

Xiu Lan Holdings Limited
Annual Report and Consolidated Financial Statements
for the financial year ended 31 March 2025

Xiu Lan Holdings Limited

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Xiu Lan Holdings Limited
Director and Other Information

Director	Yuzhu Kang (Resigned 24 July 2024) Haili Yang
Company Secretary	Helen Xiaohong Chen (Resigned 9 April 2025) Amesto Corporate Secretarial Limited (Appointed 9 April 2025)
Company Number	530736
Registered Office and Business Address	Fota Island Resort Fota Island Co. Cork Ireland
Auditors	BDO Chartered Accountants, Statutory Audit Firm 103/104 O'Connell Street Limerick
Bankers	Allied Irish Bank Patrick Street Co. Cork
Solicitors	McGuire O'Halloran Solicitors 3rd Floor City Quarter Lapps Quay Co. Cork Taylor Wessing Ireland LLP 58 Fitzwilliam Square North Dublin 2 Co. Dublin

Xiu Lan Holdings Limited
Director's Report
for the financial year ended 31 March 2025

The director presents her report and the audited financial statements for the financial year ended 31 March 2025.

Principal Activity and Business Review

The principal activity of the group is the operation of two hotels and associated activities in Co. Cork.

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

Fota Island Resort and The Kingsley employ over 600 employees and both were again certified as Great Places to Work and as Best Workplaces in Hospitality in 2025, recognised as 'Leaders in Work Wellbeing' and number 6 in Best Medium-sized Workplaces in Ireland 2025. The Kingsley also achieved Expert level certification in the IHF prestigious Quality Employer Programme 2025.

The group continued to win multiple individual and team (national) accolades including Ireland's Afternoon Tea Hotel 2025 at the Gold Medal Awards for The Kingsley, with Fergal Harte awarded Hotel General Manager of the Year 2024, and John Hartnett awarded Sales and Marketing Manager of the Year 2024 for The Kingsley & Fota Island Resort at the IHI Awards.

Fota Island Resort and The Kingsley continue to invest in upgrading various facilities across both hotel properties, including bedrooms, golf course and high-performance team sports facilities, to enhance customer experience. In what has been a very good year, overall revenues increased by 2% year on year, reflecting continued growth across the group. With increasing turnover, golf membership at Fota Island Golf Club is currently at its highest, which is central to the success of the resort, and there are strong international bookings in place for the forthcoming year. Ireland's leading high performance sports team training facility at Fota Island Resort continues to host high-profile national and international teams, including teams from the GAA, Manchester United Academy U18 and U21s, La Rochelle and Stoke City U21s.

Principal Risks and Uncertainties

The directors have undertaken a comprehensive assessment of the key risks facing the group and company. The key risks identified and the related controls to the risks are set out below:

Market risk

The industry in which the group and company operates is competitive and challenging, however the director has a detailed knowledge and experience in this sector.

Liquidity risk

The group and company's policy is to ensure that sufficient resources are available either from the cash balance or cash flows to ensure all obligations can be met when they fall due.

Interest rate risk

The group and company finances its operations through related party and bank support, however has limited exposure to interest rate fluctuations due to the terms of the underlying agreements in place.

Results and Dividends

The group made an operating profit before depreciation and impairment of €3,639,922 for the financial year (2024: €4,288,520).

The director does not recommend payment of a dividend.

At the end of the financial year, the group has assets of €64,786,947 (2024 - €66,777,462) and liabilities of €36,518,277 (2024 - €37,465,151). The net assets of the group have decreased by €(1,043,641).

Xiu Lan Holdings Limited
Director's Report
for the financial year ended 31 March 2025

Director and Secretary

The director who served throughout the financial year, except as noted, was as follows:

Yuzhu Kang (Resigned 24 July 2024)
Haili Yang

The secretaries who served during the financial year were:

Helen Xiaohong Chen (Resigned 9 April 2025)
Amesto Corporate Secretarial Limited (Appointed 9 April 2025)

The director's and the secretary's interests in the shares of the company are as follows:

Name	Class of Shares	Number Held At 31/03/25	Number Held At 01/04/24
The Estate of Yuzhu Kang	Ordinary Shares	<u>100</u>	<u>100</u>

Haili Yang had no direct beneficial interest in the shares of the company at the beginning or end of the financial year.

Future Developments

There are no future material changes anticipated in the business of the company at this time.

Post Balance Sheet Events

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

Auditors

The auditors, BDO, continue in office in accordance with section 383(2) of the Companies Act 2014.

