

Registered number: 765590

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

UNAUDITED

ABRIDGED FINANCIAL STATEMENTS

**FOR THE 13 MONTH PERIOD FROM DATE OF INCORPORATION 07 JUNE 2024 TO
30 JUNE 2025**

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

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IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

COMPANY INFORMATION

Directors	Gregory Bates (appointed 7 June 2024) Jarlath Moran (appointed 7 June 2024) Padraic O'Reilly (appointed 7 June 2024)
Company secretary	Padraic O'Reilly (appointed 7 June 2024)
Registered number	765590
Registered office	39/40 Castlewood House Rathmines Dublin 6
Accountants	RBK Business Advisers Chartered Accountants Termini 3 Arkle Road Sandyford Dublin 18
Bankers	Bank of Ireland 39 St. Stephen's Green Dublin 2
Solicitors	OBH Partners 17 Pembroke Street Upper Dublin 2

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE PERIOD ENDED 30 JUNE 2025**

The Directors are responsible for preparing the Directors' report and the financial statements in accordance with Irish law and regulations.

Irish company law requires the Directors to prepare the 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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (applying Section 1A).

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, of the profit or loss for that 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's 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 and 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.

Directors' declaration on unaudited financial statements

In relation to the financial statements:

- The Directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies for the Company's financial statements, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on a going concern basis on the grounds that the Company will continue in business.
- The Directors confirm that they have made available to RBK Business Advisers, Chartered Accountants, 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 the transactions of the Company for the period ended 30 June 2025.

Signed by:



Jarlath Moran
Director
Date: 28/01/2026



Padraic O'Reilly
Director

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

**ABRIDGED BALANCE SHEET
AS AT 30 JUNE 2025**

	Note	2025 €
Fixed assets		
Tangible assets	5	23,103
		<u>23,103</u>
Current assets		
Debtors: amounts falling due within one year	6	154,468
Cash at bank and in hand		172,570
		<u>327,038</u>
Creditors: amounts falling due within one year	7	(134,216)
		<u>192,822</u>
Net current assets		<u>192,822</u>
Total assets less current liabilities		<u>215,925</u>
Net assets		<u><u>215,925</u></u>
Capital and reserves		
Called up share capital presented as equity		200
Share premium account		49,970
Profit and loss account		165,755
		<u>215,925</u>
Shareholders' funds		<u><u>215,925</u></u>

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

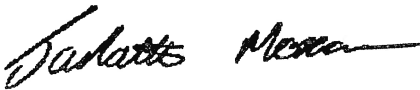
**ABRIDGED BALANCE SHEET (CONTINUED)
AS AT 30 JUNE 2025**

We as Directors of iBuild Construction & Maintenance Services 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 358 are satisfied.
- (c) the members of the Company have not served a notice on the Company under section 334(1) in accordance with section 334(2).
- (d) 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 state of the assets, liabilities and financial position of the of the Company at the end of its financial period and of its profit or loss for such a period and to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the Company.
- (e) the Company has relied on the specific exemptions 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 the abridged financial statements have been properly prepared in accordance with section 353 of the 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 and authorised for issue by the Board by:



Jarlath Moran
Director



Padraic O'Reilly
Director

Date: 28/01/2026

The notes on pages 6 to 14 form part of these financial statements.

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 JUNE 2025**

	Called up share capital	Share premium account	Profit and loss account	Total equity
	€	€	€	€
At 7 June 2024 (Date of incorporation)	-	-	-	-
Comprehensive income for the period				
Profit for the period	-	-	165,755	165,755
Total comprehensive income for the period	-	-	165,755	165,755
Contributions by and distributions to owners				
Shares issued during the period	200	49,970	-	50,170
Total transactions with owners	200	49,970	-	50,170
At 30 June 2025	200	49,970	165,755	215,925

The notes on pages 6 to 14 form part of these financial statements.

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

1. General information

iBuild Construction & Maintenance Services Limited is a private company limited by shares (registered under part 2 of Companies Act 2014), in the Republic of Ireland. The registered office is 39/40 Castlewood Avenue, Rathmines, Dublin 6, which is also the principal place of business of the company. The company registration number is 765590. The nature of the company's operations and its principal activities are set out in the Director's Report.

