

Company registration number 448868 (Ireland)

BARLYN RETAIL LTD
ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 24 MAY 2025

BARLYN RETAIL LTD

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BARLYN RETAIL LTD

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 24 MAY 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 (Generally accepted Accounting Practice in 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 profit or loss of the company for that 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 estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. 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.

On behalf of the board

Barry Lynch
Director

Dervla Lynch
Director

11 February 2026

BARLYN RETAIL LTD

DIRECTORS' DECLARATION ON UNAUDITED FINANCIAL STATEMENTS *FOR THE YEAR ENDED 24 MAY 2025*

In relation to the financial statements which comprise the profit and loss account, the balance sheet and the related notes:

- The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgments underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.
- The directors confirm that they have made available to Xeinadin, all the company's accounting records and provided all the information necessary for the compilation of the financial statements.
- The directors confirm that to the best of their knowledge and belief, the accounting records reflect all transactions of the company for the year ended 24 May 2025.

On behalf of the board

Barry Lynch
Director

Dervla Lynch
Director

11 February 2026

BARLYN RETAIL LTD

BALANCE SHEET

AS AT 24 MAY 2025

		24 May 2025		25 May 2024	
	Notes	€	€	€	€
Fixed assets					
Tangible assets	5		3,324,289		2,807,970
Current assets					
Stocks	6	258,277		267,038	
Debtors	7	173,611		178,449	
Cash at bank and in hand		782,937		411,195	
		<u>1,214,825</u>		<u>856,682</u>	
Creditors: amounts falling due within one year	8	<u>(989,441)</u>		<u>(625,421)</u>	
Net current assets			<u>225,384</u>		<u>231,261</u>
Total assets less current liabilities			<u>3,549,673</u>		<u>3,039,231</u>
Creditors: amounts falling due after more than one year	9		(953,139)		(462,561)
Provisions for liabilities			<u>4,103</u>		<u>4,696</u>
Net assets			<u>2,600,637</u>		<u>2,581,366</u>
Capital and reserves					
Called up share capital presented as equity	11		100		100
Profit and loss reserves	12		<u>2,600,537</u>		<u>2,581,266</u>
Total equity			<u>2,600,637</u>		<u>2,581,366</u>

BARLYN RETAIL LTD

BALANCE SHEET (CONTINUED)

AS AT 24 MAY 2025

We, as directors of Barlyn Retail Ltd, state that:

(a) The company is availing itself of the exemption from audit provided for by Chapter 15 of Part 6 of the Companies Act 2014.

(b) The company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied.

(c) The shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2).

(d) The directors acknowledge the obligations of the company, under the Companies Act 2014:

(i) to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a year; and

(ii) to otherwise comply with the provisions of this Act relating to financial statements so far as they are applicable to the company.

(e) The company has relied on the specified exemption contained in section 352 Companies Act 2014; the company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the board of directors and authorised for issue on 11 February 2026 and are signed on its behalf by:

Barry Lynch
Director

Dervla Lynch
Director

BARLYN RETAIL LTD

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 24 MAY 2025

1 Accounting policies

Company information

Barlyn Retail Ltd is a limited company domiciled and incorporated in Ireland. The registered office is Ballymconna, Barefield, Ennis, Co Clare, Ireland and its company registration number is 448868. The principal activity of the company continued to be that of a Centra supermarket.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. They have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”) and the requirements of the Companies Act 2014.

For the current year the financial statements cover the 52 week period ending on 24th May 2025, while the comparatives are also for the 52 week period ending on 25th May 2024. The balance sheets for 2025 and 2024 have been drawn up as the 24th May 2025 and 25th May 2024 respectively.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover is stated net of trade discounts, volume rebates, VAT and similar taxes and derives from the provision of goods and services falling within the company's ordinary activities

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. Cost includes the original purchase price, costs directly attributable in bringing the asset to the location and condition necessary for its intended use, applicable dismantling, removal and restoration costs and borrowing costs capitalised.