Statement on Relevant Audit Information

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

Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors has employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at Fota Island Resort, Fota Island, Co. Cork.

Signed on behalf of the board

Haili Yang

Haili Yang
Director

Date: 20/03/2026

Xiu Lan Holdings Limited
Director's Responsibilities Statement
for the financial year ended 31 March 2025

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has 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 director must not approve the financial statements unless she is satisfied that they give a true and fair view of the assets, liabilities and financial position of the group and company as at the financial year end date and of the profit or loss of the group and company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the director is required to:

- select suitable accounting policies for the group and 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 group and company will continue in business.

The director is responsible for ensuring that the group and company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the group and company, enable at any time the assets, liabilities, financial position and profit or loss of the group and company to be determined with reasonable accuracy, enable her to ensure that the financial statements and Director's Report comply with the Companies Act 2014 and enable the financial statements to be readily and properly audited. She is also responsible for safeguarding the assets of the group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the board

Haili Yang

Haili Yang
Director

Date: 20/03/2026

Independent Auditor's Report to the Members of Xiu Lan Holdings Limited

Report on the audit of the financial statements

Opinion

We have audited the group and parent company financial statements of Xiu Lan Holdings Limited and its subsidiaries ('the group') for the financial year ended 31 March 2025 which comprise the Group Profit and Loss Account, the Group Statement of Comprehensive Income, the Group Balance Sheet, the Company Balance Sheet, the Group Statement of Changes in Equity, the Company Statement of Changes in Equity, the Group 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:

- the Group financial statements give a true and fair view of the assets, liabilities and financial position of the Group as at 31 March 2025 and of the group's loss for the financial year then ended;
- the Company statement of financial position gives a true and fair view of the assets, liabilities and financial position of the Company as at 31 March 2025 and of its loss for the financial year then ended;
- the Group financial statements have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council;
- the Group financial statements and Company financial statements have been properly prepared in accordance with the requirements of the Companies Act 2014; and
- the Company financial statements have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council;

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 group 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 director's 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 group's and the parent 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 director with respect to going concern are described in the relevant sections of this report.

Other Information

The director is 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 Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Director's 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.

Other Offices:

Brian McEnergy (Managing Partner)	Brian Hughes	Stephen McCallion	Donal Ryan
Simon Carbery	Ronan Harbourne	Aine McInerney	Richard Sammon
Stewart Dunne	Diarmuid Hendrick	Teresa Morahan	Gavin Smyth
Chris Fogarty	Liam Hession	Ursula Moran	Richard Warren-Tangney
Patrick Glover	Ken Kilmartin	Siobhan Phelan	

Block 3, Miesian Plaza
50-58 Baggot Street Lower
Dublin 2, D02 Y754
Ireland

Independent Auditor's Report to the Members of Xiu Lan Holdings Limited

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.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified any material misstatements in the director's 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 director for the financial statements

As explained more fully in the Director's Responsibilities Statement set out on page 6, the director is 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 determines 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 director is responsible for assessing the group'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 group 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 located on the IAASA's website at: www.iaasa.ie/wp-content/uploads/2022/10/Description_of_auditors_responsibilities_for_audit.pdf. The description forms part of our Auditor's Report.

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

Our report is made solely to the group'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 group'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 group and the group's members, as a body, for our audit work, for this report, or for the opinions we have formed.



Liam Hession
for and on behalf of
BDO

Chartered Accountants, Statutory Audit Firm
103/104 O'Connell Street
Limerick

Date: 20/03/2026

Other Offices:

Block 3, Miesian Plaza
50-58 Baggot Street Lower
Dublin 2, D02 Y754
Ireland

Brian McEnergy (Managing Partner)
Simon Carbery
Stewart Dunne
Chris Fogarty
Patrick Glover

Brian Hughes
Ronan Harbourne
Diarmuid Hendrick
Liam Hession
Ken Kilmartin

Stephen McCallion
Aine McInerney
Teresa Morahan
Ursula Moran
Siobhan Phelan

Donal Ryan
Richard Sammon
Gavin Smyth
Richard Warren-Tangney

Xiu Lan Holdings Limited
Consolidated Profit and Loss Account
for the financial year ended 31 March 2025

