

iCare Housing CLG
Annual Report and Financial Statements
for the financial year ended 31 December 2025

iCare Housing CLG

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iCare Housing CLG
DIRECTORS AND OTHER INFORMATION

Directors	Martin Hayden SC Dr. Constantin Gurdgiev Prof. Paddy Gray (Chair) Anita Kissane Jacky Mayne Andrew McKeon (Appointed 9 December 2025)
Company Secretary	David Hall
Company Number	591190
Charity Number	20201996
Registered Office and Business Address	407-409 The Capel Building Capel Street St. Mary's Abbey Dublin 7 Dublin Ireland
Auditors	Carroll & Associates Accountants Ltd 101 Templeogue Road Terenure Dublin 6W Dublin D6W X224 Ireland
Bankers	Allied Irish Bank 126 Capel St, North City, Dublin 1, D01 VW89
Solicitors	Enda Newton Evershed Sutherland Earlsfort Centre, One, Earlsfort Terrace, Dublin 2

iCare Housing CLG DIRECTORS' REPORT

for the financial year ended 31 December 2025

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

Principal Activity and Review of the Business

The company is a registered charity and Approved Housing Body engaged in the acquisition, development and management of housing, providing secure rental homes to households eligible for social housing support.

The financial statements have been prepared on a going concern basis in accordance with the Companies Act 2014 and Financial Reporting Standard 102 (FRS 102), as issued by the Financial Reporting Council. In preparing these financial statements, the company has had regard to the Statement of Recommended Practice (SORP) applicable in the UK and Republic of Ireland, adopting its recommendations where relevant.

The charity is a registered charity and hence the report and results are presented in a form which complies with the requirements of the Companies Act 2014 and, although not obliged to comply with the Statement of Recommended Practice applicable in the UK and Republic of Ireland FRS 102, the organisation has implemented its recommendations where relevant in these financial statements.

The charity is limited by guarantee not having a share capital.

There has been no significant change in these activities during the financial year ended 31 December 2025.

Principal Risks and Uncertainties

The Board operates with a cautious but balanced risk appetite, reflecting the organisation's role as a regulated charity and Approved Housing Body. The principal risks are captured in a comprehensive Corporate Risk Register, including governance and regulatory compliance, financial risks such as liquidity and credit exposure, strategic delivery risk relating to growth and new home delivery, property and tenancy management, internal controls and change management, cyber security, ESG-related risks, third-party dependencies and people risk.

The Board sets the overall risk appetite and receives regular reporting on risk management and mitigation. The risk register is reviewed on an ongoing basis by the Audit and Risk Committee and the executive team, and is a standing item on the Board agenda. An internal audit programme provides independent assurance to the Board that governance, risk management and internal control processes are operating effectively.

Financial Results

The surplus for the financial year after providing for depreciation amounted to €3,927,356 (2024 - €1,738,812).

At the end of the financial year, the company has assets of €167,279,090 (2024 - €145,198,146) and liabilities of €156,181,395 (2024 - €138,027,807). The net assets of the company have increased by €3,927,356.

Directors and Secretary

The directors who served throughout the financial year, except as noted, were as follows:

Martin Hayden SC
Dr. Constantin Gurdgiev
Prof. Paddy Gray (Chair)
Anita Kissane
Jacky Mayne
Andrew McKeon (Appointed 9 December 2025)

The secretary who served throughout the financial year was David Hall.

There were no changes in members between 31 December 2025 and the date of signing the financial statements.

Future Developments

In line with iCare Housing's strategic plan, the Board continues to progress opportunities to grow housing supply beyond the Mortgage to Rent programme. This includes the acquisition of turnkey homes and the commencement of the organisation's first direct development project in Dublin, comprising 32 apartments. The company is targeting the acquisition of a further 68 properties in 2026.

iCare Housing is also advancing a formal ESG strategy to set a clear direction for environmental performance and long-term sustainability. Subject to funding availability, the organisation is targeting the progressive upgrade of its housing stock to a minimum BER rating of B2.

Post Balance Sheet Events

There have been no significant events affecting the company since the financial year-end.

iCare Housing CLG DIRECTORS' REPORT

for the financial year ended 31 December 2025

Auditors

The auditors, Carroll & Associates Accountants Ltd, continue in office in accordance with section 383(2) of the Companies Act 2014.

