

Company registration number: 565604

Wychwood Properties (TH) Limited

Abridged financial statements

for the financial year ended 31 December 2024

Wychwood Properties (TH) Limited

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Wychwood Properties (TH) Limited

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 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.

**Independent auditor's special report to Wychwood Properties (TH) Limited
pursuant to section 356 of the Companies Act 2014**

We have examined:

- (i) the abridged financial statements for the year ended 31st December 2024 on pages 6 to 11, which the directors of Wychwood Properties (TH) 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.

Respective responsibilities of directors and auditors

It is your responsibility to prepare abridged financial statements which comply with 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 section 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors as a body, in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's directors those matters we are required to state to them under section 356 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 company and the company's directors as a body, for our work, for this report, or for the opinion we have formed.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to annex abridged financial statements to the annual return of the company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion, the directors are entitled under section 352 of the Companies Act 2014 to annex to the annual return of the company, abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act.

Other information

On 9th December 2025 we reported, as auditor of Wychwood Properties (TH) Limited, to the members on the company's financial statements for the year ended 31st December 2024 and our report was as follows:

"Independent auditor's report to the members of Wychwood Properties (TH) Limited

**Independent auditor's special report to Wychwood Properties (TH) Limited
pursuant to section 356 of the Companies Act 2014 (continued)**

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Wychwood Properties (TH) Limited (the 'company') for the financial year ended 31st December 2024 which comprise the statement of comprehensive income, balance sheet, statement of changes in equity and notes to the financial statements, including a 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.

In our opinion, the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31st December 2024 and of its profit 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; and
- have been 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 further described 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 the financial statements in Ireland, including the Ethical Standard 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.

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 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.

**Independent auditor's special report to Wychwood Properties (TH) Limited
pursuant to section 356 of the Companies Act 2014 (continued)**

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.

In connection with our audit of the financial statements, 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 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

Based solely on the work undertaken in the course of the audit, we report that:

- in our opinion, the information given in the directors' report is consistent with the financial statements; and
- in our opinion, the directors' report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which we consider 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 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 material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions required by sections 305 to 312 of the Act are not made. We have nothing to report in this regard.

**Independent auditor's special report to Wychwood Properties (TH) Limited
pursuant to section 356 of the Companies Act 2014 (continued)**

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the company or to cease operations, 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 located on the IAASA's website at: http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description_of_auditors_responsibilities_for_audit.pdf. This description forms part of our auditor's report.

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

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members 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 responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Michelle Blackwell
For and on behalf of
BM Accountants
Certified Public Accountants & and Statutory Audit Firm
99 O'Connell Street
Limerick

Date: 9th December 2025
9th December 2025

Wychwood Properties (TH) Limited

**Balance sheet
As at 31st December 2024**

	Note	2024 €	€	2023 €	€
Fixed assets					
Financial assets	5	14,362,899		11,321,009	
		<u>14,362,899</u>		<u>11,321,009</u>	
			14,362,899		11,321,009
Current assets					
Debtors	6	3,963		3,989	
Investments	7	2,726,875		4,218,993	
Cash at bank and in hand		566,872		555,463	
		<u>3,297,710</u>		<u>4,778,445</u>	
				4,778,445	
Creditors: amounts falling due within one year					
	8	(4,971,560)		(5,092,975)	
		<u>(4,971,560)</u>		<u>(5,092,975)</u>	
				(5,092,975)	
Net current liabilities			(1,673,850)		(314,530)
			<u>(1,673,850)</u>		<u>(314,530)</u>
Total assets less current liabilities			12,689,049		11,006,479
			<u>12,689,049</u>		<u>11,006,479</u>
Creditors: amounts falling due after more than one year					
	9	(12,309,936)		(10,755,742)	
		<u>(12,309,936)</u>		<u>(10,755,742)</u>	
				(10,755,742)	
Net assets			<u>379,113</u>		<u>250,737</u>
			<u>379,113</u>		<u>250,737</u>
Capital and reserves					
Called up share capital presented as equity			100		100
Profit and loss account			379,013		250,637
			<u>379,013</u>		<u>250,637</u>
Shareholders funds			<u>379,113</u>		<u>250,737</u>
			<u>379,113</u>		<u>250,737</u>

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'.