	Notes	2025 €	2024 €
Turnover	4	37,162,417	36,444,937
Cost of sales		(4,597,193)	(4,515,637)
Gross profit		<u>32,565,224</u>	<u>31,929,300</u>
Administrative expenses		(28,947,198)	(27,670,550)
Other operating income		21,896	29,770
Group operating profit before depreciation/impairment		<u>3,639,922</u>	<u>4,288,520</u>
Depreciation and impairments		(2,318,297)	(4,103,127)
Group operating profit before interest	5	<u>1,321,625</u>	<u>185,393</u>
Interest payable and similar expenses	6	(1,074,835)	(1,061,023)
Profit/(loss) before taxation		<u>246,790</u>	<u>(875,630)</u>
Tax on profit/(loss)	8	(1,290,431)	(332,559)
Loss for the financial year		<u><u>(1,043,641)</u></u>	<u><u>(1,208,189)</u></u>

Xiu Lan Holdings Limited

Consolidated Statement of Comprehensive Income for the financial year ended 31 March 2025

	2025 €	2024 €
Loss after taxation	(1,043,641)	(1,208,189)
Revaluation reserve unrealised movement	(499,250)	(477,678)
Total comprehensive loss for the financial year	<u>(1,542,891)</u>	<u>(1,685,867)</u>

Xiu Lan Holdings Limited
Consolidated Balance Sheet
as at 31 March 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	10	<u>60,580,201</u>	<u>62,200,047</u>
Current Assets			
Stocks	12	617,894	563,533
Debtors	13	1,681,260	2,012,545
Cash and cash equivalents		1,907,592	2,001,337
		<u>4,206,746</u>	<u>4,577,415</u>
Creditors: amounts falling due within one year	15	<u>(9,860,510)</u>	<u>(10,562,755)</u>
Net Current Liabilities		<u>(5,653,764)</u>	<u>(5,985,340)</u>
Total Assets less Current Liabilities		54,926,437	56,214,707
Creditors: amounts falling due after more than one year	16	(23,084,604)	(24,225,898)
Provisions for liabilities	18	<u>(3,573,163)</u>	<u>(2,676,498)</u>
Net Assets		<u>28,268,670</u>	<u>29,312,311</u>
Capital and Reserves			
Called up share capital presented as equity	20	100	100
Revaluation reserve		26,158,968	26,658,218
Other reserves		1,941,567	2,646,493
Retained earnings		168,035	7,500
Equity attributable to owners of the company		<u>28,268,670</u>	<u>29,312,311</u>

Approved by the board on 20/03/2026 and signed on its behalf by:

Haili Yang

Haili Yang
Director

Xiu Lan Holdings Limited
Company Balance Sheet
as at 31 March 2025

	Notes	2025 €	2024 €
Fixed Assets			
Investments	11	<u>500</u>	<u>500</u>
Current Assets			
Debtors	13	100	100
Cash and cash equivalents		<u>3,225</u>	<u>3,475</u>
		<u>3,325</u>	<u>3,575</u>
Creditors: Amounts falling due within one year	15	<u>(272,838)</u>	<u>(253,538)</u>
Net Current Liabilities		<u>(269,513)</u>	<u>(249,963)</u>
Total Assets less Current Liabilities		<u>(269,013)</u>	<u>(249,463)</u>
Creditors			
Amounts falling due after more than one year	16	<u>(12,411,776)</u>	<u>(11,963,558)</u>
Net Liabilities		<u><u>(12,680,789)</u></u>	<u><u>(12,213,021)</u></u>
Capital and Reserves			
Called up share capital presented as equity	20	100	100
Other reserves		1,191,530	1,639,748
Retained earnings		<u>(13,872,419)</u>	<u>(13,852,869)</u>
Shareholders' Deficit		<u><u>(12,680,789)</u></u>	<u><u>(12,213,021)</u></u>

Approved by the board on 20/03/2026 and signed on its behalf by:

Haili Yang

Haili Yang
Director

Xiu Lan Holdings Limited
Consolidated Statement of Changes in Equity
as at 31 March 2025

	Called up share capital €	Revaluation reserve €	Retained earnings €	Other reserves €	Total €
At 1 April 2023	100	27,135,896	111,010	2,211,449	29,458,455
Loss for the financial year	-	-	(1,208,189)	-	(1,208,189)
Other comprehensive income	-	(477,678)	-	-	(477,678)
Total comprehensive income	-	(477,678)	(1,208,189)	-	(1,685,867)
Capital contribution received	-	-	-	1,062,045	1,062,045
Other movements in equity attributable to owners	-	-	1,104,679	(627,001)	477,678
At 31 March 2024	100	26,658,218	7,500	2,646,493	29,312,311
Loss for the financial year	-	-	(1,043,641)	-	(1,043,641)
Other comprehensive income	-	(499,250)	-	-	(499,250)
Total comprehensive income	-	(499,250)	(1,043,641)	-	(1,542,891)
Other movements in equity attributable to owners	-	-	1,204,176	(704,926)	499,250
At 31 March 2025	100	26,158,968	168,035	1,941,567	28,268,670

