
Company Number: 614407

PUMPKINSPICE LIMITED

**REPORT OF THE DIRECTORS AND AUDITED FINANCIAL
STATEMENTS**

Year Ended 31 December 2024

PUMPKINSPICE LIMITED

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PUMPKINSPICE LIMITED

DIRECTORS AND OTHER INFORMATION

Directors

Enda O'Meara
Patrick Mabry
David Hennessy

Secretary

Enda O'Meara

Registered No

614407

Registered Office

31 Northwood Court
Northwood Park
Santry
Dublin 9

Bankers

Allied Irish Bank
10 Molesworth Place
Dublin 2

Solicitors

Addleshaw Goddard (Ireland) LLP
Temple Chambers
3 Burlington Road
Dublin 4

Independent Auditors

PricewaterhouseCoopers
Chartered Accountants and Statutory Auditors
One Spencer Dock
North Wall Quay
Dublin 1
Ireland

PUMPKINSPICE LIMITED

REPORT OF THE DIRECTORS

The Directors present their report and the audited financial statements for the year ended 31 December 2024.

1. Principal activities

The principal activity of Pumpkinspice Limited ('the Company') is to own and operate hotels.

2. Review of business and future developments

The financial statements have been drawn up for the year ended 31 December 2024. The financial statements are prepared in Euro which is the Company's presentation and functional currency. The results for the year are shown in the Statement of Comprehensive Income on page 11.

The interest in the shares were ultimately acquired in October 2018 by AEPF III 37 S.a r.l, a company incorporated in Luxembourg, and owned and managed by various Apollo funds.

The Directors consider that the year-end financial position of the company was satisfactory. The hotel traded well in the year with a combination of state contracts and increased occupancy and rates driven by market demand. The Directors continue to monitor market conditions very closely.

Turnover decreased from €21m to €19m and we recorded a profit of €4.3m (2023 profit of €6.3m).

3. Principal risks and uncertainties

The directors consider that the key risks and uncertainties facing future development of the Company include:

- Potential adverse effect to future operating results from overcapacity and weak demand due to the change in economic cycle or the cyclical nature of the business.
- Room rates or occupancy could be affected by events that produce a reduction in domestic and international travel.
- The impact of inflation including energy costs on our overheads.
- A decline in tourist's numbers due to geopolitical factors or international conflicts.

The board and management closely monitor the Company's performance having regard to a range of key performance indicators (KPI) which include but are not limited to, cash flow, room rates, Rev PAR, occupancy, earnings before interest, tax, depreciation and amortisation (EBITDA).

4. Dividends

The directors do not recommend the payment of a final dividend in respect of the year ended 31 December 2024 (2023: €12,000,000).

5. Directors

The Directors of the Company during the year and as at the date of this report, together with dates of appointment or resignation where applicable, were:

Name	Nationality	Appointed	Resigned
Brian Champion	Irish	25/10/2018	27/04/2024
Enda O'Meara	Irish	02/11/2017	
Patrick Mabry	German	31/10/2018	
David Hennessy	Irish	27/04/2024	

Brian Champion resigned as Secretary and was replaced by Enda O'Meara on 27th April 2024.

PUMPKINSPICE LIMITED

REPORT OF THE DIRECTORS – continued

6. Director's responsibilities

The Directors are responsible for preparing the report of the directors and the financial statements in accordance with Irish law.

Irish law requires the directors to prepare financial statements for each financial year giving a true and fair view of the Company's assets, liabilities and financial position as at the end of the financial year and of the profit or loss of the Company for the financial year. Under that law the directors have prepared the financial statements in accordance with Generally Accepted Accounting Practice (accounting standards issued by the UK Financial Reporting Council, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland and Irish law).

Under Irish law, the directors shall not approve the financial statements unless they are satisfied that they give a true and fair view of the Company's assets, liabilities and financial position as at the end of the financial year and the profit or loss of the Company for the financial year.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies 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 and identify the standards in question, subject to any material departures from those standards being disclosed and explained in the notes to the financial statements;
- notify the company's shareholders in writing about the use of disclosure exemptions, if any, of FRS 102; 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 keeping adequate accounting records that are sufficient to:

- correctly record and explain 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; and
- enable the Directors to ensure that the financial statements comply with the Companies Act 2014 and enable those financial statements to be audited.

The Directors 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.

