

HORA DEVELOPMENTS LIMITED
ABRIDGED UNAUDITED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31ST DECEMBER 2025

HORA DEVELOPMENTS LIMITED

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For the year ended 31st December 2025

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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", 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.

Signed on behalf of the board

Tom Hora
Director

Aidan Hora
Director

Date :06/03/2026

HORA DEVELOPMENTS LIMITED
 ABRIDGED UNAUDITED BALANCE SHEET
 FOR THE YEAR ENDED 31ST DECEMBER 2025

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	Notes	2025	2024
		€	€
Stocks	5	1,958,651	2,788,767
Debtors	6	135	4,171
Cash and cash equivalents		<u>1,850,463</u>	<u>3,077</u>
		3,809,249	2,796,015
Creditors (amounts falling due within 1 year)	7	<u>(162,301)</u>	<u>(1,328)</u>
Net Current Assets		3,646,948	2,794,687
Creditors (amounts falling due after 1 year)		<u>(620,000)</u>	<u>(620,000)</u>
		3,026,948	2,174,687
		=====	=====
Called up share capital presented as equity		135	135
Capital Redemption Reserve Fund		1	1
Retained Earnings		<u>3,026,812</u>	<u>2,174,551</u>
Equity attributable to owners of the company		3,026,948	2,174,687
		=====	=====

We as directors of Hora Developments 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 s.358 are satisfied
- (c) The shareholders of the company have not served a notice on the company under S.334(1) in accordance with S.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 assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a year and to otherwise comply with the provisions of Companies Act 2014 relating to Financial Statements so far as they are applicable to the company;
- (e) The company has relied on the specified exemption contained in S.352 Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the Abridged Financial Statements have been properly prepared in accordance with S.353 Companies Act 2014.

The notes on pages 5 – 6 form an integral part of these unaudited financial statements.

On behalf of the Board:

 Tom Hora
 Director

 Aidan Hora
 Director

Date: 06/03/2026

Date:06/03/2026

1. General Information

Hora Developments Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 617119. The registered office of the company is The Rere, Rathvale, Athboy, Co. Meath. The principal activity of the company is that of property developers. The financial statements have been presented in Euro (€) which is also the functional currency 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's financial statements.

Statement of Compliance

The financial statements of the company for the financial year ended 31st December 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 of 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 FRS102 "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 FRS102.

Stocks

Stocks are valued at the lower of cost and net realisable value. Site costs are shown at cost subject to any permanent diminution in value. The value of work in progress is determined based upon the level of expenditure incurred to date in the normal course of business in bringing the development to its present state at the balance sheet date. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion to be incurred in marketing and selling.

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 costs 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.

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 costs.

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 by the Balance Sheet date.

HORA PROPERTY CONSULTANTS LIMITED
NOTES TO THE ABRIDGED UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2025

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3. Share Capital		
Authorised	2025	2024
	€	€
Ordinary shares of €1 each	1,000,099	1,000,099
'A' Ordinary shares of €1 each	1	1
Allotted called up and fully paid		
Ordinary shares of €1 each	135	135
'A' Ordinary shares of €1 each	1	1
4. Parent Company		
The company regards Hora Property Consultants Limited as its parent company		
5. Approval of financial statements		
The financial statements were approved and authorised for issue by the board on the 09/05/2025		