Xiu Lan Holdings Limited
Company Statement of Changes in Equity
as at 31 March 2025

	Called up share capital	Retained earnings	Other reserves	Total
	€	€	€	€
At 1 April 2023	100	(13,852,582)	2,072,153	(11,780,329)
Loss for the financial year	-	(432,692)	-	(432,692)
Other movements in equity attributable to owners	-	432,405	(432,405)	-
At 31 March 2024	100	(13,852,869)	1,639,748	(12,213,021)
Loss for the financial year	-	(467,768)	-	(467,768)
Other movements in equity attributable to owners	-	448,218	(448,218)	-
At 31 March 2025	100	(13,872,419)	1,191,530	(12,680,789)

Xiu Lan Holdings Limited
Consolidated Statement of Cash Flows
for the financial year ended 31 March 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
Loss for the financial year		(1,043,641)	(1,208,189)
Adjustments for:			
Interest payable and similar expenses		1,074,835	1,061,023
Tax on profit/(loss) on ordinary activities		1,290,431	332,559
Depreciation and impairments		2,318,297	4,103,127
Profit/loss on disposal of tangible assets		-	(9,400)
		<u>3,639,922</u>	<u>4,279,120</u>
Movements in working capital:			
Movement in stocks		(54,361)	(4,718)
Movement in debtors		331,285	307,297
Movement in creditors		(573,484)	631,236
		<u>3,343,362</u>	<u>5,212,935</u>
Cash generated from operations		(979,103)	(1,102,529)
Interest paid		(514,313)	(171,457)
Tax paid		-	90,491
Tax repaid		<u>1,849,946</u>	<u>4,029,440</u>
Net cash generated from operating activities			
		<u>1,849,946</u>	<u>4,029,440</u>
Cash flows from investing activities			
Interest element of finance lease rental payments		(10,401)	(22,765)
Payments to acquire tangible assets		(699,441)	(2,754,616)
Receipts from sales of tangible assets		-	9,400
		<u>(709,842)</u>	<u>(2,767,981)</u>
Net cash used in investment activities			
		<u>(709,842)</u>	<u>(2,767,981)</u>
Cash flows from financing activities			
Movement on loans and related party funding		(1,216,792)	(272,810)
		<u>(1,216,792)</u>	<u>(272,810)</u>
Net cash used in financing activities			
		<u>(1,216,792)</u>	<u>(272,810)</u>
Net (decrease)/increase in cash and cash equivalents		(76,688)	988,649
Cash and cash equivalents at beginning of financial year		1,984,280	995,631
Cash and cash equivalents at end of financial year	14	<u>1,907,592</u>	<u>1,984,280</u>

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

1. General Information

These financial statements comprising the Group Profit and Loss Account, the Group Statement of Comprehensive Income, the Group and Company Statement of Changes in Equity, the Group and Company Balance Sheet, the Group Statement of Cash Flows, and the related notes constitute the consolidated financial statements of Xiu Lan Holdings Limited for the year ended 31 March 2025.

Xiu Lan Holdings Limited is a private company limited by shares incorporated and registered in Ireland. The registered number of the company is 530736. The registered office of the group and company is Fota Island Resort, Fota Island, Co. Cork, Ireland which is also the principal place of business of the group and company. The nature of the group'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 group and 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 group's financial statements.

Statement of compliance

The financial statements of the company for the financial year ended 31 March 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.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. The group's turnover is derived from its principal activity. Revenue derived from operating a hotel comprises accommodation income, restaurant and bar sales, conferences, spa and leisure facilities and other ad-hoc services. Revenue is recognised in line with the provision of the related service. Receipts in respect of advance bookings are deferred and recognised as revenue at the time of use.

Deferred income

Deferred income represents monies received in advance in respect of specific income streams, the service for which will be provided in a future period.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Buildings freehold	-	2% Straight line
Land	-	Not depreciated
Plant and machinery	-	20% Straight line
Fixtures, fittings and equipment	-	20% Straight line
Motor vehicles	-	20% 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 purchase arrangements which transfer substantially all the risks and rewards of ownership to the group 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 Profit and Loss Account.

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

Stocks

Stocks are valued at the lower of cost and net realisable value. Stocks are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

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.

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.