Structure, Governance and Management

The Board's role in corporate governance and oversight is integral to the successful implementation of iCare's business plan. iCare Housing CLG is registered as an Approved Housing Body (AHB) with Approved Housing Bodies Regulatory Authority (AHBRA).

The Board has established three sub-committees to support its oversight role:

- Audit & Risk Committee
- Property, Asset Management and Tenant Services Committee
- Remuneration and Nomination Committee

2025 A Year in Review

2025 was a year of continued growth and consolidation for iCare Housing. The organisation completed the acquisition of 112 properties during the year, of which 104 were delivered through the Mortgage to Rent programme, with the balance acquired under a targeted turnkey strategy. Total housing stock increased to 747 homes at year end. In line with the organisation's strategic objective to incrementally expand its housing stock beyond Mortgage to Rent through small-scale developments, a development site was acquired in Dublin City Centre during the year, with plans to deliver 32 apartments by 2028.

The year also saw a further successful Mortgage to Rent buyback, enabling a household to return to home ownership, reflecting the long-term sustainability of the model.

Financial performance remained strong, with income increasing by 38% to €14.6 million, driven by the growth in housing stock. The organisation recorded a surplus of €3.9 million, compared to €1.7 million in 2024.

iCare Housing continued to invest in the quality of its housing portfolio, with €5 million deployed on upgrades and compliance works. A structured asset management programme is in place to ensure properties are maintained to appropriate standards and that future investment requirements are identified early. A number of retrofit projects were completed during the year, including heat pump installations, ventilation improvements and door and window upgrades.

The organisation continued to be successful in attracting funding from banks and the Immigrant Investor Programme (IIP). In February 2023, the Department of Justice announced the closure of the IIP, which had been a key funding source for iCare Housing. At the time of this announcement, iCare Housing had a number of business plans at various stages of the approval process. A number of these were subsequently approved, and as a result iCare received a further €8.4 million in funding from the IIP during 2025. The organisation has assessed the financial implications arising from the closure of the programme and has secured alternative funding arrangements to support the business model into the future.

At year end, the organisation was providing secure homes to approximately 1,850 tenants nationwide.

Membership of the Board of Directors during the year

The membership of the Board during the year and up to the date of approval of the annual financial statements is set out below together with a report on attendance at board meetings in 2025. There were seven board meetings in the year.

Board attendance in 2025	
Anita Kissane	7/7
Dr. Constantin Gurdgiev	7/7
Jacky Mayne	7/7
Martin Hayden	6/7
Paddy Gray	7/7
Andrew McKeon	0/0

Financial Review

The results for the financial year are set out on page 11 and additional notes are provided showing income and expenditure in greater detail.

iCare Housing CLG DIRECTORS' REPORT

for the financial year ended 31 December 2025

Statement on Relevant Audit Information

In accordance with section 330 of the Companies Act 2014, so far as each of the persons who are directors at the time this report is approved are aware, there is no relevant audit information of which the statutory auditors are unaware. The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and they have established that the statutory auditors are aware of that information.

Compliance Statement

The directors are responsible for securing the company's compliance with its relevant obligations (compliance with both company and tax law) and with respect to each of the following three items, we confirm that it has been done. We confirm:

- the existence of a compliance policy statement;
- appropriate arrangements or structures put in place to secure material compliance with the company's relevant obligations;
- a review of compliance with the governance arrangements and structures has taken place during the financial year and presented to the Audit and Risk Committee (ARC).

Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at 407-409 The Capel Building, Capel Street, St. Mary's Abbey, Dublin 7, Dublin.

Signed on behalf of the board



Prof. Paddy Gray (Chair)
Director

28 July 2026



Anita Kissane
Director

28 July 2026

iCare Housing CLG

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2025

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 that 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" 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 surplus or deficit 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 surplus or deficit 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



Prof. Paddy Gray (Chair)
Director

28 July 2026



Anita Kissane
Director

28 July 2026

INDEPENDENT AUDITOR'S REPORT to the Members of iCare Housing CLG

Report on the audit of the financial statements

Opinion

We have audited the financial statements of iCare Housing CLG ('the company') for the financial year ended 31 December 2025 which comprise the Income and Expenditure Account, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes to the financial statements, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued in the United Kingdom by the Financial Reporting Council.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2025 and of its surplus for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below 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 financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), 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 the date 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 directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

Opinions on other matters prescribed by the Companies Act 2014

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

- 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.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited and the financial statements are in agreement with the accounting records.

