

Company Number: 664789

Kirkby Tyres Property Limited
Abridged Financial Statements
for the financial year ended 31 March 2025

Kirkby Tyres Property Limited

CONTENTS

	Page
Directors' Responsibilities Statement	3
Independent Auditor's Special Report to the Directors	4 - 6
Appendix to the Independent Auditor's Report	7
Balance Sheet	8
Statement of Changes in Equity	9
Notes to the Financial Statements	10 - 15

Kirkby Tyres Property Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 March 2025

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 and enable the financial statements to be readily and properly 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.

Disclosure of Information to Auditor

Each persons who are directors at the date of approval of this report confirms that:

- there is no relevant audit information (information needed by the company's auditor in connection with preparing the auditor's report) of which the company's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Signed on behalf of the board

Gordon A. Rosenthal
Director

15 December 2025

Robin Walls
Director

15 December 2025

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF KIRKBY TYRES PROPERTY LIMITED

pursuant to section 356(1) and 356(2) of the Companies Act 2014

Opinion

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex the abridged financial statements to the annual return of Kirkby Tyres Property Limited ('the company') and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

Basis of opinion

We have examined :

- (i) the abridged financial statements for the financial year ended 31 March 2025 on pages 8 to 15 which the directors of Kirkby Tyres Property Limited propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

The scope of our work for the purpose of this report was limited to confirming that the directors are entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to section 353 of the Companies Act 2014, from the financial statements to be laid before the Annual General Meeting.

Respective responsibilities of directors and auditors

It is your responsibility to prepare abridged financial statements which comply with section 352 of the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to sections 352 and 353 of that Act and to report our opinion to you.

This report is made solely to the company directors in accordance with section 356(2) of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters we are required to state to them in our report under section 356(2) of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions we have formed.

Other Information required by the Companies Act 2014

On 15 December 2025 we reported to the members on the company financial statements for the financial year ended 31 March 2025 and our report was as follows:

"Report on the audit of the financial statements

Opinion

We have audited the financial statements of Kirkby Tyres Property Limited ('the company') for the financial year ended 31 March 2025 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes to the financial statements, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", issued in the United Kingdom by the Financial Reporting Council, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 March 2025 and of its loss for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF KIRKBY TYRES PROPERTY LIMITED

pursuant to section 356(1) and 356(2) of the Companies Act 2014

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited and the financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of directors for the financial statements

In preparing the financial statements, the directors are responsible for assessing the company ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is contained in the appendix to this report, located at page 7, which is to be read as an integral part of our report.

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF KIRKBY TYRES PROPERTY LIMITED

pursuant to section 356(1) and 356(2) of the Companies Act 2014

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the company shareholders in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company shareholders those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the company and the company shareholders for our audit work, for this report, or for the opinions we have formed."

Aidan H. Heffernan, FCA

for and on behalf of

HITCHMOUGH KINNEAR

Chartered Accountants and Statutory Audit Firm

Sheraton Court

Glasheen Road

Cork

15 December 2025

We certify that the auditor's report on pages 4 - 6 made pursuant to section 356(1) of the Companies Act 2014 is a true copy of the original.

Robin Walls

Secretary

15 December 2025

Gordon A. Rosenthal

Director

15 December 2025

Kirkby Tyres Property Limited

APPENDIX TO THE INDEPENDENT AUDITOR'S REPORT

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Kirkby Tyres Property Limited

BALANCE SHEET

as at 31 March 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	8	<u>3,634,006</u>	<u>3,397,702</u>
Current Assets			
Debtors	9	6,000	67,800
Cash and cash equivalents		<u>19,429</u>	<u>36,239</u>
		<u>25,429</u>	<u>104,039</u>
Creditors: amounts falling due within one year	10	<u>(175,000)</u>	<u>(170,944)</u>
Net Current Liabilities		<u>(149,571)</u>	<u>(66,905)</u>
Total Assets less Current Liabilities		3,484,435	3,330,797
Creditors:			
amounts falling due after more than one year	11	<u>(3,970,600)</u>	<u>(3,706,056)</u>
Net Liabilities		<u>(486,165)</u>	<u>(375,259)</u>
Capital and Reserves			
Called up share capital presented as equity	13	1,000	1,000
Retained earnings		<u>(487,165)</u>	<u>(376,259)</u>
Equity attributable to owners of the company		<u>(486,165)</u>	<u>(375,259)</u>

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 Kirkby Tyres Property Limited, state that -

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 and the small companies' regime.

