

Company No. 04311953

IBRC COMMERCIAL PROPERTIES LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022



IBRC COMMERCIAL PROPERTIES LIMITED

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IBRC COMMERCIAL PROPERTIES LIMITED

Directors

F G Parker
T P Walsh

Secretary

F G Parker

Auditor

Deloitte LLP
2 New Street Square
London
EC4A 3BZ
United Kingdom

Bankers

Barclays Bank Plc
UK Banking
1 Churchill Place
London
E14 5HP

Registered office

c/o Hold Store Limited
Unit 33A Enterprise House
44-46 Terrace Road
Walton on Thames
Surrey
KT12 2SD

Registered number

04311953

Country of incorporation

The United Kingdom

IBRC COMMERCIAL PROPERTIES LIMITED

DIRECTORS' REPORT

The directors present their annual report on the affairs of IBRC Commercial Properties Limited ('the Company') together with the financial statements and audit report for the year ended 31 December 2022. We draw the readers attention to the fact that these accounts have been produced for the year ended 31 December 2022 and are therefore not comparable to the preceding period which was for the 18 month period ended 31 December 2021.

1. PARENT COMPANY AND ULTIMATE PARENT UNDERTAKING

The Company is a wholly owned subsidiary of CDB (U.K.) Limited, a company incorporated in the United Kingdom, which in turn is a wholly owned subsidiary of Irish Bank Resolution Corporation Limited - in special liquidation ("IBRC"), incorporated in the Republic of Ireland, the ultimate parent undertaking. The registered address of CDB (U.K.) Limited is at c/o Hold Store Limited, Unit 33A, Enterprise House, 44-46 Terrace Road, Walton on Thames, Surrey, KT12 2SD.

On 7 February 2013, the Irish Minister for Finance, made an Order pursuant to Section 4 of the Irish Bank Resolution Corporation Act, 2013 (the "Act") providing for the winding-up of the ultimate parent undertaking, IBRC, under the provisions of the Act. Pursuant to the same Order, Mr. Kieran Wallace and Mr. Eamonn Richardson (the 'Joint Special Liquidators') currently of Interpath Advisory (Ireland), Viscount House, 6/7 Fitzwilliam Square East, Dublin 2, D02 Y447 were appointed joint special liquidators of IBRC with all of the duties and powers conferred upon them by the Act.

2. STRATEGIC REPORT AND PRINCIPAL ACTIVITY

The Company is entitled to the small companies exemption under Section 414B Companies Act 2006 permitting it not to have to prepare a Strategic Report. The principal activity of the Company is to recover its remaining assets, deal with its remaining liabilities and to complete an orderly dissolution of the Company.

3. RESULTS FOR THE YEAR AND STATE OF AFFAIRS AS AT 31 DECEMBER 2022

The results for the year and the statement of financial position at 31 December 2022 are set out, respectively, on pages 8 and 9. The total comprehensive income for the year amounted to €53,443 (2021: €81,067) - total comprehensive expense). Total shareholders' deficit amounted to €981,856 as at 31 December 2022 (2021: shareholders deficit of €1,035,299).

The profit in the current year arose from the foreign exchange movements occurring from the conversion of the Company's non-Euro assets and liabilities to Euro given the functional and presentation currency of the Company is now Euro.

The Company makes no donations, political or otherwise. There are no foreign branches.

4. DIVIDEND

The directors do not propose the payment of a dividend in respect of the year ended 31 December 2022 (2021: €nil).

5. GOING CONCERN

The remaining assets in the Company will not be capable of covering the Company's liabilities all of which are inter company balances with IBRC and other group companies of CDB (U.K.) Limited. Once the remaining cash is paid to creditors, it is the intention of the directors to seek to dissolve the Company.

On the basis of the above assessment, the Directors have prepared the annual financial statements on a basis other than that of a going concern.

IBRC COMMERCIAL PROPERTIES LIMITED

DIRECTORS' REPORT (Continued)

6. FUTURE DEVELOPMENTS

As indicated in section 5 - Going Concern, the key focus of the Company going forward will be the orderly realisation of its assets, dealing with its remaining liabilities and the subsequent closure of the Company.

7. RISK MANAGEMENT

Details of the principal risks facing the Company and the management of such risks are detailed in note 9 of these financial statements.