INDEPENDENT AUDITOR'S REPORT

to the Members of iCare Housing CLG

Matters on which we are required to report by exception

Based on 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.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 7, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they 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, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has 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 (Ireland) 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 contained in the appendix to this report, located at page 10, which is to be read as an integral part of our report.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. 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 any 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.

Thomas O'Brien

Thomas O'Brien
for and on behalf of
CARROLL & ASSOCIATES ACCOUNTANTS LTD
Statutory Audit Firm
101 Templeogue Road
Terenure
Dublin 6W
Dublin
D6W X224
Ireland

28 July 2026

iCare Housing CLG

APPENDIX TO THE INDEPENDENT AUDITOR'S REPORT

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

iCare Housing CLG
INCOME AND EXPENDITURE ACCOUNT
for the financial year ended 31 December 2025

	Notes	2025 €	2024 €
Income	5	13,040,072	9,498,547
Expenditure		(8,257,055)	(6,617,031)
Surplus before interest		4,783,017	2,881,516
Interest receivable and similar income		8,740	-
Interest payable and similar expenses	7	(2,474,095)	(2,299,660)
Other operating income	6	1,609,694	1,156,956
Surplus for the financial year		3,927,356	1,738,812
Total comprehensive income		3,927,356	1,738,812

Approved by the board on 28 July 2026 and signed on its behalf by:

Paddy Gray

Prof. Paddy Gray (Chair)
Director

Anita Kissane

Anita Kissane
Director

iCare Housing CLG
BALANCE SHEET
as at 31 December 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	10	<u>148,926,524</u>	<u>118,985,061</u>
Current Assets			
Debtors	11	<u>1,300,717</u>	<u>1,980,682</u>
Cash and cash equivalents		<u>17,051,849</u>	<u>24,232,403</u>
		<u>18,352,566</u>	<u>26,213,085</u>
Creditors: amounts falling due within one year	13	<u>(4,394,489)</u>	<u>(3,160,319)</u>
Net Current Assets		<u>13,958,077</u>	<u>23,052,766</u>
Total Assets less Current Liabilities		<u>162,884,601</u>	<u>142,037,827</u>
Creditors: amounts falling due after more than one year	14	<u>(151,786,906)</u>	<u>(134,867,488)</u>
Net Assets		<u>11,097,695</u>	<u>7,170,339</u>
Reserves			
Income and expenditure account		<u>11,097,695</u>	<u>7,170,339</u>
Equity attributable to owners of the company		<u>11,097,695</u>	<u>7,170,339</u>

The financial statements have been prepared in accordance with the small companies' regime.

Approved by the board on 28 July 2026 and signed on its behalf by:

Paddy Gray

Prof. Paddy Gray (Chair)
Director

Anita Kissane

Anita Kissane
Director

iCare Housing CLG
STATEMENT OF CHANGES IN EQUITY
as at 31 December 2025

	Retained surplus	Total
	€	€
At 1 January 2024	5,431,527	5,431,527
Surplus for the financial year	1,738,812	1,738,812
At 31 December 2024	7,170,339	7,170,339
Surplus for the financial year	3,927,356	3,927,356
At 31 December 2025	11,097,695	11,097,695

iCare Housing CLG
STATEMENT OF CASH FLOWS
for the financial year ended 31 December 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
Surplus for the financial year		3,927,356	1,738,812
Adjustments for:			
Interest receivable and similar income		(8,740)	-
Interest payable and similar expenses		2,474,095	2,299,660
Depreciation		4,464,130	3,478,380
Surplus/deficit on disposal of tangible assets		(122,658)	(34,269)
		<u>10,734,183</u>	<u>7,482,583</u>
Movements in working capital:			
Movement in debtors		684,896	(66,079)
Movement in creditors		735,150	218,673
		<u>12,154,229</u>	<u>7,635,177</u>
Cash generated from operations		(2,474,095)	(2,299,660)
Interest paid			
Net cash generated from operating activities		<u>9,680,134</u>	<u>5,335,517</u>
Cash flows from investing activities			
Interest received		3,809	-
Payments to acquire tangible assets		(34,557,400)	(26,039,820)
Receipts from sales of tangible assets		329,539	343,030
		<u>(34,224,052)</u>	<u>(25,696,790)</u>
Cash flows from financing activities			
New long term loan		12,784,042	7,347,960
Immigrant Investor Programme (IIP)		4,530,944	21,605,624
		<u>17,314,986</u>	<u>28,953,584</u>
Net cash generated from financing activities			
Net (decrease)/increase in cash and cash equivalents		<u>(7,228,932)</u>	<u>8,592,311</u>
Cash and cash equivalents at beginning of financial year		<u>24,232,403</u>	<u>15,640,092</u>
Cash and cash equivalents at end of financial year		<u><u>17,003,471</u></u>	<u><u>24,232,403</u></u>