7. Accounting Records

The measures taken by the Directors to ensure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the Company's obligation to keep adequate accounting records comprise the use of appropriate systems, the implementation of robust procedures and the employment of competent individuals with relevant experience. The accounting records are kept at the Company's registered office.

8. Political donations

The Electoral Act 1997, as amended by the Electoral Amendment Political Funding Act 2012, requires companies to disclose all political donations over €200 in aggregate made during the financial year. The Directors, on enquiry, have satisfied themselves that no such donations in excess of this amount have been made by the Company.

9. Branches

The company did not hold any interest in foreign branches at the year-end (2023: None).

PUMPKINSPICE LIMITED

REPORT OF THE DIRECTORS – continued

10. Directors' and secretary's interests

Interest in shares of Trident Super Topco No. 1 DAC

	31 December 2024 Number of shares	31 December 2023 Number of shares
Directors		
Enda O'Meara		
Ordinary shares of €0.01 each	2,427	2,427
Preference shares of €0.01 each	1,773	1,773
A Ordinary Shares of €0.01 each	1,650	1,650
David Hennessy		
A Ordinary Shares of €0.01 each	250	250

The Directors and secretary had no other interests in the shares or debentures of the Company or any other group company at 31 December 2024.

11. Research and Development

The company did not incur any research and development expenditure during the year (2023: €Nil).

12. Information to auditors

The directors in office at the date of this report have each confirmed that:

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

13. Subsequent events

On 20th February 2025, the current financing provided by AIB was replaced by a new provider Starwood, the interest held by Cherrybeach Limited in Pumpkinspice Limited (immediate parent company at 31st December) was acquired by Applesand Limited other than this there are no other items that need to be disclosed. The directors are aware of the potential risks posed by US tariffs and are closely observing any developments. A resulting decline in American tourist numbers to Ireland could have an adverse impact on hotel occupancy and revenue.

14. Climate change risk

The Directors are keenly aware of the risks to the greater society associated with climate change and environmental issues and acknowledge the climate change factors for all stakeholders who choose to do business with the Company. The Company strives to adopt environmentally friendly policies such as use of 100% renewable sources for electricity within its hotels. The Company will continue to monitor all practices and will look to develop appropriate strategies in this area.

15. Statutory auditors

PricewaterhouseCoopers, the appointed auditors, has indicated its willingness to continue in office, and a resolution that it be re-appointed will be proposed at the Annual General Meeting.

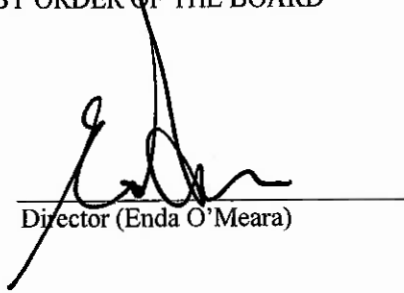
PUMPKINSPICE LIMITED

REPORT OF THE DIRECTORS – continued

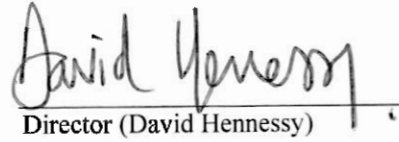
16. Date of authorisation of issue

The financial statements were authorised for issue by the Board of Directors on 19th December 2025.

BY ORDER OF THE BOARD



Director (Enda O'Meara)



Director (David Hennessy)

Independent auditors' report to the members of Pumpkinspice Limited

Report on the audit of the financial statements

Opinion

In our opinion, Pumpkinspice Limited's financial statements:

- give a true and fair view of the company's assets, liabilities and financial position as at 31 December 2024 and of its profit for the year then ended;
- have been properly prepared in accordance with Generally Accepted Accounting Practice in Ireland (accounting standards issued by the Financial Reporting Council of the UK, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and Irish law); and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

We have audited the financial statements, included within the Report of the Directors and audited Financial Statements, which comprise:

- the Balance Sheet as at 31 December 2024;
 - the Statement of Comprehensive Income for the year then ended;
 - the Statement of Changes in Equity for the year then ended; and
 - the notes to the financial statements, which include a description of the accounting policies.
-

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) ("ISAs (Ireland)") and applicable law.

Our responsibilities under ISAs (Ireland) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, which includes IAASA's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

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 on which the financial statements are authorised for issue.

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.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Reporting on other information

The other information comprises all of the information in the Report of the Directors and audited Financial Statements other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion on, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, 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 audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 based on these responsibilities.