8. DIRECTORS AND SECRETARY

F G Parker and T P Walsh served as directors throughout the year. F G Parker served as secretary throughout the year. All directors will continue in office in accordance with the articles of association. The directors and secretary had no interests in the shares of the Company during the year or up to the date of signing.

9. AUDITOR

Each of the persons who is a director at the date of approval of the report confirms that:

- so far as the Director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the Director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

The confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

Deloitte LLP have expressed their willingness to continue in office as auditor and appropriate arrangements are being made for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

10. POST BALANCE SHEET EVENTS

Information on post balance sheet events affecting the Company are set out in note 12 of these financial statements.

The Directors' Report has been approved and authorised for issue by the Board of Directors.

REGISTERED OFFICE:

c/o Hold Store limited
Unit 33A Enterprise House
44-46 Terrace Road
Walton on Thames
Surrey
KT12 2SD

ON BEHALF OF THE BOARD:



F G Parker - Director

Date: 20 July 2023

IBRC COMMERCIAL PROPERTIES LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

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 United Kingdom adopted international accounting standards and International Financial Reporting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB). 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 state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, International Accounting Standard 1 require that directors:

- properly select and apply accounting policies;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in IFRSs are insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance; and
- make an assessment of the Company's ability to continue as a going concern.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. 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 REPORT TO THE MEMBERS OF IBRC COMMERCIAL PROPERTIES LIMITED

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of IBRC Commercial Properties Limited (the 'company'):

- give a true and fair view of the state of the company's affairs as at 31 December 2022 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom adopted international accounting standards and International Financial Reporting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of comprehensive income;
- the statement of financial position;
- the statement of changes in equity;
- the statement of cash flow; and
- the related notes 1 to 12.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom adopted international accounting standards and IFRSs as issued by the IASB.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs(UK)) 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 the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, 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.

Emphasis of matter - Financial statements prepared other than on a going concern basis

We draw attention to note 1.3 in the financial statements, which indicates that the financial statements have been prepared on a basis other than that of a going concern. Our opinion is not modified in respect of this matter.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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 this gives rise to a material misstatement in the financial statements themselves. 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF IBRC COMMERCIAL PROPERTIES LIMITED (Continued)

Responsibilities of directors

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 directors either intend to liquidate the company or to cease operations, or have 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 (UK) 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 Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the company's industry and its control environment, and reviewed the company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and the directors about their own identification and assessment of the risks of irregularities, including those that are specific to the company's business sector.

We obtained an understanding of the legal and regulatory framework that the company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act and tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF IBRC COMMERCIAL PROPERTIES LIMITED (Continued)

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

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

- 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.

In the light of 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.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies' exemption from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.



Christopher Mather FCA (Senior statutory auditor)

For and on behalf of Deloitte LLP

Statutory Auditor

London, United Kingdom

Date: 21 July 2023

IBRC COMMERCIAL PROPERTIES LIMITED

Statement of comprehensive income

For the year ended 31 December 2022

		Year ended 31 Dec 2022	Period ended 31 Dec 2021
	Notes	€	€
Revenue		-	-
Foreign exchange gain / (loss)	3	53,443	(81,067)
Profit / (loss) before taxation		53,443	(81,067)
Taxation	6	-	-
Profit / (loss) for the year / period		53,443	(81,067)
Other comprehensive income for the year / period		-	-
Total comprehensive income / (expense) for the year / period		53,443	(81,067)
Attributable to the owners of the Company		53,443	(81,067)

The notes on pages 12 - 18 form part of these financial statements.

All results are generated from discontinued operations.

IBRC COMMERCIAL PROPERTIES LIMITED

Statement of financial position

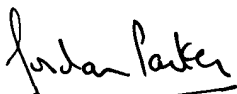
As at 31 December 2022

	<u>Notes</u>	<u>31 Dec 2022</u> €	<u>31 Dec 2021</u> €
Current Assets			
Cash at Bank		21,895	23,110
Total assets		<u>21,895</u>	<u>23,110</u>
Current Liabilities			
Loans and borrowings	7	<u>1,003,751</u>	<u>1,058,409</u>
		<u>1,003,751</u>	<u>1,058,409</u>
Shareholders' Deficit			
Share capital	8	<u>1,811,594</u>	<u>1,811,594</u>
Exchange reserve		<u>(664,821)</u>	<u>(664,821)</u>
Retained earnings		<u>(2,128,629)</u>	<u>(2,182,072)</u>
Shareholders' deficit		<u>(981,856)</u>	<u>(1,035,299)</u>
Total shareholders' deficit and liabilities		<u>21,895</u>	<u>23,110</u>

The notes on pages 12 - 18 form part of these financial statements.