Currency

The financial statements have been presented in Euro (€) which is also the functional and reporting currency

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared on the going concern basis and under the historical cost convention and comply with the financial reporting standards issued by the Financial Reporting Council, including FRS 102 "the Financial Reporting Standard applicable in the UK and the Republic of Ireland" (as adapted by Section 1A of FRS 102), and the Companies Act 2014.

The following principal accounting policies have been applied:

Going concern

The financial statements have been prepared on the going concern basis which assumes that the company has the ability to meet its liabilities as they fall due and will continue in operational existence for the foreseeable future.

The Directors have prepared budgets and cash flow forecasts for a period of at least twelve months from the date of the approval of the financial statements which demonstrate that the Company will be in a position to meet its liabilities as they fall due.

On this basis and based on the above factors, the Directors are satisfied and confident that the entity has the ability to continue as a going concern for a period of at least 12 months from the date of approval of these financial statements and that the going concern basis of preparation of the financial statements is appropriate.

The financial statements do not contain any adjustments that may be necessary should the going concern basis of preparation not be deemed appropriate.

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

2. Accounting policies (continued)

2.2 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

2.3 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.4 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

2. Accounting policies (continued)

2.5 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Motor vehicles	-	20%
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.6 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.7 Cash at bank and on hand

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.8 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

2. Accounting policies (continued)

2.9 Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligation can be estimated reliably.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

2.10 Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the company's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is probable.

2.11 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.

2.12 Employee benefits

The company provides a range of benefits to employees, including short term employee benefits such as annual bonus arrangements and paid holiday arrangements and post-employment benefits.

2.13 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

2.14 Cash flow statement exemption

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result has elected not to prepare a cash flow statement.

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

2. Accounting policies (continued)

2.15 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loan and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Investments in non-derivative instruments that are equity to the issuer are measured:

- at fair value with changes recognised in the statement of Comprehensive Income if the shares are publicly traded or their fair value can otherwise be measured reliably;
- at cost less impairment for all other investments.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an 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.

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2025**

3. Profit on ordinary activities before taxation

The operating profit is stated after charging:

	13 month period from the date of incorporation 7 June 2024 to 30 June 2025 €
Depreciation of tangible fixed assets	5,186

4. Employees

The average monthly number of employees, excluding the Directors, during the period was as follows:

	13 month period from the date of incorporation 7 June 2024 to 30 June 2025
Employees	2

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2025**

5. Tangible fixed assets

	Motor vehicles €
Cost or valuation	
Additions during the period	28,289
At 30 June 2025	28,289
Depreciation	
Charge for the period	5,186
At 30 June 2025	5,186
Net book value	
At 30 June 2025	23,103

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2025**

6. Debtors

	2025 €
Trade debtors	74,362
Amounts owed by related undertakings	53,986
Other debtors	172
Prepayments	25,948
	<u>154,468</u>

7. Creditors: Amounts falling due within one year

	2025 €
Trade creditors	62,349
Amounts owed to related undertakings	50,000
Taxation and social insurance	16,130
Other creditors	5,737
	<u>134,216</u>

8. Contingent liabilities

There were no contingent liabilities as at 30 June 2025.

9. Capital commitments

There were no capital commitments as at 30 June 2025.

10. Related party transactions

The controlling party of the Company is Quartiere Investments Limited. Quartiere Investments Limited is owned 50% by Pana Consulting Limited and 50% by JLM Property Holdings Limited. After Rain Construction Limited owns 25% of the share capital of the Company.

As at 30 June 2025, the Company owed Pana Consulting Limited €25,000 and JLM Property Holdings Limited €25,000. The Company also had amounts owed by related undertakings of €53,986.

During the year ended 30 June 2025, the Company incurred consultancy fees of €203,150 from Pana Consulting Limited, JLM Property Holdings Limited and After Rain Construction Limited.

IBUILD CONSTRUCTION & MAINTENANCE SERVICES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2025**

11. Post balance sheet events

There have been no significant events affecting the Company since the period end.

12. Controlling party

The controlling party of the Company is Quartiere Investments Limited, a company registered in the Republic of Ireland with a registered office at 8 The Walk, Woodpark, Ballinteer Dublin 16.

Padraic O'Reilly and Jarlath Moran are considered the ultimate controlling parties.

13. Approval of financial statements

The Board of Directors approved these financial statements for issue on 28/01/2026