Approved by the board on 15 December 2025 and signed on its behalf by:

Gordon A. Rosenthal
Director

Robin Walls
Director

Kirkby Tyres Property Limited
STATEMENT OF CHANGES IN EQUITY

as at 31 March 2025

	Called up share capital €	Retained earnings €	Total €
At 1 April 2023	1,000	(270,802)	(269,802)
Loss for the financial year	-	(105,457)	(105,457)
At 31 March 2024	1,000	(376,259)	(375,259)
Loss for the financial year	-	(110,906)	(110,906)
At 31 March 2025	1,000	(487,165)	(486,165)

Kirkby Tyres Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

1. General Information

Kirkby Tyres Property Limited is a company limited by shares incorporated, registered and domiciled in Ireland. The registered number of the company is 664789. The registered office of the company is Unit 615, Kilshane Avenue, Northwest Business Park, Dublin 15, D15 HXK3 which is also the principal place of business of the company. The principal activity of the company is the letting of a commercial property. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

These financial statements comprising the Profit and Loss account, Balance Sheet, Statement of Changes in Equity, Cash Flow Statement and the related notes constitute the individual financial statements 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 financial statements.

Statement of compliance

The financial statements of the company for the financial year ended 31 March 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

Income represents the fair value of rental income derived from the letting of company's property received and receivable during the year. Income is recognised when the company has earned the right to receive consideration, the outcome of the rental agreement can be estimated reliably and the revenue associated with the agreement can be measured reliably and it is probable that future economic benefits will flow to the company.

Provisions for liabilities

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at the present value using a pre-tax discount rate. The unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

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:

Freehold building	-	1% Straight line
Freehold land	-	Not depreciated
Plant and machinery	-	12.50% 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.

Kirkby Tyres Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

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, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

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 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.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. 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.

3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of these financial statements in compliance with FRS 102 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable in the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities in the future are disclosed in the notes to the accounts.

Long-lived assets, consisting primarily of property, plant and equipment, comprise a significant portion of the total assets. The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual values. The directors regularly review these asset useful economic lives and change them as necessary to reflect current estimates on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset useful lives have an impact on depreciation and amortisation charges for the period. Detail of the useful economic lives is included in the accounting policies.

Kirkby Tyres Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

4. Turnover

The whole of the company's turnover is attributable to its market in the Republic of Ireland and is derived from the principal activity of the letting of a commercial property.

5. Operating profit	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	114,918	59,578
Loss on foreign currencies	2,230	41,872
	<u><u>117,148</u></u>	<u><u>101,450</u></u>

6. Interest payable and similar expenses

	2025	2024
	€	€
On amounts payable to group companies	113,207	130,838
Interest	53,573	46,263
	<u><u>166,780</u></u>	<u><u>177,101</u></u>

7. Employees

The company had no employees apart from the directors who are remunerated through other group companies. Key management comprises the directors of the company.

	2025	2024
	Number	Number
Management	2	2
	<u><u>2</u></u>	<u><u>2</u></u>

8. Tangible assets

	Freehold building	Freehold land	Plant and machinery	Total
	€	€	€	€
Cost				
At 1 April 2024	2,754,225	500,000	347,785	3,602,010
Additions	-	-	351,222	351,222
At 31 March 2025	<u>2,754,225</u>	<u>500,000</u>	<u>699,007</u>	<u>3,953,232</u>
Depreciation				
At 1 April 2024	109,382	-	94,926	204,308
Charge for the financial year	27,542	-	87,376	114,918
At 31 March 2025	<u>136,924</u>	<u>-</u>	<u>182,302</u>	<u>319,226</u>
Net book value				
At 31 March 2025	<u><u>2,617,301</u></u>	<u><u>500,000</u></u>	<u><u>516,705</u></u>	<u><u>3,634,006</u></u>
At 31 March 2024	<u><u>2,644,843</u></u>	<u><u>500,000</u></u>	<u><u>252,859</u></u>	<u><u>3,397,702</u></u>