BARLYN RETAIL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 24 MAY 2025

1 Accounting policies

(Continued)

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Buildings	2% Straight Line
Fixtures and fittings	12.5% Straight Line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.6 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of cost and replacement cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.7 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

BARLYN RETAIL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 24 MAY 2025

1 Accounting policies

(Continued)

1.8 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

BARLYN RETAIL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 24 MAY 2025

1 Accounting policies

(Continued)

1.10 Derivatives

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

1.11 Taxation

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

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.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.12 Provisions

Provisions are recognised when the company has a legal or constructive present obligation as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

1.13 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

BARLYN RETAIL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 24 MAY 2025

1 Accounting policies (Continued)

1.14 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.15 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

1.16 Government and other grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

1.17 Foreign exchange

Transactions in currencies other than euros are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Operating profit

	2025	2024
	€	€
Operating profit for the year is stated after charging:		
Depreciation of tangible fixed assets	207,227	113,988
	<u>207,227</u>	<u>113,988</u>

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 68 (2024 - 70).

	2025	2024
	Number	Number
Total	68	70
	<u>68</u>	<u>70</u>

4 Directors' remuneration

	2025	2024
	€	€
Remuneration for qualifying services	150,517	154,598
Company pension contributions to defined contribution schemes	130,692	74,830
	<u>281,209</u>	<u>229,428</u>

BARLYN RETAIL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 24 MAY 2025

5 Tangible fixed assets

	Buildings	Fixtures and fittings	Total
	€	€	€
Cost			
At 26 May 2024	3,213,490	1,805,603	5,019,093
Additions	-	723,546	723,546
	<u>3,213,490</u>	<u>2,529,149</u>	<u>5,742,639</u>
At 24 May 2025	3,213,490	2,529,149	5,742,639
	<u>3,213,490</u>	<u>2,529,149</u>	<u>5,742,639</u>
Depreciation and impairment			
At 26 May 2024	629,466	1,581,657	2,211,123
Depreciation charged in the year	64,269	142,958	207,227
	<u>693,735</u>	<u>1,724,615</u>	<u>2,418,350</u>
At 24 May 2025	693,735	1,724,615	2,418,350
	<u>693,735</u>	<u>1,724,615</u>	<u>2,418,350</u>
Carrying amount			
At 24 May 2025	2,519,755	804,534	3,324,289
	<u>2,519,755</u>	<u>804,534</u>	<u>3,324,289</u>
At 25 May 2024	2,584,024	223,946	2,807,970
	<u>2,584,024</u>	<u>223,946</u>	<u>2,807,970</u>

6 Stocks

	2025	2024
	€	€
Finished goods and goods for resale	258,277	267,038
	<u>258,277</u>	<u>267,038</u>

7 Debtors

	2025	2024
	€	€
Amounts falling due within one year:		
Trade debtors	43,872	32,375
Corporation tax recoverable	15,394	-
Other debtors	68,974	67,102
Prepayments	45,371	78,972
	<u>173,611</u>	<u>178,449</u>
	<u>173,611</u>	<u>178,449</u>

BARLYN RETAIL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 24 MAY 2025

8 Creditors: amounts falling due within one year

	Notes	2025 €	2024 €
Amounts owed to credit institutions		121,986	214,657
Trade creditors		548,600	103,727
Deferred income	10	4,750	4,750
Other creditors including tax and social insurance		151,426	124,810
Accruals		162,679	177,477
		<u>989,441</u>	<u>625,421</u>

9 Creditors: amounts falling due after more than one year

	Notes	2025 €	2024 €
Amounts owed to credit institutions		932,889	437,561
Deferred income	10	20,250	25,000
		<u>953,139</u>	<u>462,561</u>

Amounts included above which fall due after five years are as follows:

Payable by instalments	381,656	153,065
	<u>381,656</u>	<u>153,065</u>

AIB has the following security:

1. Mortgage Debenture over the fixed and floating assets of Barlyn Retail Ltd. incorporating a fixed charge over units G8, G7, G9 and G15 Ground Floor, and Units F7 and G9 1st Floor Elm Park, Gort Road, Ennis, Co. Clare.
2. Mortgage Debenture from Barlyn Retail Ltd. creating security over all its property, assets and undertakings including a first legal charge over its interest in the premises, Centra Elm Park Shopping Centre, Gort Road, Ennis, Co. Clare.
3. Assignment from Barlyn Retail Ltd of Life Policy number 11765117 for a minimum amount of €1,000,000.
4. Assignment from Barlyn Retail Ltd of Life Policy number 11757824 for a minimum amount of €1,800,000.
5. Personal Guarantee from Barry Lynch for €500,000.
6. Counter-indemnity in respect of Bank Guarantee in favour of Premier Lotteries Ireland Ltd. for €9,800.
7. Counter-indemnity in respect of Bank Guarantee in favour of News Brothers, Cork for €1,500.

BOI has the following security: Fixed & Floating debenture incorporating a specific charge over the property at Centra Retail Store, Gort Road, Ennis, to include the coffee shop within and a floating charge over the assets and undertakings in the name of Barlyn Retail Limited.

First legal Mortgage /Charge over the property known as Next Door Off licence, Gort Road, Ennis, Co. Clare. Functional link letter of Guarantee from Mr Barry Lynch & Ms Dervla Lynch guaranteeing the borrower's liability of €500,000

Keyperson life policy on the lives of Mr Barry Lynch & Ms Dervla Lynch for a minimum amount of €1,310,000

BARLYN RETAIL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 24 MAY 2025

10 Deferred income

	2025 €	2024 €
Other deferred income	25,000	29,750
Included in the financial statements as follows:		
Current liabilities	4,750	4,750
Non-current liabilities	20,250	25,000
	<u>25,000</u>	<u>29,750</u>

A capital grant of €10,000 was received from Musgrave Retail Partners Ireland under a Sustainability Fund agreement in relation to deposit return scheme equipment purchased in the prior year. The grant is amortised over 8 years, matching with the useful life of the related fixed assets. The grant may be repayable if a termination event, as defined in the grant agreement, occurs within 5 years of the signing of the agreement by the parties.

A capital grant of €28,000 was received from Musgrave Retail Partners Ireland under a Sustainability Fund agreement in relation to energy efficient refrigeration equipment purchased in 2023. The grant is amortised over 8 years, matching with the useful life of the related fixed assets. The grant may be repayable if a termination event, as defined in the grant agreement, occurs within 5 years of the signing of the agreement by the parties.

11 Called up share capital

	2025 Number	2024 Number	2025 €	2024 €
Ordinary share capital				
Authorised equity				
Ordinary Shares of €1 each	1,000,000	1,000,000	1,000,000	1,000,000
Issued and fully paid				
Ordinary Shares of €1 each	100	100	100	100

12 Profit and loss reserves

	2025 €	2024 €
At the beginning of the year	2,581,266	2,418,729
Profit for the year	52,254	162,537
Dividends declared and paid in the year	(32,983)	-
At the end of the year	<u>2,600,537</u>	<u>2,581,266</u>

13 Events after the reporting date

There have been no significant events affecting the company since the balance sheet date.

BARLYN RETAIL LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 24 MAY 2025

14 Directors' transactions

Dividends totalling €32,983 (2024 - Nil) were paid in the year.

15 Related party transactions

Remuneration of key management personnel

Executive Directors and certain senior employees who have authority and responsibility for planning, directing and controlling activities of the company are considered to be key management personnel. Total remuneration in respect of these individuals in the year was €150517 (2024 - €154598).

16 Controlling party

The ultimate controlling party are Barry & Dervla Lynch, directors.

17 Approval of financial statements

The directors approved the financial statements on 11 February 2026.