

Company Registration No. 01128708 (England and Wales)

COSCOMP LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

COSCOMP LIMITED

COMPANY INFORMATION

Directors	Anne O'Shea Rory A. O'Connor James McMillan Anne Marie O'Shea Crohan O'Shea John O'Shea Ciaran O'Shea (appointed 16 January 2026)
Company secretary	James McMillan
Registered number	01128708
Registered office	Granard Business Centre Bunns Lane Mill Hill London NW7 2DZ
Independent auditors	Sumer Auditco Limited Chartered Accountants 38-40 Chamberlayne Road London NW10 3JE
Bankers	Allied Irish Bank (GB) 92 Ann Street Belfast BT1 3HH
Solicitors	Howard Kennedy LLP 1 London Bridge London SE1 9BG

COSCOMP LIMITED

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COSCOMP LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

The directors present their report and the financial statements for the year ended 31 December 2025.

Directors' responsibilities statement

The directors are responsible for preparing the Directors' 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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, the directors are required to:

- select suitable accounting policies for the company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- 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 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 to 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.

Principal activity

The principal activity of the company continues to be that of a contracting, property development and holding company.

Directors

The directors who served during the year were:

Anne O'Shea
Rory A. O'Connor
James McMillan
Anne Marie O'Shea
Crohan O'Shea
John O'Shea

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

COSCOMP LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025**

Auditors

Under section 487(2) of the Companies Act 2006, Sumer Auditco Limited will be deemed to have been reappointed as auditors 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 29 September 2026 and signed on its behalf.

James McMillan

Director

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF COSCOMP LIMITED

Opinion

We have audited the financial statements of Coscomp Limited (the 'company') for the year ended 31 December 2025, which comprise the Profit and Loss Account, the Balance Sheet and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2025 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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 Auditors' 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 United Kingdom, including the Financial Reporting Council'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.

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.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' 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 AUDITORS' REPORT TO THE MEMBERS OF COSCOMP LIMITED (CONTINUED)

Opinion 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.

Matters on which we are required to report by exception

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 material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement set out on page 1, 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF COSCOMP LIMITED (CONTINUED)

Auditors' 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 Auditors' 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.

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 focused on specific laws and regulations which we considered may have a material effect on the financial statements or the operations of the company, including the Companies Act 2006, taxation legislation, data protection, anti-bribery, employment, environmental and health and safety legislation.

We assessed the extent of compliance with these laws and regulations through discussions and enquiry with directors and senior management.

We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur.

We considered the financial controls in place to mitigate risks of fraud and error, including the risk of management bias or override. We tested the appropriateness of journal entries that appeared unusual as to nature or amount.

Our audit procedures were designed to respond to the risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment or collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations are from financial transactions, the less likely we are to become aware of it.

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 Auditors' Report.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF COSCOMP LIMITED (CONTINUED)

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 Auditors' 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.

Andrew Hill (Senior Statutory Auditor)
for and on behalf of

Sumer Auditco Limited
Chartered Accountants
38-40 Chamberlayne Road
London
NW10 3JE

29 September 2026

COSCOMP LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Year ended 31 Dec 2025 £	Period ended 31 Dec 2024 £
Administrative expenses		(42,103)	(8,822)
Operating loss		(42,103)	(8,822)
Interest receivable	4	241,159	424,153
Interest payable		(1,673)	-
Other finance income		427,277	-
Profit before tax		624,660	415,331
Tax on profit		(156,165)	(103,833)
Profit for the financial year		468,495	311,498

COSCOMP LIMITED
REGISTERED NUMBER:01128708

BALANCE SHEET
AS AT 31 DECEMBER 2025

	Note	2025 £	2024 £
Fixed assets			
Investments	5	23,975,261	4,527,850
		<u>23,975,261</u>	<u>4,527,850</u>
Current assets			
Debtors	6	14,164,329	22,341,294
Cash at bank and in hand		6,465,701	12,687,144
		<u>20,630,030</u>	<u>35,028,438</u>
Creditors: amounts falling due within one year	7	(4,871,852)	(291,344)
Net current assets		<u>15,758,178</u>	<u>34,737,094</u>
Total assets less current liabilities		<u>39,733,439</u>	<u>39,264,944</u>
Net assets		<u><u>39,733,439</u></u>	<u><u>39,264,944</u></u>
Capital and reserves			
Called up share capital	8	200,000	200,000
Profit and loss account		39,533,439	39,064,944
		<u><u>39,733,439</u></u>	<u><u>39,264,944</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 29 September 2026.

