

as at 31 August 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	<u>2,751,021</u>	<u>2,745,850</u>
Current Assets			
Cash at bank and in hand		9,382	9,696
Creditors: amounts falling due within one year	6	<u>(322,873)</u>	<u>(306,327)</u>
Net Current Liabilities		<u>(313,491)</u>	<u>(296,631)</u>
Total Assets less Current Liabilities		2,437,530	2,449,219
Provisions for liabilities	7	<u>(654,052)</u>	<u>(654,052)</u>
Net Assets		<u>1,783,478</u>	<u>1,795,167</u>
Capital and Reserves			
Called up share capital presented as equity		127	127
Retained earnings	8	<u>1,783,351</u>	<u>1,795,040</u>
Shareholders' Funds	9	<u>1,783,478</u>	<u>1,795,167</u>

I as Director of Foxrock 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 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) I 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 13 January 2026 and signed on its behalf by:

Michael McDermott
Company Secretary

Anna McDermott
Director

Foxrock Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

1. Summary of Significant Accounting Policies

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish statute comprising the Companies Act 2014. They comply with the financial reporting standards of 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.

Accounting Convention

The financial statements are prepared under the historical cost convention.

Cash flow statement

The company has availed of the exemption in FRS 1 from the requirement to prepare a Cash Flow Statement because it is a subsidiary undertaking for which the consolidated financial statements are publicly available.

Turnover

Turnover comprises the total rental income received.

Tangible assets and depreciation

Tangible assets 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 tangible assets, less their estimated residual value, over their expected useful lives as follows:

Fixtures, fittings and equipment	-	12.5% 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

Revalued investment properties are not depreciated or amortised. Where the valuation indicates a permanent diminution in the value of the property, the permanent diminution is charged to the Profit and Loss Account. All other fluctuations in value are transferred to a revaluation reserve.

This treatment is a departure from the requirement of Company Law to provide depreciation on all fixed assets which have a limited useful life. However, these investment properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. If depreciation were to be provided it would be provided at a rate of 4% Straight line per annum on the revalued amount.

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.

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.

Given the change under FRS 102, deferred tax is provided on gains on Investment Properties at the rate expected to apply when the property may be sold.

Foxrock Properties Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 August 2025

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date. Transactions, during the year, which are denominated in foreign currencies are translated at the rates of exchange ruling at the date of the transaction. The resulting exchange differences are dealt with in the Profit and Loss Account.

Ordinary share capital

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

2. Operating (loss)/profit	2025	2024
	€	€
Operating (loss)/profit is stated after charging:		
Depreciation of tangible assets	3,929	4,560
	<u><u> </u></u>	<u><u> </u></u>

3. Employees

The average monthly number of employees, including directors, during the financial year was 3, (2024 - 3).

	2025	2024
	Number	Number
Director	3	3
	<u><u> </u></u>	<u><u> </u></u>

4. Tax on (loss)/profit

	2025	2024
	€	€
(a) Analysis of charge in the financial year		
Current tax:		
Corporation tax at 25.00% (2024 - 25.00%) (Note 4 (b))	5,806	4,860
	<u><u> </u></u>	<u><u> </u></u>

(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 25.00% (2024 - 25.00%). The differences are explained below:

	2025	2024
	€	€
(Loss)/profit taxable at 25.00%	(5,883)	200
	<u><u> </u></u>	<u><u> </u></u>
(Loss)/profit before tax		
multiplied by the standard rate of corporation tax		
in the Republic of Ireland at 25.00% (2024 - 25.00%)	(1,471)	50
Effects of:		
Expenses not deductible for tax purposes	7,277	4,810
	<u><u> </u></u>	<u><u> </u></u>
Current tax charge for the financial year (Note 4 (a))	5,806	4,860
	<u><u> </u></u>	<u><u> </u></u>

Foxrock Properties Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 August 2025

5. Tangible assets

	Investment properties	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1 September 2024	2,738,054	36,656	2,774,710
Additions	-	9,100	9,100
Disposals	-	(14,119)	(14,119)
At 31 August 2025	<u>2,738,054</u>	<u>31,637</u>	<u>2,769,691</u>
Depreciation			
At 1 September 2024	-	28,860	28,860
Charge for the financial year	-	3,929	3,929
On disposals	-	(14,119)	(14,119)
At 31 August 2025	<u>-</u>	<u>18,670</u>	<u>18,670</u>
Net book value			
At 31 August 2025	<u>2,738,054</u>	<u>12,967</u>	<u>2,751,021</u>
At 31 August 2024	<u>2,738,054</u>	<u>7,796</u>	<u>2,745,850</u>

6. Creditors

Amounts falling due within one year

	2025	2024
	€	€
Amounts owed to participating interests	264,382	264,482
Taxation	19,486	11,860
Directors' current accounts (Note 11)	26,195	17,175
Other creditors	7,500	7,500
Accruals	5,310	5,310
	<u>322,873</u>	<u>306,327</u>

7. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Losses	Total	Total
	€	€	€
At financial year start	654,052	654,052	654,052
At financial year end	<u>654,052</u>	<u>654,052</u>	<u>654,052</u>

8. Profit and loss account

	2025	2024
	€	€
At 1 September 2024	1,795,040	1,799,700
Loss for the financial year	(11,689)	(4,660)
At 31 August 2025	<u>1,783,351</u>	<u>1,795,040</u>

Foxrock Properties Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 August 2025

9. Reconciliation of movements in shareholders' funds	2025	2024
	€	€
Loss for the financial year	(11,689)	(4,660)
Opening shareholders' funds	1,795,167	1,799,827
Closing shareholders' funds	1,783,478	1,795,167

10. Capital commitments

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

11. Directors' remuneration and transactions	2025	2024
	€	€
Remuneration	38,500	28,000
Pension contributions	38,360	30,631
	76,860	58,631

The following amounts are repayable to the directors:

	2025	2024
	€	€
Anna McDermott	26,195	17,175

12. Related party transactions

Transactions and balances with group company:

Bannock Associates Limited

At the year end, the company owed Bannock Associates Limited €264,382 (2021 : €264,482).

13. Parent company

The company regards Bannock Associates Limited as its parent company.

14. Post-Balance Sheet Events

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

15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 13 January 2026.