With respect to the Report of the Directors, we also considered whether the disclosures required by the Companies Act 2014 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (Ireland) and the Companies Act 2014 require us to also report certain opinions and matters as described below:

- In our opinion, based on the work undertaken in the course of the audit, the information given in the Report of the Directors for the year ended 31 December 2024 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.
- Based on our 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 Report of the Directors.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Directors' Responsibilities set out on page 5, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view.

The directors are also responsible 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 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.

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 (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.

Our audit testing might include testing complete populations of certain transactions and balances, possibly using data auditing techniques. However, it typically involves selecting a limited number of items for testing, rather than testing complete populations. We will often seek to target particular items for testing based on their size or risk characteristics. In other cases, we will use audit sampling to enable us to draw a conclusion about the population from which the sample is selected.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA website at:

https://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description_of_auditors_responsibilities_for_audit.pdf

This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with section 391 of the Companies Act 2014 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.


Other required reporting

Companies Act 2014 opinions on other matters

- We have obtained all the information and explanations which we consider 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.
- The financial statements are in agreement with the accounting records.

Other exception reporting*Directors' remuneration and transactions*

Under the Companies Act 2014 we are required to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by sections 305 to 312 of that Act have not been made. We have no exceptions to report arising from this responsibility.

A handwritten signature in black ink that reads 'Damian Byrne'.

Damian Byrne

for and on behalf of PricewaterhouseCoopers
Chartered Accountants and Statutory Audit Firm
Dublin
19 December 2025

PUMPKINSPICE LIMITED

STATEMENT OF COMPREHENSIVE INCOME For the Year Ended 31 December 2024

	Notes	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Turnover	2	18,927,420	21,032,761
Cost of sales		(782,939)	(788,465)
Gross profit		18,144,481	20,244,296
Administrative expenses		(7,826,477)	(7,611,585)
Depreciation	4	(2,065,397)	(2,054,516)
Operating profit	3	8,252,607	10,578,195
Profit on ordinary activities before interest		8,252,607	10,578,195
Interest payable and similar expenses	6	(2,939,518)	(2,532,567)
Profit on ordinary activities before taxation		5,313,089	8,045,628
Tax on Profit on ordinary activities	11	(1,018,700)	(1,706,312)
Profit for financial year		4,294,389	6,339,316

The results of the Company are derived from continuing operations in the current year.

The Company has no recognised gains and losses during the current year other than those disclosed above, and therefore, no separate statement of total recognised gains and losses has been presented.

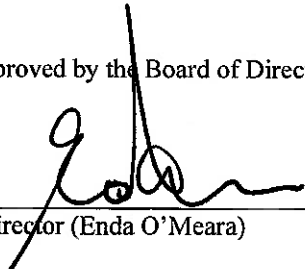
The notes on pages 14 to 24 form part of these financial statements.

PUMPKINSPICE LIMITED

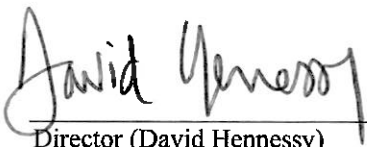
BALANCE SHEET As at 31 December 2024

	Notes	31 December 2024 EUR	31 December 2023 EUR
Fixed assets			
Tangible assets	4	68,987,852	70,980,707
Current assets			
Stocks	5	28,171	26,401
Debtors	8	11,612,187	11,785,910
Cash at bank and in hand		<u>4,891,645</u>	<u>2,856,932</u>
		16,532,003	14,669,243
Creditors - amounts falling due within one year	9	<u>(1,998,171)</u>	<u>(6,105,950)</u>
Net current assets		<u>14,533,832</u>	<u>8,563,293</u>
Total assets less current liabilities		83,521,684	79,544,000
Creditors – amounts falling due after more than one year	10	(44,535,024)	(45,480,270)
Provisions for liabilities and charges	10	<u>(1,592,678)</u>	<u>(964,137)</u>
Net assets		37,393,982	33,099,593
Capital and reserves			
Called up share capital presented as equity	12	13,793,100	13,793,100
Share premium account	12	19,128,485	19,128,485
Profit and loss account	12	<u>4,472,397</u>	<u>178,008</u>
Total Equity		37,393,982	33,099,593

Approved by the Board of Directors on



Director (Enda O'Meara)



Director (David Hennessy)

Date: 19th December 2025

Date: 19th December 2025

The notes on pages 14 to 24 form part of these financial statements.