iCare Housing CLG
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

1. **General Information**

iCare Housing CLG is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 591190. The registered office of the company is 407-409 The Capel Building, Capel Street, St. Mary's Abbey, Dublin 7, Dublin, Ireland which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. 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 31 December 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

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 or 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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.

Going Concern

The company meets its day-to-day working capital requirements through its operating cashflows and bank facilities. The Company's forecasts and projections taking into account reasonably possible changes in trading performance, show that the company should be able to operate within the level of its current facilities. After making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operation/existence for the foreseeable future. Accordingly, the financial statements have been prepared on a going concern basis.

Income

Income represents rental income and service charges receivable from tenants, development fees, revenue grants receivable from local authorities, revenue grants receivable from the Department of Housing, Local Government and Heritage, and reclaimed legal, repair and maintenance income. In addition, iCare is in receipt of payments and availability income from local authorities. Where income is received from tenants, local authorities or other funders in advance, the amounts are recorded as deferred income and included as part of creditors due within one financial year.

Housing Loans

Capital Advance Leasing Facility (CALF) loans accrue interest over the duration of the loan, interest is not paid annually and is accrued.

Government grants

Government Grants relating to expenditure on tangible assets are credited to the Income statement at the same rate as the depreciation on the assets to which the grant relates.

Tangible assets and depreciation

Housing properties are properties available for rent, which are held at cost less depreciation. Housing properties in the course of development are also stated at cost. Housing properties have been split between their land and structure costs and a specific set of major components which require periodic replacement. Components are depreciated over the estimated useful life of the component (excluding land) as follows:

New Builds	Useful Economic Life (Years)
Land	Not Depreciated
New Build Structure	75

iCare Housing CLG

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

Structure	50
Windows	25
Doors	25
Kitchens	20
Bathrooms	25
Boilers	15
Cladding	20
Heating	20
Driveways	30
Roof	50

Existing Properties	Useful Economic Life (Years)
Property Upgrades	8
Structure	50

Tangible 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.

Land and Social Housing	-	As Above
Social Housing Component Equipment	-	As Above
Fixtures, fittings and equipment	-	20%/33% Straight line
Motor vehicles	-	25% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Leasing and hire purchases

Tangible assets held under leasing and Hire Purchases arrangements which transfer substantially all the risks and rewards of ownership to the company are capitalised and included in the Balance Sheet at their cost or valuation, less depreciation. The corresponding commitments are recorded as liabilities. Payments in respect of these obligations are treated as consisting of capital and interest elements, with interest charged to the Income and Expenditure Account.

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 cost less impairment losses for bad and doubtful debts.

Cash and cash equivalents

Cash and cash equivalents include cash-in-hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within current liabilities. Cash and cash equivalents are initially measured at transaction price and subsequently measured at amortised cost. Bank deposits with original maturities of more than three months are not cash and cash equivalent and are presented as current asset investments.

Funds restricted for development of Immigrant Investor Programme specific projects included in Cash at bank at year end is €5,591,901 (2024: €18,301,263).

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

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 cost.

iCare Housing CLG

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

Taxation

The entity is a registered charity (Revenue CHY No. 22267). Its activities are exempt from direct taxation.

Immigrant Investor Programme (IIP)

Capital grants received and receivable are treated as deferred income and amortised to the Income and Expenditure Account annually over the useful economic life of the asset to which it relates. Revenue grants are credited to the Income and Expenditure Account when received.

Pensions

The company contributes to employees' PRSA schemes.

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. Debt instruments (other than those wholly repayable or receivable within one year), including loans 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.

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.