James McMillan
Director

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. General information

Coscomp Limited is a private company limited by shares incorporated in England and Wales. The registered office is Granard Business Centre, Bunns Lane, Mill Hill, London, NW7 2DZ.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006. The disclosure requirements of Section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company.

The following principal accounting policies have been applied:

2.2 Going concern

The directors are required to consider whether the company can continue in operational existence for the foreseeable future. The directors are confident that the company has adequate resources to continue in operational existence and to manage its business risks successfully and to generate profit and positive cash flows for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

2.3 Foreign currency translation

Functional and presentation currency

The company's functional and presentational currency is GBP.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Profit and Loss Account within 'other finance income or costs'. All other foreign exchange gains and losses are presented in profit or loss within 'other operating income'.

2.4 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.

COSCOMP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

2. Accounting policies (continued)

2.5 Taxation

The tax expense represents the sum of the tax currently payable.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

2.6 Fixed asset investments

Interests in associated undertakings are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

3. Employees

The average monthly number of employees, including directors, during the year was 6 (2024 - 6).

4. Interest receivable

	Year ended 31 Dec 2025 £	Period ended 31 Dec 2024 £
Interest receivable from group companies	202,267	269,948
Bank interest receivable	38,892	154,205
	<u>241,159</u>	<u>424,153</u>

5. Fixed asset investments

	Investment in associates £	Other fixed asset investment £	Total £
Cost or valuation			
At 1 January 2025	4,527,850	-	4,527,850
Additions	-	19,447,411	19,447,411
	<u>4,527,850</u>	<u>19,447,411</u>	<u>23,975,261</u>
At 31 December 2025			

COSCOMP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

Participating interests

The company holds 50% of the issued share capital of C J O'Shea Group Limited an associate undertaking. The registered office is Unit 1 Granard Business Centre, Bunns Lane, Mill Hill, London, NW7 2DZ.

The company also holds 30% of the issued share capital of Stamford Hounslow Limited an associate undertaking. The registered office is 3rd Floor Paternoster House, 65 St Paul's Churchyard, London, EC4M 8AB.

The company acquired 99.5% of the issued Ordinary B share capital of Glendruid Limited during the year ended 31 December 2025. As the shares held do not carry voting rights, the company does not exercise control, joint control, or significant influence over Glendruid Limited. The investment is therefore classified as an other fixed asset investment.

6. Debtors

	2025 £	2024 £
Amounts owed by group undertakings	7,157,748	11,099,460
Amounts owed by related undertakings	4,926,636	9,210,279
Amounts due in respect of development project	2,079,945	2,031,555
	<u>14,164,329</u>	<u>22,341,294</u>

Amounts owed by related undertakings are unsecured, interest free repayable on demand.

7. Creditors: Amounts falling due within one year

	2025 £	2024 £
Amounts owed to related undertakings	4,708,687	187,684
Corporation tax	156,165	102,160
Accruals	7,000	1,500
	<u>4,871,852</u>	<u>291,344</u>

Amounts owed to related undertakings are unsecured, interest free and payable on demand.

8. Share capital

	2025 £	2024 £
Allotted, called up and fully paid		
200,000 Ordinary shares of £1 each	<u>200,000</u>	<u>200,000</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

9. Related party transactions

Group undertakings

The company has taken advantage of the exemption available in accordance with Financial Reporting Standard 102, section 33.1A, 'Related Party Disclosures' not to disclose transactions entered and outstanding balances between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member.

Directors

During the year, Coscomp Limited acquired shares held by four of the directors and two of other their family members in a company incorporated and registered in Republic of Ireland at a market value of £19,447,441.

Other related undertakings

Coscomp Limited is related to C J O'Shea Group Limited and Stamford Hounslow Limited by virtue of participating interest in these companies.

During the year, Coscomp Limited paid an additional development loan of £48,390 to Stamford Hounslow Limited. At the balance sheet date, amounts of £2,079,645 (2024: £2,031,255) were owed by Stamford Hounslow Limited.

At the balance sheet date, amounts of £276,044 (2024: £276,044) were owed by C J O'Shea Group Limited.

10. Post balance sheet events

There were no events since the balance sheet date which materially affected the company.

11. Controlling party

The parent company is Templeside Limited, registration number 580624 incorporated in Republic of Ireland.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.