PUMPKINSPICE LIMITED

STATEMENT OF CHANGES IN EQUITY For the year ended 31 December 2024

	Share capital account EUR	Share premium account EUR	Profit and loss account EUR	Total Equity EUR
At 1 January 2024	13,793,100	19,128,485	178,008	33,099,593
Profit for the year	-	-	4,294,389	4,294,389
At 31 December 2024	13,793,100	19,128,485	4,472,397	37,393,982

	Share capital account EUR	Share premium account EUR	Profit and loss account EUR	Total Equity EUR
At 1 January 2023	13,793,100	19,128,485	5,838,692	38,760,277
Profit for the year	-	-	6,339,316	6,339,316
Dividend paid	-	-	(12,000,000)	(12,000,000)
At 31 December 2023	13,793,100	19,128,485	178,008	33,099,593

The notes on pages 14 to 24 form part of these financial statements

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these financial statements are set out below:

(a) **Reporting Entity**

Pumpkinspice Limited is incorporated as a company limited by shares in the Republic of Ireland. The address of its registered office is 31 Northwood Court, Northwood Park, Santry, Dublin 9 under registration number 614407. The nature of the Company's operations is to own and manage hotels in the Republic of Ireland.

(b) **Statement of Compliance**

The entity financial statements have been prepared on a going concern basis and in accordance with Irish GAAP (accounting standards issued by the Financial Reporting Council of the UK and the Companies Act 2014). The entity financial statements comply with Financial Reporting Standards 102. The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2014.

(c) **Basis of preparation**

The entity financial statements have been prepared under the historical cost convention.

The entity is a qualifying entity under FRS 102 and has taken advantage of certain disclosure exemptions as outlined in FRS 102 p1.12. Shareholders have been notified and have not objected to the use of the exemptions.

The preparation of the financial statement in conformity with FRS 102 requires the use of certain key assumptions concerning the future, and other sources of estimation uncertainty at the end of the financial year. It also requires directors to use judgement in applying the company's accounting policies. The areas involving a higher degree of judgement or areas where assumptions and estimates have a significant risk of causing material adjustments to the carrying amounts of assets and liabilities within the next financial year are disclosed within the Critical accounting judgements and estimation uncertainty section below.

(d) **Going Concern**

The company recorded a profit of €4.3m in the financial year and had cash on hand of €4.9m at year end. The company is financed by a mix of equity and long-term debt of €45m - this debt was repaid in February 2025 as part of a group restructure. The new finance is with Tyrellgate Limited which is part of the new group structure containing Pumpkinspice Limited. The initial term of the loan is three years. The directors have prepared financial forecasts, which indicate that the company will continue to be profitable and in a position to pay its liabilities as they fall due. The directors believe that it is appropriate to continue to adopt the going concern basis in preparing the financial statements.

(e) **Critical accounting judgements and estimation uncertainty**

Estimates and judgements made in the process of preparing the entity financial statements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) **Critical judgments in applying the entity's accounting policies**

There are no critical judgments, apart from those involving estimates made by the directors that have had significant effect on the amounts recognised in the financial statements – including judgements on the treatment of VAT relating to capital goods adjustment and on treatment of VAT on sales.

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued

1. ACCOUNTING POLICIES - continued

(e) Critical accounting judgements and estimation uncertainty - continued

(b) **Critical judgements, estimates and assumptions**

The directors make estimates and assumptions concerning the future in the process of preparing the entity financial statements. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below:

Useful economic lives of tangible assets

The annual depreciation charge for property, plant and equipment is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

Collectability of trade receivables

Evaluating collectability of trade receivables requires some level of subjectivity and judgement. The company makes an estimate of the recoverable value of trade and other debtors. When assessing for impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the ageing profile of the debtors and historical experience.

(f) Reporting currency

The functional and presentation currency of the Company is Euro. The financial statements are presented in the functional currency.

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Assets and Liabilities are translated at the exchange rates in effect at the balance sheet date. All exchange differences are dealt with in arriving at profit before taxation and are recognised in the statement of comprehensive income.

(g) Cash at bank and in hand

Cash at bank includes cash in hand and cash held at call with banks and are used by the Company in the management of its short term commitments.