AIB Bank became the new charge holder on 23 January, 2023 holding 1st legal charge over the freehold land and building

Kirkby Tyres Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

9. Debtors	2025	2024
	€	€
Taxation	-	11,800
Prepayments	6,000	56,000
	<u>6,000</u>	<u>67,800</u>
	<u><u>6,000</u></u>	<u><u>67,800</u></u>
10. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	164,467	164,467
Taxation	1,906	-
Accruals	8,627	6,477
	<u>175,000</u>	<u>170,944</u>
	<u><u>175,000</u></u>	<u><u>170,944</u></u>
11. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	1,343,701	1,454,594
Amounts owed to group undertakings (Note 16)	2,426,899	2,251,462
Amounts owed to connected parties (Note 16)	200,000	-
	<u>3,970,600</u>	<u>3,706,056</u>
	<u><u>3,970,600</u></u>	<u><u>3,706,056</u></u>
Loans		
Repayable in one year or less, or on demand	164,467	164,467
Repayable between one and two years	328,934	328,934
Repayable between two and five years	493,401	493,401
Repayable in five years or more	521,366	632,259
	<u>1,508,168</u>	<u>1,619,061</u>
	<u><u>1,508,168</u></u>	<u><u>1,619,061</u></u>

The applicable average interest rates are as follows:

Bank loan: 3.553% p.a.

Intercompany loan: 4.050% p.a.

As security for monies advanced, AIB Bank (Registered new charge holder 23 January, 2023) holds to following:

- 1st legal charge over Unit 615 Kilshane Avenue, Northwest Business Park, Ballycoolin, Dublin 15, being the entire of the property comprised in folio 168560F County Dublin.
- A floating charge on the undertaking or property of the company.
- A mortgage debenture and all monies inter-company guarantee.

12. Taxation	2025	2024
	€	€
Debtors:		
VAT	-	11,800
	<u>-</u>	<u>11,800</u>
Creditors:		
VAT	1,906	-
	<u>1,906</u>	<u>-</u>
	<u><u>1,906</u></u>	<u><u>-</u></u>

Kirkby Tyres Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

13. Share capital			2025	2024
			€	€
Description	Number of shares	Value of units		
Authorised				
Ordinary Shares	1,000	€1.00 each	<u>1,000</u>	<u>1,000</u>
Allotted, called up and fully paid				
Ordinary Shares	1,000	€1.00 each	<u>1,000</u>	<u>1,000</u>

No director or the secretary had an interest in the share capital of the company at any time during the period.

14. Income Statement

	2025	2024
	€	€
At 1 April 2024	(376,259)	(270,802)
Loss for the financial year	<u>(110,906)</u>	<u>(105,457)</u>
At 31 March 2025	<u>(487,165)</u>	<u>(376,259)</u>

15. Capital commitments

The company has capital commitments at the financial year-ended 31 March 2025 amounting nil.

16. Related party transactions

During the year, Kirkby Tyres Limited advanced €60,000 (2024:€162,545). The interest expense included in the Profit and Loss account amounted to €113,207 (2024:€130,383).

Rental income of €180,000 (2024:€180,001) comprises of an annual amount charged to Kirkby Tyres (Ireland) Limited. Kirkby Tyres (Ireland) Limited advanced €200,000 in the year. This amount is outstanding at the year end.

Balances outstanding at the period-end are set out below.

The following amounts are due to other connected parties:

	2025	2024
	€	€
Amounts falling due after more than one year	<u>200,000</u>	<u>-</u>

Transactions and balances with group companies:

	2025	2024
	€	€
Group Balances Over 1 Year		
Amounts (owed to) group undertakings over 1 year	<u>(2,426,899)</u>	<u>(2,251,462)</u>

17. Parent company

The company regards J. Rose (Tyres) Limited as its parent company.

18. Post-Balance Sheet Events

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

Kirkby Tyres Property Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 March 2025

19. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 15 December 2025.