The financial statements were approved by the Board of Directors and authorised for issue on 20 July 2023.

They were signed on its behalf by:



F G Parker
Director

Date: 20 July 2023
Company number: 04311953

IBRC COMMERCIAL PROPERTIES LIMITED

Statement of changes in equity

For the year ended 31 December 2022

	Share Capital	Retained Earnings	Exchange Reserve	Total
	€	€	€	€
Balance at 1 July 2020	1,811,594	(2,101,005)	(664,821)	(954,232)
Loss and total comprehensive expense for the period	-	(81,067)	-	(81,067)
Balance at 31 December 2021	1,811,594	(2,182,072)	(664,821)	(1,035,299)
Profit and total comprehensive income for the year	-	53,443	-	53,443
Balance at 31 December 2022	<u>1,811,594</u>	<u>(2,128,629)</u>	<u>(664,821)</u>	<u>(981,856)</u>

The notes on pages 12 - 18 form part of these financial statements.

IBRC COMMERCIAL PROPERTIES LIMITED

Statement of cash flow

For the year ended 31 December 2022

	Year ended 31 Dec 2022 €	Period ended 31 Dec 2021 €
Profit / (loss) before taxation	53,443	(81,067)
Adjustment for non-cash items		
Foreign exchange (gains) / losses	(53,443)	81,067
Net increase in cash flows from operating activities	-	-
Net increase in cash and cash equivalents	-	-
Opening cash and cash equivalents	(817,894)	(754,019)
Exchange differences on cash and cash equivalents	42,008	(63,875)
Closing cash and cash equivalents (Note A)	(775,886)	(817,894)
Note A:		
Cash and cash equivalents		
Cash at Bank	21,895	23,110
Amounts due to ultimate parent undertaking (note 7)	(797,781)	(841,004)
	(775,886)	(817,894)

The notes on pages 12 - 18 form part of these financial statements.

IBRC COMMERCIAL PROPERTIES LIMITED

Notes to the financial statements

1 General information and accounting policies

1.1 General information

The Company is a private limited company, limited by shares, registered in England and Wales and incorporated in the United Kingdom. The principal activity of the Company is to recover its remaining assets, deal with its remaining liabilities and complete an orderly dissolution of the Company.

1.2 Basis of preparation

The financial statements have been prepared in accordance with United Kingdom adopted international accounting standards and International Financial Reporting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB).

The financial statements have been prepared under the historical cost convention. They are presented in Euro which is indicated by the symbols "€" or "EUR".

These financial statements are for the year ended 31 December 2022 and are therefore not comparable to the preceding period which was for the 18 month period ended 31 December 2021.

The reported results of the Company are sensitive to the accounting policies, assumptions and estimates that underline the preparation of the financial statements, to select multiple accounting policies, apply them consistently and make judgement and estimates that are reasonable and prudent. A description of the significant accounting estimates and judgements is set out in note 1.12.

1.3 Going concern

The remaining assets in the Company will not be capable of covering the Company's liabilities all of which are inter company balances with IBRC and other group companies of CDB (U.K.) Limited. Once the remaining cash is paid to creditors, it is the intention of the directors to seek to dissolve the Company.

On the basis of the above assessment, the Directors have prepared the annual financial statements on a basis other than that of a going concern. No adjustments arose as a result of ceasing to apply the going concern basis.

1.4 Adoption of new accounting standards

A number of amendments and interpretations to IFRS Standards and Interpretations have been published that are effective in annual periods on or after 1 January 2022. These have not resulted in any material changes to the Company's disclosures or on the amounts reported in these financial statements.

1.5 Taxation (current and deferred)

Current tax is the expected tax payable (shown as a liability) or the expected tax receivable (shown as an asset) on the taxable income for the period adjusted for changes to previous years and is calculated based on the applicable tax law in the United Kingdom. Deferred tax is provided using the liability method on temporary differences arising between the tax bases of assets and liabilities for taxation purposes and their carrying amounts in the financial statements. Current and deferred taxes are determined using tax rates based on legislation enacted or substantively enacted at the financial reporting date and expected to apply when the related tax asset is realised or the related tax liability is settled.