(h) Turnover

The Company's revenue is derived from hotel operations (rental of rooms, food and beverage sales and other income) falling within the Company's ordinary activities. Revenue comprises the fair value of the consideration received or receivable for the sales of services in the ordinary course of the Company's activities. Revenue is shown net of VAT, similar taxes and discounts. The company recognises revenue when the amount of revenue can be reliably measured, it is probably that future economic benefits will flow to the entity and when specific criteria have been met for each of the Company's activities.

(i) Tangible fixed assets and depreciation

All fixed assets including buildings are stated at historic cost less accumulated depreciation and any provision for impairment. Cost includes legal fees, stamp duty and other non-refundable purchase taxes, and also any costs 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. Lands and assets under construction are not depreciated. The cost of fixed assets is written off over their expected useful lives as follows:

	Rate	Method
Land		Not Depreciated
Buildings	2%	Straight line
Fixtures & fittings	15%	Straight line
Computers	50%	Straight line

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued

1. ACCOUNTING POLICIES - continued

(j) **Interest income and expense**

Interest income and expense are recognised in the income statement using the effective interest method.

(k) **Taxation**

(i) *Current tax*

Corporation tax is provided on taxable profits at current rates applicable to the Company's activities. Current tax, including Irish corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

(ii) *Deferred tax*

Deferred tax is recognised in respect of timing differences, which are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in financial years different from those in which they are recognised in financial statements.

Deferred tax is recognised on all timing differences at the end of each financial year with certain exceptions. Unrelieved tax losses and other deferred tax assets are recognised only when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the end of each financial year end and that are expected to apply to the reversal of the timing difference.

(iii) *Capital Goods Adjustment*

The capital goods adjustment is recognised, as a result of the reclassification of certain sales as being VAT exempt. The company is recognising an asset, the recoverability of which is contingent on the entirety of company's sales being subject to VAT. Subject to the VAT status of the business remaining the same this asset will be written off over the remaining tax life of the property (18 years).

(l) **Stock**

Stock is valued at the lower of cost and net realisable value after making due allowance for any obsolete or slow moving items.

Net realisable value comprises the actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing, selling and distribution. Cost comprises invoice cost exclusive of value added tax, together with freight and carriage costs incurred.

(m) **Exceptional Items**

Exceptional items include material items which derive from events or transactions that within the view of the Directors fall outside the ordinary activities of the reporting entity and which individually or, if of a similar type, in aggregate, need to be disclosed by virtue of their size or incidence.

(n) **Financial instruments**

The company has chosen to obtain the exemption for all the provisions of Sections 11 and 12 of FRS 102 to account for all of its financial instruments.

(i) *Financial assets*

Basic financial assets, including trade and other debtors, cash and cash equivalents and short-term deposits, are initially recognised at transaction price (including transaction costs), unless the arrangement constitutes a financing transaction. Where the arrangement constitutes a financing transaction the resulting financial asset is initially measured at the present value of the future receipts discounted at a market rate of interest for a similar debt instrument.

Trade and other debtors, cash and cash equivalents and financial assets from arrangements which constitute financing transactions are subsequently measured at amortised cost using the effective interest method.

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued

1. ACCOUNTING POLICIES - continued

(n) Financial instruments – continued

At the end of each financial year financial assets measured at amortised cost are assessed for objective evidence of impairment. If there is objective evidence that a financial asset measured at amortised cost is impaired an impairment loss is recognised in profit or loss. The impairment loss is the difference between the financial asset's carrying amount and the present value of the financial asset's estimated cash inflows discounted at the asset's original effective interest rate.

If, in a subsequent financial year, the amount of an impairment loss decreases and the decrease can be objectively related to an event occurring after the impairment was recognised the previously recognised impairment loss is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment loss not previously been recognised. The impairment reversal is recognised in profit or loss.

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 financial assets are subsequently measured 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 subsequently measured at cost less impairment.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of ownership of the financial asset are transferred to another party or (c) control of the financial asset has been transferred to another party who has the practical ability to unilaterally sell the financial asset to an unrelated third party without imposing additional restrictions.

(ii) *Financial liabilities*

Basic financial liabilities, including trade and other creditors, bank loans, loans from fellow group companies and preference shares, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction. Where the arrangement constitutes a financing transaction the resulting financial liability is initially measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other creditors, bank loans, loans from fellow group companies, preference shares and financial liabilities from arrangements which constitute financing transactions are subsequently carried at amortised cost, using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is treated as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

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

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued

1. ACCOUNTING POLICIES - continued

(o) Provisions and contingencies

(i) *Provisions*

Provisions are liabilities of uncertain timing or amount.

