

Company registration number: 720813

BTR Investments Limited
Unaudited abridged financial statements
for the financial year ended 31 March 2025

BTR Investments Limited

Contents

	Page
Director's responsibilities statement	1
Balance sheet	2 - 3
Notes to the abridged financial statements	4 - 9

BTR Investments Limited

Director's 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 Director's Responsibilities Statement accompanying those financial statements.

The director is responsible for preparing the director's report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under the law, the director has 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 director must not approve the financial statements unless is 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 director is 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 director is 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 to ensure that the financial statements and director's report comply with the Companies Act 2014. is 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.

Approved and signed by the director on 17 December 2025

Brian Rogers
Director

BTR Investments Limited

Abridged balance sheet

Balance sheet

As at 31 March 2025

	Note	2025 €	€	2024 €	€
Fixed assets					
Financial assets	6	5,186,979		4,153,875	
			5,186,979		4,153,875
Current assets					
Debtors	7	100		216,063	
Cash at bank and in hand		601,550		122,462	
		601,650		338,525	
Creditors: amounts falling due within one year	8	(105,425)		(58,545)	
Net current assets			496,225		279,980
Total assets less current liabilities			5,683,204		4,433,855
Creditors: amounts falling due after more than one year	9		(4,900,000)		(4,100,000)
Net assets			783,204		333,855
Capital and reserves					
Called up share capital presented as equity			100		100
Profit and loss account			783,104		333,755
Shareholders funds			783,204		333,855

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'.

The notes on pages 4 to 9 form part of these abridged financial statements.

BTR Investments Limited

Abridged balance sheet Balance sheet (continued) As at 31 March 2025

I, as director of BTR Investments Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the 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 section 353 of the Companies Act 2014.

These abridged financial statements were approved by the director of the company on 17 December 2025 and signed by:

Brian Rogers
Director

BTR Investments Limited

Notes to the abridged financial statements

Financial year ended 31 March 2025

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is Unit K1-2 Aerodrome Business Park, Rathcoole, Dublin, D24 N409.

2. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared 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.

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.

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.

BTR Investments Limited

Notes to the abridged financial statements (continued) **Financial year ended 31 March 2025**

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.

Cash at bank

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.

Debtors

Short term debtors are measured at transaction price, less any impairment.

Creditors

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

BTR Investments Limited

Notes to the abridged financial statements (continued)

Financial year ended 31 March 2025

3. Staff costs

The average number of persons employed by the company during the financial year, including the directors was - (2024: -).

The company had no employees in the period other than the directors who received no remuneration for their services.

4. Profit before tax

Profit is stated after charging/(crediting):

	2025	2024
	€	€
Fair value adjustments to financial assets measured at fair value through profit or loss	(133,104)	(125,991)

5. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	333,755	30,880
Profit for the financial year	449,349	302,875
At the end of the financial year	783,104	333,755

6. Financial assets

	Other investments other than loans	Other loans	Total
	€	€	€
Cost or valuation			
At 1 April 2024	1,153,875	3,000,000	4,153,875
Additions	2,200,000	-	2,200,000
Repayments	-	(1,300,000)	(1,300,000)
Revaluations	133,104	-	133,104
At 31 March 2025	3,486,979	1,700,000	5,186,979
Provision for diminution in value			
At 1 April 2024 and 31 March 2025	-	-	-
Carrying amount			
At 31 March 2025	3,486,979	1,700,000	5,186,979
At 31 March 2024	1,153,875	3,000,000	4,153,875

BTR Investments Limited

Notes to the abridged financial statements (continued)
Financial year ended 31 March 2025

7. Debtors	2025	2024
	€	€
Other debtors	100	211,807
Prepayments	-	4,256
	<u>100</u>	<u>216,063</u>
8. Creditors: amounts falling due within one year	2025	2024
	€	€
Other creditors including tax and social insurance	<u>105,425</u>	<u>58,545</u>
9. Creditors: amounts falling due after more than one year	2025	2024
	€	€
Amounts owed to group undertakings	<u>4,900,000</u>	<u>4,100,000</u>

BTR Investments Limited

Notes to the abridged financial statements (continued)

Financial year ended 31 March 2025

10. Directors transactions

During the financial year the company entered into the following arrangements relating to loans, quasi-loans and credit transactions:

	2025	2024
	€	€
At the start of the financial year	(211,707)	-
Advances made during the financial year	211,707	1,200,000
Amounts repaid during the financial year	-	(1,411,707)
At the end of the financial year	<u>-</u>	<u>(211,707)</u>

Disclosure for each director or other person is as follows:

Brian Rogers

Interest free loan repayable on demand.

	2025	2024
	€	€
At the start of the financial year	(211,707)	-
Advances made during the financial year	211,707	1,200,000
Amounts repaid during the financial year	-	(1,411,707)
At the end of the financial year	<u>-</u>	<u>(211,707)</u>

11. Related party transactions

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

	Transaction value		Balance owed by/(owed to)	
	2025	2024	2025	2024
	€	€	€	€
BTI Engineering Supplies Limited	<u>800,000</u>	<u>2,500,000</u>	<u>(4,900,000)</u>	<u>(4,100,000)</u>

The company has received an interest free loan from its parent, BTI Engineering Supplies Limited.

The loan is interest free and is not due for repayment within the period of twelve months from the date of approval of these financial statements.

12. Controlling party

The company, which is controlled by the director, is a wholly owned subsidiary of BTI Engineering Supplies Limited, a company incorporated and operating in the Republic of Ireland.

BTR Investments Limited

Notes to the abridged financial statements (continued) **Financial year ended 31 March 2025**

13. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 17 December 2025.