Deferred tax assets are recognised where it is probable that future taxable profits will be available against which temporary differences will be utilised.

Current and deferred taxes are recognised in the statement of comprehensive income in the period in which the profits or losses arise except to the extent that they relate to items recognised directly in equity, in which case taxes are also recognised in equity. Deferred and current tax assets and liabilities are only offset where there is both the legal right and intention to settle on a net basis, or to realise the asset and settle the liability simultaneously.

IBRC COMMERCIAL PROPERTIES LIMITED

Notes to the financial statements continued

1 General information and accounting policies continued

1.6 Cash and cash equivalents

For the purposes of the statement of cash flows, cash comprises cash on hand and demand deposits including any loans to or from the ultimate parent undertaking which acted as the Company's banker.

1.7 Financial assets

Financial assets are classified at initial recognition on the basis of the business model within which they are managed and their contractual cash flow characteristics. The classification categories are amortised cost, fair value through other comprehensive income ("FVOCI") and fair value through profit and loss ("FVTPL"). The Company currently only has financial assets classified as amortised cost.

Financial assets that are held to collect contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Initial recognition is at fair value plus directly attributable transaction costs.

1.8 Impairment of financial assets

The Company considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

In applying this forward-looking approach, a distinction is made between:

- financial instruments that have not deteriorated significantly in credit quality since initial recognition ('Stage 1'), and
- financial instruments that have deteriorated significantly in credit quality since initial recognition ('Stage 2').

'Stage 3' would cover financial assets that are deemed to be credit impaired at the reporting date.

'12-month expected credit losses' are recognised for Stage 1 assets while 'lifetime expected credit losses' are recognised for Stage 2 and Stage 3 assets.

Measurement of the expected credit losses is determined by a probability weighted estimate of credit losses over the expected life of the financial instrument.

All increases in expected credit losses are recorded in the income statement under the heading 'impairment losses on financial assets'. A financial asset is written off against the related provisions where there is no reasonable expectations of further recovery action. Subsequent recoveries of amounts previously written off decrease the amount of impairment losses recorded in the income statement.

In the event that a financial asset 'cures', so that it is transferred back to either Stage 2 or Stage 1, then any reversal of expected credit losses will be recorded as a reduction of impairment losses or if greater than the amount of impairment losses in the period shown under the heading 'impairment gains / (losses) on financial assets'. As none of the financial assets carry an interest rate there is no impact on interest income when a financial asset cures.

IBRC COMMERCIAL PROPERTIES LIMITED

Notes to the financial statements continued

1 General information and accounting policies continued

1.9 Financial liabilities

Financial liabilities are initially recognised at fair value, being their issue proceeds (fair value of consideration received) net of transaction costs incurred. Financial liabilities are subsequently measured at either amortised cost or fair value through profit or loss. All liabilities, other than those designated at fair value through profit or loss, are subsequently carried at amortised cost. Any difference between proceeds net of transaction costs and the redemption value is recognised in the statement of comprehensive income using the effective interest rate method.

The classification of an instrument as a financial liability or an equity instrument is dependent on the substance of the contractual arrangement. Instruments which carry a contractual obligation to deliver cash or another financial asset to another entity are classified as financial liabilities. Interest on these instruments is recognised in the statement of comprehensive income as an expense.

1.10 Derecognition of financial assets and financial liabilities

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or where the Company has transferred substantially all the risks and rewards of ownership. If substantially all the risk and rewards have been neither retained nor transferred the assets continue to be recognised to the extent of the Company's involvement.

Financial liabilities are derecognised when they are extinguished.

1.11 Foreign currency translation

Functional and presentational currency

The financial statements are presented in Euro, which is the Company's functional and presentational currency.

Transactions and balances

Transactions in foreign currencies are initially recorded at the functional currency rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency rate of exchange ruling at the end of the reporting period. All differences are recognised in the statement of comprehensive income. Foreign exchange gains and losses resulting from the settlement of such transactions and from the retranslation at period end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

IBRC COMMERCIAL PROPERTIES LIMITED

Notes to the financial statements continued

1 General information and accounting policies continued

1.12 Accounting estimates and judgements

The reported results of the Company are sensitive to the accounting policies, assumptions and estimates that underlie the preparation of its financial statements. The preparation of financial statements requires the directors to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the end of each reporting date and the amounts reported for revenues and expenses during the period. However, the nature of estimation means that actual outcomes may differ from those estimates.