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events, it is probable that a transfer of economic benefits will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are measured at the present value of the best estimate of the amount required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Provisions are reviewed at the end of each financial year and adjusted to reflect the current best estimate of the amount required to settle the obligation. The unwinding of the discount is recognised as a finance cost in profit or loss, presented as part of 'interest payable and similar charges' in the financial year in which it arises.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole.

(ii) *Contingencies*

Contingent liabilities, arising as a result of past events, are not recognised as a liability because it is not probable that the company will be required to transfer economic benefits in settlement of the obligation or the amount cannot be reliably measured at the end of the financial year. Possible but uncertain obligations are not recognised as liabilities but are contingent liabilities. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is probable.

(p) Disclosure of exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemptions to a member of a group where the parent of that group prepares publicly available consolidated financial statements which are intended to give a true and fair view (of the assets, liabilities, financial position and profit or loss) and that member is included in the consolidation. Pumpkinspice Limited meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its separate financial statements. Pumpkinspice Limited is consolidated in the financial statements of its parent, Trident Super Topco No. 1 DAC. The company is thus a qualifying entity and has taken advantage of the below disclosure exemptions:

- (i) Exemption from the requirement of FRS 102 paragraph 4.12(a) (iv) to disclose a reconciliation of the number of shares outstanding at the beginning and end of the period.
- (ii) Exemption from the financial instrument disclosure requirements of Section 11 paragraphs 11.39 to 11.48A and Section 12 paragraphs 12.26 to 12.29A of FRS 102 providing the equivalent disclosures are included in the consolidated financial statements of the group in which the entity is consolidated.
- (iii) Exemption from the requirement of FRS 102 paragraph 33.7 to disclose key management personnel compensation in total.
- (iv) Exemption from the requirements of Section 33 of FRS 102, "Related Party Disclosures" not to disclose transactions entered into with fellow group companies that are wholly owned within the group of companies of which the company is a wholly owned member.
- (v) Exemption from the requirements of Section 7 of FRS 102 and FRS 102 paragraph 3.17(d) to present a statement of cash flows.

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued

(q) Employee Benefits

The company provides a range of benefits to employees, including short-term employee benefits, such as annual bonus arrangements and paid holiday arrangements, and post-employment benefits (in the form of defined contribution pension plans).

(i) *Short-term employee benefit*

Short-term employee benefits, including wages and salaries, paid holiday arrangements and other similar non-monetary benefits, are recognised as an expense in the financial year in which employees render the related service. The company operates an annual bonus plan for employees. An expense is recognised in the profit and loss account when the company has a present legal or constructive obligation to make payments under the plan as a result of past events and a reliable estimate of the obligation can be made.

(ii) *Post-employment benefits*

Defined contribution plan

The company operates a defined contribution plan for certain employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity and has no legal or constructive obligation to pay further contributions or to make direct benefit payments to employees if the fund does not hold sufficient assets to pay all employee benefits relating to employee service in the current and prior periods. The assets of the plan are held separately from the company in independently administered funds. The contributions to the defined contribution plan are recognised as an expense when employees render related services. Amounts not paid are included in accruals in the balance sheet.

(r) Share capital presented as equity

Equity Shares issued are recognised as the proceeds received and presented as share capital and share premium. Incremental costs directly attributable to the issue of the new equity shares or options are shown in equity as a deduction, net of tax, from the proceeds.

(s) Distribution to equity shareholders

Dividends and other distributions to the company's equity shareholders are recognised as a liability in the financial statements in the financial year in which the dividends and other distributions are approved by the company's shareholders.

(t) Impairment of non-financial assets

At the end of each financial year non-financial assets not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash-generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash-generating unit) is estimated.

The recoverable amount of the asset (or cash-generating unit) is the higher of its fair value less costs to sell and its value in use. Value in use is the present value of the estimated future cash flows expected to be derived from continuing use of the asset (or cash-generating unit) and from its ultimate disposal. In measuring value in use estimated cash flow before interest and are discounted using a pre-tax discount rate that represents the current risk-free market rate and the risks specific to the asset for which the future cash flow estimates have not been adjusted.