3. Significant accounting judgements and key sources of estimation uncertainty

Preparation of the financial statements requires management to make significant judgments and estimates. The items in the financial statements where these judgments and estimates have been made include:

Allowances for impairment of trade receivables

The Company estimates the allowance for doubtful trade receivables based on assessment of specific accounts where the Company has objective evidence comprising default in payment terms or significant financial difficulty that certain tenants are unable to meet their financial obligations.

Useful lives of depreciable assets

The annual depreciation charge depends primarily on the estimated lives of each type and component of asset and, in certain circumstances, estimates of fair values and residual values. The directors annually review these asset lives and adjust them as necessary to reflect current thinking on remaining lives in light of technological change, prospective economic utilisation and physical condition of the assets concerned.

Impairment of tangible assets - land and housing

The directors annually consider the carrying value of land and housing assets, and whether there have been any market indicators that would require an impairment. The directors have assessed that given the growth in land and property values over the course of the year, along with the program of repairs and maintenance to the properties, that no material impairment has occurred that requires adjustment in the financial statements.

4. Departure from Companies Act 2014 Presentation

The directors have elected to present an Income and Expenditure Account instead of a Profit and Loss Account in these financial statements as this company is a not-for-profit entity.

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iCare Housing CLG
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

5. Income	2025	2024
	€	€
Rent and service charges receivable	2,720,114	2,166,648
Payment and availability income	10,229,840	7,297,333
HAP housing assistance payment	6,977	-
Grant income received	83,141	34,566
	<u>13,040,072</u>	<u>9,498,547</u>

All income arises in the Republic of Ireland.

6. Operating surplus	2025	2024
	€	€
Operating surplus is stated after charging/(crediting):		
Depreciation of tangible assets		
Surplus on disposal of tangible assets	(122,658)	(34,269)
Other operating income	<u>(1,609,694)</u>	<u>(1,156,956)</u>
Auditors Remuneration	36,722	29,520

Other Operating Income in 2025 amounted to €1,609,694 (2024: €1,156,956) and comprises of the amortisation of IIP funds.

7. Interest payable and similar expenses	2025	2024
	€	€
Interest	<u>2,474,095</u>	<u>2,299,660</u>

8. Staff Costs

The average monthly number of employees, including directors, during the financial year was 27, (2024 - 23).

	2025	2024
	Number	Number
Management	9	9
Operational	18	14
	<u>27</u>	<u>23</u>

The aggregate payroll costs of the above were:

	2025	2024
	€	€
Wages and salaries	1,331,632	1,027,576
Employers PRSI	148,606	113,743
Staff defined contribution pension costs	6,858	5,500
	<u>1,487,096</u>	<u>1,146,819</u>

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iCare Housing CLG

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

9. Employee benefits

Salary Band	Number of Employees	Numbers of Employees
Employee €0 < €50,000	14	10
Employee €50,000 < €75,000	10	9
Employee €75,000 < €100,000	2	2
Employee €100,000 < €125,000	3	2

(ii) Directors	2025	2024
Emoluments	-	-
Contributions to Retirement Schemes	-	-

(iii) Key management compensation

Key management includes the directors, CEO and members of the senior management team averaged 4 people (2024: 3) during the financial year ended 31 December 2025 and comprised of 4 people (2024: 3) at the balance sheet date. The compensation paid or payable to key management for employee services is shown below and includes employers' contribution to social insurance and pension scheme:

	2025	2024
Total key management compensation	€426,060	€296,633

10. Tangible assets

	Land and Social Housing	Social Housing Component Equipment	Fixtures, fittings and equipment	Motor vehicles	Total
	€	€	€	€	€
Cost					
At 1 January 2025	116,969,220	12,014,911	114,969	-	129,099,100
Additions	29,174,836	5,308,134	62,381	67,123	34,612,474
Disposals	(294,881)	(29,994)	-	-	(324,875)
At 31 December 2025	145,849,175	17,293,051	177,350	67,123	163,386,699
Depreciation					
At 1 January 2025	6,808,446	3,236,891	68,702	-	10,114,039
Charge for the financial year	2,629,893	1,790,183	36,809	7,245	4,464,130
On disposals	(104,882)	(13,112)	-	-	(117,994)
At 31 December 2025	9,333,457	5,013,962	105,511	7,245	14,460,175
Net book value					
At 31 December 2025	136,515,718	12,279,089	71,839	59,878	148,926,524
At 31 December 2024	110,160,774	8,778,020	46,267	-	118,985,061

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iCare Housing CLG
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

11. Debtors	2025	2024
	€	€
Trade debtors	991,032	1,725,911
Bad debt provision	(84,206)	(89,722)
Other debtors	-	20,000
Prepayments	388,960	324,005
Accrued income	4,931	-
Monies held by solicitors	-	488
	<u>1,300,717</u>	<u>1,980,682</u>

All debtors are due within one year. All trade debtors are due within the company's normal terms, which is thirty days. Trade debtors are shown net of impairment in respect of doubtful debts.