There were no key sources of estimation uncertainty.

The following are the critical judgements that the directors have made in the process of applying the Company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

Deferred Tax Asset

The Company has deferred tax assets which are not being recognised as it is not anticipated that the Company will generate sufficient taxable profits in the foreseeable future. Further details are given in note 6.

1.13 Standards issued but not yet effective

The Company has not applied the following new standards, amendments to standards and interpretations (IFRICs) that have been approved by the International Accounting Standards Board and which would be applicable to the Company with an effective date after the date of these financial statements:

- Amendments to IAS 1 - classification of liabilities as current or non-current
- Amendments to IAS 1 and IFRS Practice Statement 2 - disclosure of accounting policies
- Amendments to IAS 8 - accounting policies, changes in accounting estimates and errors, definition of accounting estimates

These standards are not expected to have any impact on the Company.

2 Segmental reporting

The Company only has one reportable operating segment which is investment and one geographical segment which for reporting purposes is the United Kingdom.

3 Foreign exchange gain / (loss)

	Year ended 31 Dec 2022	Period ended 31 December 2021
	€	€
Foreign exchange gain / (loss)	53,443	(81,067)

The net foreign exchange gain in the current year has arisen from the difference in the opening and closing exchange rates being applied to the non-Euro assets and liabilities of the Company on converting them to Euro given the functional currency of the Company is now the Euro.

4 Directors' emoluments and employees

The directors received no remuneration for their services during the year (2021: €nil). The Company has no employees (2021: none).

IBRC COMMERCIAL PROPERTIES LIMITED

Notes to the financial statements continued

5 Auditor's remuneration

The audit fee for the statutory accounts is borne by the parent undertaking of the Company, CDB (U.K.) Limited for 2022 and 2021. The audit fee relating to the Company was €5,863 (2021: €5,623). No other advisory services were provided.

6 Taxation

	Year ended 31 Dec 2022 €	Period ended 31 Dec 2021 €
Corporation tax		
- current year charge	-	-
- prior year charge	-	-
	-	-
Deferred tax		
- current year charge	-	-
	-	-
	-	-
Total taxation charge	-	-
Effective tax rate	0%	0%

The reconciliation of tax on profit / (loss) on ordinary activities at the average corporation tax rate to the Company's total tax charge is analysed as follows:

	Year ended 31 Dec 2022 €	Period ended 31 Dec 2021 €
Profit / (Loss) on ordinary activities before taxation	53,443	(81,067)
Tax charge on profit / (loss) on ordinary activities before taxation at 19% (2021: 19%)	10,154	(15,403)
Effects of:		
Group Relief	(10,154)	15,403
Current tax credit	-	-

In the March 2021 Budget it was announced that the UK corporation tax rate would increase to 25% from 1 April 2023. Substantive enactment of this announcement occurred on 23 May 2021 resulting in deferred tax balances being measured at a rate of 25% (2021: 25%). As the Company has neither a deferred tax asset nor a deferred tax liability, there is no impact on the Company's results.

The Company has not recognised a deferred tax asset of €216,524 in respect of losses carried forward (2021: €216,504). This is due to no profits being anticipated in the future. The gross value of the unutilised taxation losses carried forward is €866,098 (2021: €866,019).

7 Loans and Borrowings

	31 Dec 2022 €	31 Dec 2021 €
Repayable on demand	1,003,751	1,058,409
Amounts include:		
Amounts due to ultimate parent undertaking	797,781	841,004
Amounts due to group undertakings	205,970	217,405
	1,003,751	1,058,409

Amounts owed to the ultimate parent undertaking are provided by Irish Bank Resolution Corporation Limited - in special liquidation ('IBRC'). The facilities are provided interest free and are repayable on demand.

Amounts owed to group undertakings are provided by fellow group undertakings of the CDB (U.K.) Limited Group. The facilities are provided on an interest free basis with no fixed terms of repayment. Further details are provided in note 11.