If the recoverable amount of the asset (or cash-generating unit) is less than the carrying amount of the asset (or cash-generating unit) the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in profit or loss, unless the asset has been revalued. If the asset has been revalued the impairment loss is recognised in other comprehensive income to the extent of the revaluation gains accumulated in equity in respect of that asset. Thereafter any excess is recognised in profit or loss.

If an impairment loss reverses (the reasons for the impairment loss have ceased to apply), the carrying amount of the asset (or asset's cash-generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior financial years. A reversal of an impairment loss is recognised in the profit and loss account, unless the asset is carried at a revalued amount.

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS – continued

2. TURNOVER

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Hotel Operations	18,927,420	21,032,761
	18,927,420	21,032,761

3. OPERATING PROFIT

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Operating profit is stated after charging:		
Auditors' remuneration	20,000	43,250
Directors' remuneration		
- for services as directors	-	-
- for other services	-	-
	-	-

The directors receive no remuneration from the company and the company has no other employees.

4. TANGIBLE ASSETS

	Land and Buildings EUR	Fixtures & Fittings EUR	Computers EUR	Total EUR
Cost				
At 1 January 2024	68,717,556	6,292,202	47,736	75,057,494
Additions	-	72,542	-	72,542
At 31 December 2024	68,717,556	6,364,744	47,736	75,130,036
Accumulated depreciation				
At 1 January 2024	(2,197,502)	(1,846,704)	(32,581)	(4,076,787)
Charge for the year	(1,098,751)	(954,712)	(11,934)	(2,065,397)
At 31 December 2024	(3,296,253)	(2,801,416)	(44,515)	(6,142,184)
Net book value				
At 31 December 2024	65,421,303	3,563,328	3,221	68,987,852
At 31 December 2023	66,520,054	4,445,498	15,155	70,980,707

The land was valued at €13,780,000 when purchased in 2018. The directors are satisfied this remains an appropriate valuation.

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS – continued

5. STOCKS

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Finished goods and goods for resale	28,171	26,401

Stocks are after an impairment value of €Nil has been valued for the year (2023: €Nil).

6. INTEREST PAYABLE AND SIMILAR EXPENSES

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Interest on bank loans and overdrafts due within 5 years	2,739,151	2,532,567
Interest on capital goods adjustment	200,367	-
Total Interest	2,939,518	2,532,567

7. EMPLOYMENT COSTS

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Wages and salaries	2,871,751	2,809,836
Social insurance cost	270,141	270,130
Staff pension and insurance costs	-	-
Total employment costs	3,141,892	3,079,966

The average monthly numbers of employees including executive directors are as follows:

	Year ended 31 December 2024 Number	Year ended 31 December 2023 Number
Employees including executive directors	86	85

8. DEBTORS

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Trade Debtors	44,714	258,035
Other Debtors	1,495,800	3,983,733
Corporation Tax Recoverable	733,464	28,934
Capital Goods Adjustment	1,869,054	-
Prepayments	69,155	40,623
Amounts due from group undertakings	7,400,000	7,474,585
	11,612,187	11,785,910

Amounts owed from group undertakings are unsecured, interest free, have no fixed date of repayment and are repayable on demand.

Trade debtors are after provision for impairment of €Nil (2023: €Nil).

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued

9. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Trade creditors	435,366	1,003,008
Other taxes and social security costs	277,472	4,115,878
Accruals	1,285,333	987,064
	1,998,171	6,105,950

Trade and other creditors are payable at various date in the three months after the end of the financial year in accordance with the creditors usual and customary credit terms.

Creditors for tax and social insurance are payable in the timeframe set down in the relevant legislation.

The amounts due to group undertakings are unsecured, repayable on demand and hold no interest rate (non-interest-bearing loans).

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
PAYE	52,753	60,358
VAT	224,719	99,728
Capital goods adjustment	-	3,955,792
	277,472	4,115,878

10. CREDITORS - AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Bank loans	44,535,024	45,480,270
	44,535,024	45,480,270

The Company secured bank debt of €44,535,024 for the construction of its hotel asset (2023: €45,480,270). The bank facility is held with Allied Irish Bank. The facility was used to finance the development of the 393 bedroom Travelodge hotel in Townsend Street, Dublin 2. The bank holds a fixed and floating mortgages and charges over all the property, assets and undertakings. The bank debt is a seven year amortising term loan, with varying quarterly repayments, with interest payable on Euribor + fixed margin and matures on 7th March 2027. No unusual restrictions were applied to the loan. Total interest expense charged during 2024 relating to the bank loan is €2,939,518 (2023: €2,532,567). The loan to AIB was repaid on 20th February 2025 and the new loan was financed by Starwood. The initial term of the loan is three years. The new finance is with Tyrellgate Limited which is part of the new group structure containing Pumpkinspice Limited.