We, as directors of Wychwood Properties (TH) Limited state that the company has relied on the specified exemption contained in section 352 of the 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 of the Companies Act 2014.

The notes on pages 8 to 11 form part of these abridged financial statements.

Wychwood Properties (TH) Limited

**Balance sheet (continued)
As at 31st December 2024**

These abridged financial statements were approved by the board of directors on 9th December 2025 and signed on behalf of the board by:

Arie Van Der Veken
Director

Roy Enright
Director

The notes on pages 8 to 11 form part of these abridged financial statements.

Wychwood Properties (TH) Limited

Notes to the abridged financial statements Financial year ended 31st December 2024

1. General information

The company is a private company limited by shares, registered in Ireland with CRO number 565604. The address of the registered office is 7 Steamboat Quay, Dock Road, Limerick.

2. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on a going concern basis and 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.

Turnover

Turnover relates to Interest income which is recognised using the effective interest rate method. The effective interest rate allocates the interest income over the expected life of the asset at the rate that exactly discounts estimated future cash flows through the expected life of the asset. Calculation of the effective interest rate takes into account fees receivable that are an integral part of the instrument's yield, premiums or discounts on issue and transaction costs. All contractual terms of a financial instrument are considered when estimating future cash flows.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

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.

Wychwood Properties (TH) Limited

Notes to the abridged financial statements (continued) Financial year ended 31st December 2024

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.

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.

Related party transactions

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

Wychwood Properties (TH) Limited

Notes to the abridged financial statements (continued)
Financial year ended 31st December 2024

3. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 2 (2023: 2).

4. Appropriations of profit and loss account

	2024	2023
	€	€
At the start of the financial year	250,637	94,521
Profit for the financial year	128,376	156,116
At the end of the financial year	<u>379,013</u>	<u>250,637</u>

5. Financial assets

	Loans to customers	Total
	€	€
Cost		
At 1st January 2024	11,321,009	11,321,009
Additions	3,597,875	3,597,875
Disposals	(2,048,103)	(2,048,103)
Other movements	1,492,118	1,492,118
At 31st December 2024	<u>14,362,899</u>	<u>14,362,899</u>
Provision for diminution in value		
At 1st January 2024 and 31st December 2024	<u>-</u>	<u>-</u>
Carrying amount		
At 31st December 2024	<u>14,362,899</u>	<u>14,362,899</u>
At 31st December 2023	<u>11,321,009</u>	<u>11,321,009</u>

6. Debtors

	2024	2023
	€	€
Other debtors	3,963	3,989
	<u>3,963</u>	<u>3,989</u>

7. Current asset loans

	2024	2023
	€	€
Loans to customers	2,726,875	4,218,993
	<u>2,726,875</u>	<u>4,218,993</u>

Wychwood Properties (TH) Limited

Notes to the abridged financial statements (continued)
Financial year ended 31st December 2024

8. Creditors: amounts falling due within one year

	2024	2023
	€	€
Amounts owed to group companies	-	19,500
Other creditors including tax and social insurance	-	12,287
Accruals	16,000	-
	<u>16,000</u>	<u>31,787</u>

9. Creditors: amounts falling due after more than one year

	2024	2023
	€	€
Amounts owed to group undertakings	12,309,936	10,755,742
	<u>12,309,936</u>	<u>10,755,742</u>

10. Related party transactions

During the financial year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	Period ending 2024 €	Period ending 2023 €	Period ending 2024 €	Period ending 2023 €
Entity with control	-	-	(17,265,496)	(15,816,930)
Fellow subsidiary	1,041,892	6,422,795	12,362,899	11,321,008
Fellow subsidiary	-	-	-	(19,500)
	<u>-</u>	<u>6,422,795</u>	<u>12,362,899</u>	<u>11,301,508</u>

The balance owed to entity with control are unsecured loans, applicable to market rate of interest and repayable on demand. The balance due from a fellow subsidiary is unsecured, applicable to market rate of interest and is repayable on demand and the transaction with same relates to loan drawdowns and interest. The balance due to a fellow subsidiary is unsecured interest free and repayable on demand.

11. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 9 December 2025.