IBRC COMMERCIAL PROPERTIES LIMITED

Notes to the financial statements continued

8 Share capital	31 Dec 2022	31 Dec 2021
	£	£
Ordinary share capital		
Authorised:		
2,000,000 Ordinary shares of £1 each (2021: 2,000,000)	<u>2,000,000</u>	<u>2,000,000</u>
Allotted, called up and fully paid:	€	€
1,125,000 Ordinary share of £1 each (2021: 1,125,000)	<u>1,811,594</u>	<u>1,811,594</u>
These shares have no fixed right to a dividend and carry all the voting rights of the Company.		

9 Risk management and control

The Company is subject to a variety of risks and uncertainties in the normal course of its business activities. The principal risks and uncertainties facing the Company relate to credit risk on amounts owed by the Company's bankers. The other risks facing the Company are operational and compliance risks.

Credit risk

Credit risk is the risk that the Company will suffer financial loss from a counterparty failure to pay interest, repay capital or meet a commitment.

The credit risk of funds held with the Company's bankers is mitigated by the strong credit rating of the bank.

Market risk

Market risk is the risk of a potential adverse change in income or financial position arising from movements in interest rates, exchange rates or other market prices. Market risk arises from the structure of the statement of financial position. Market risk primarily arises from exposure to changes in interest rates and exchange rates.

The Company's loans and borrowings from its ultimate parent undertaking are primarily denominated in sterling but also include \$10,000 denominated in US dollars. All other financial assets and liabilities are denominated in Sterling. Due to the change in functional and presentation currency on 1 July 2018, to the extent that assets and liabilities are held in Sterling or Dollars, the Company will be exposed to exchange rate risk.

All financial assets and liabilities have no interest rates applied to them and are held at amortised cost.

Liquidity risk

Liquidity risk is the risk that the Company does not have sufficient financial resources available at all times to meet its contractual and contingent cash flow obligations or can only secure these resources at excessive cost.

Operational risk

Operational risk is the risk of loss arising from inadequate controls and procedures, unauthorised activities, outsourcing, human error, systems failure and business continuity. Due to the limited nature of the Company's activities it is difficult for the Company to suffer an operational error.

The management of operational risk is monitored by the Board of Directors.

Compliance risk

The directors are responsible for ensuring that the Company is compliant with all relevant laws and best practice guidelines. Non compliance can give rise to reputational loss, legal or regulatory sanctions or material financial loss.

The directors monitor the activities of the company and take appropriate advice to ensure that the company continues to be compliant with all its obligations.

IBRC COMMERCIAL PROPERTIES LIMITED

Notes to the financial statements continued

9 Risk management and control - continued

Capital Management

The objectives of the Company's capital management policy are to efficiently manage the capital base to optimise the return of the Company.

The responsibility for capital adequacy rests with the directors. The directors manage the capital structure and make adjustments to it in light of changes in economic conditions or changes in the risk profile of assets.

Given the limited activity of the Company, no capital position is provided.

10 Controlling party

In the opinion of the directors, the Company's ultimate parent Company and ultimate controlling party is Irish Bank Resolution Corporation Limited - in special liquidation, a company incorporated in the Republic of Ireland. The parent undertaking of the largest group, which includes the Company and for which group accounts are prepared is CDB (U.K.) Limited, a company incorporated in Great Britain and registered in England and Wales. The registered office of CDB (U.K.) Limited is c/o Hold Store Limited, Unit 33A, Enterprise House, 44-46 Terrace Road, Walton on Thames, Surrey, KT12 2SD. Copies of the group financial statements of CDB (U.K.) Limited are available from Companies House, Crown Way, Maindy, Cardiff, CF14 3UZ. The Company's immediate controlling party is CDB (U.K.) Limited.

11 Related party transactions

The ultimate parent undertaking of the Company, IBRC, has provided loans to the Company. The balance on these loans at 31 December 2022 were €797,781 (2021: €841,004). The loans are interest free and are repayable on demand.

Various fellow subsidiary undertakings have provided loans to the Company. The balance on these loans at 31 December 2022 was €205,970 (2021: €217,405). The loans are interest free and are repayable on demand. The following is the amount due by entity:

<u>Name of group undertaking</u>	<u>31 Dec 2022</u> €	<u>31 Dec 2021</u> €
IBRC Asset Finance Limited	71,983	75,980
IBRC Property Lending Limited	133,987	141,425
	<u>205,970</u>	<u>217,405</u>

12 Events after the balance sheet date

There are no significant events after the balance sheet date.