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS – continued

10. CREDITORS AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR - continued

Provisions for liabilities and charges

	2024	2023
	EUR	EUR
Deferred taxation	964,137	-
1 January	628,541	964,137
Charge to P&L	<u>628,541</u>	<u>964,137</u>
31 December	<u>1,592,678</u>	<u>964,137</u>

Provisions for liabilities and charges result from the calculation of a deferred tax liability which arises due to the difference between the tax written down value of fixed assets and the net book value of those assets.

11. TAX ON PROFIT ON ORDINARY ACTIVITIES

(a) Analysis of charge for the year:

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Current tax:		
Corporation tax	390,159	742,175
Total current tax	<u>390,159</u>	<u>742,175</u>
Deferred tax - prior year adjustment	365,239	-
Deferred tax - current year charge	263,302	964,137
Total tax	<u>1,018,700</u>	<u>1,706,312</u>

(b) Factors affecting tax charge for the year:

The difference between the total current tax shown above and the amount calculated by applying the standard rate of Irish corporation tax applicable to the profit on ordinary activities before tax is as follows:

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
Profit on ordinary activities before taxation	<u>5,313,089</u>	<u>8,045,628</u>
Profit on ordinary activities before taxation multiplied by the average rate of Irish corporation tax for the year of 12.5% (2023: 12.5%)	664,136	1,005,704
Expenses not deductible for tax purposes	18,750	700,608
Group Losses	(36,582)	-
Other reconciling items	7,157	-
Adjustment in respect of prior financial years	<u>365,239</u>	<u>-</u>
Total Tax	<u>1,018,700</u>	<u>1,706,312</u>

PUMPKINSPICE LIMITED

NOTES TO THE FINANCIAL STATEMENTS – continued

12. CAPITAL AND RESERVES

	Year ended 31 December 2024 EUR	Year ended 31 December 2023 EUR
<u>Allotted, called up and fully paid</u>		
At 1 January 2024: 13,793,100 shares (1 January 2023: 13,793,100 shares) of EUR1.00 each	13,793,100	13,793,100
Issued during the year: 0 shares (2023: 0 shares) of EUR1.00 each	-	-
	13,793,100	13,793,100
<u>At 31 December 2024: 13,793,100 shares (31 December 2023: 13,793,100 shares) of EUR1.00 each</u>	13,793,100	13,793,100

The profit and loss account represents the accumulated profits, losses and dividends paid. Share premium represents the amount subscribed by share capital in excess of the nominal value.

13. DIVIDENDS

The directors do not recommend the payment of a final dividend in respect of the year ended 31 December 2024 (2023: €12,000,000).

14. FINANCIAL COMMITMENTS AND CONTINGENCIES

At 31 December 2024, the company had no financial or capital commitments and no contingencies.

15. RELATED-PARTY TRANSACTIONS

The company has availed of the exemption provided in FRS 102, Section 33, "Related Party Disclosures" not to disclose transactions entered into with fellow group companies that are wholly owned within the group of companies of which the company is a wholly owned member.

16. SUBSEQUENT EVENTS

On 20th February 2025, the current financing provided by AIB was replaced by a new provider Starwood. The term of the loan is three years. The new finance is with Tyrellgate Limited which is part of the new group structure containing Pumpkinspice Limited. On the 20th February the interest held by Cherrybeach Limited in Pumpkinspice (immediate parent company at 31st December) was acquired by Applesand Limited other than this there are no other items that need to be disclosed.

17. ULTIMATE HOLDING COMPANY

As at the balance sheet date, the Company's ultimate holding company is AEPF III 37 S.à r.l, 7 rue de la Chapelle, 2nd Floor, L-1325, Luxembourg. Group financial statements are prepared at Trident Super Topco No. 1 DAC and are available at the registered office of the parent company.

As at the 31 December 2024, the Company's immediate parent is Cherrybeach Limited a company incorporated in the Republic of Ireland.

18. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Directors on 19th December 2025.