12. Cash and cash equivalents	2025	2024
	€	€
Cash and bank balances	17,051,849	24,232,403
	<u>17,051,849</u>	<u>24,232,403</u>

Funds restricted for development of Immigrant Investor Programme specific projects included in Cash at bank at year end is €5,591,901 (2024: €18,301,263).

13. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	2,526,894	2,076,252
Bank overdrafts	48,378	-
Payments received on account	859,506	602,250
Trade creditors	453,474	194,484
Bills of exchange payable	3,337	4,598
PAYE	55,318	37,358
VAT	227,192	60,681
Subcontractors, withholding and other taxes	800	2,049
Other creditors	63,350	63,750
Accruals	156,240	118,897
	<u>4,394,489</u>	<u>3,160,319</u>

Trade and other creditors are payable at various dates over the coming months in accordance with the suppliers' usual and customary credit terms.

Other taxes including social insurance repayable at various dates over the coming months in accordance with the applicable statutory provisions.

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iCare Housing CLG

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

14. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	46,407,493	42,441,902
Capital Asset Leasing Facility (CALF) - Amounts owed to local authorities	47,075,619	38,689,741
Finance leases and hire purchase contracts	37,005	-
Immigrant Investor Programme (IIP)	58,266,789	53,735,845
	<u>151,786,906</u>	<u>134,867,488</u>
Loans		
Repayable in one year or less, or on demand (Note 13)	2,575,272	2,076,252
Repayable between one and two years	5,017,652	4,155,440
Repayable between two and five years	7,526,478	8,310,880
Repayable in five years or more	80,938,982	68,665,323
	<u>96,058,384</u>	<u>83,207,895</u>
Net obligations under finance leases and hire purchase contracts		
Repayable between one and five years	<u>37,005</u>	<u>-</u>

Included in Bank Loans are loan facilities owing to the lenders of €46,407,493 (2024: €42,441,902). The bank hold a floating charge and a freehold first legal charge over properties purchased with these funds. Further details of all charges on the assets of the company are registered with the Companies Registration Office and are available at www.cro.ie.

15. Pension costs - defined contribution

The company contributes to employees PRSA. The assets of the scheme are held separately from those of the company in an independently administered fund. Pension costs amounted to €6,858 (2024 - €5,500).

16. Status

The liability of the members is limited.

Every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while they are members, or within one financial year thereafter, for the payment of the debts and liabilities of the company contracted before they ceased to be members, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributors among themselves, such amount as may be required, not exceeding € 2.

17. Capital commitments	2025	2024
	€	€
Details of capital commitments at the accounting date are as follows:		
Contracted for but not provided in the financial statements	-	-
Approved but not yet contracted for	13,300,000	-
	<u>13,300,000</u>	<u>-</u>

Capital commitments relate to purchase and development of land and housing properties and other fixed assets.

18. Directors' remuneration

The directors do not receive any remuneration for their position with the charity (2024: €Nil).

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NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

19. Related party transactions

There were no related party transactions during the year.

20. Post-Balance Sheet Events

There have been no significant events affecting the company since the financial year-end.

21. Reconciliation of Net Cash Flow to Movement in Net Debt

	Opening balance	Cash flows	Other changes	Closing balance
	€	€	€	€
Long-term borrowings	(83,207,896)	(12,784,042)	2,508,826	(93,483,112)
Short-term borrowings	-	-	(2,526,894)	(2,526,894)
Finance lease and hire purchase	18,069	-	(55,074)	(37,005)
Total liabilities from financing activities	<u>(83,189,827)</u>	<u>(12,784,042)</u>	<u>(73,142)</u>	<u>(96,047,011)</u>
Total Cash and cash equivalents (Per Cashflow)				<u>17,003,471</u>
Total net debt				<u>(79,043,540)</u>

22. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 28 July 2026.