Provisions

Provisions are recognised when the group has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the same value of money and the risks specific to the obligation.

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.

Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

Government grants

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

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Profit and Loss Account.

Basis of consolidation

The consolidated financial statements include the financial statements of the holding company and all its subsidiary companies made up to 31 March 2025.

Ordinary share capital

The ordinary share capital of the company is presented as equity.

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

3. Significant accounting judgements and key sources of estimation uncertainty

The directors consider the accounting estimates and assumptions below to be its critical accounting estimates and judgements:

Going concern

The director, in conjunction with the executive team at the resort, has prepared financial forecasts for the foreseeable future taking into account the inflationary pressures on business expenses and how this ultimately impacts business profitability. The director has taken appropriate measures to ensure the business has available to it adequate finance for a period of at least 12 months from the date of approval of the financial statements and has therefore concluded that sufficient resources will be available to the company to enable it to meet its liabilities as and when they fall due.

The director considers that in preparing the financial statements they have taken into account all information that could reasonably be expected to be available. On this basis and considering the details above, the director believes that it is appropriate for the accounts, to be prepared on the going concern basis.

4. Turnover

The turnover for the financial year is analysed as follows:

	2025	2024
	€	€
By Category:		
Rooms and accommodation	15,878,411	16,445,366
Food and beverage	13,109,694	12,210,036
Spa and leisure	4,273,302	3,954,082
Golf	3,173,630	2,858,070
Other sales	727,380	977,383
	<u>37,162,417</u>	<u>36,444,937</u>

The whole of the company's turnover is attributable to its market in the Republic of Ireland and is derived from the principal activity.

5. Group Operating profit before interest

	2025	2024
	€	€
Group Operating profit before interest is stated after charging/(crediting):		
Depreciation of tangible assets	2,318,297	2,496,127
(Profit) on disposal of tangible assets	-	(9,400)
Impairment of freehold property	-	1,607,000
Auditor's remuneration		
- audit of individual company accounts	88,500	57,731
Government grants received	-	(29,770)
	<u>2,406,800</u>	<u>4,121,688</u>

6. Interest payable and similar expenses

	2025	2024
	€	€
Interest payable to bank	352,102	411,257
Other interest	704,926	627,001
Finance lease charges	10,401	22,765
Interest on overdue tax	7,406	-
	<u>1,074,835</u>	<u>1,061,023</u>

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

7. Employees and remuneration

Number of employees

The average number of persons employed (including executive director) during the financial year was as follows:

	2025	2024
	Number	Number
Hotel Staff	611	619

The staff costs (inclusive of director's salaries) comprise:

	2025	2024
	€	€
Wages and salaries	15,641,518	15,233,645
Social welfare costs	1,623,912	1,540,118
	17,265,430	16,773,763

8. Tax on profit/(loss)

	2025	2024
	€	€

(a) Analysis of charge in the financial year

Current tax:

Corporation tax at 12.50% (2024 - 12.50%)	370,851	365,749
Under/over provision in prior financial year	22,915	(23,236)
Total current tax	393,766	342,513

Deferred tax:

Origination and reversal of timing differences	896,665	(9,954)
Total deferred tax	896,665	(9,954)

Tax on profit (Note 8 (b))	1,290,431	332,559
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(b) Factors affecting tax charge for the financial year

The tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland 12.50% (2024 - 12.50%). The differences are explained below:

	2025	2024
	€	€
Profit/(loss) taxable at 12.50%	246,790	(875,630)
Profit/(loss) before tax multiplied by the standard rate of corporation tax in the Republic of Ireland at 12.50% (2024 - 12.50%)	30,849	(109,454)
Effects of:		
Expenses not deductible for tax purposes	57,210	54,051
Deferred tax	896,665	(9,954)
Other differences leading to an increase in tax charge	305,707	397,916
Total tax charge for the financial year (Note 8 (a))	1,290,431	332,559

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

9. Loss attributable to members of the parent company

In accordance with section 304 of the Companies Act 2014 a separate Profit and Loss Account for the company has not been presented in these financial statements. The loss dealt with in the financial statements of the parent company was €(467,768) (2024, €(432,692)).

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

**10. Tangible assets
Group**

	Land and buildings freehold €	Long leasehold property €	Plant and machinery €
Cost			
At 1 April 2024	64,944,537	250,000	723,995
Additions	-	-	10,500
At 31 March 2025	<u>64,944,537</u>	<u>250,000</u>	<u>734,495</u>
Depreciation			
At 1 April 2024	5,950,192	-	543,440
Charge for the financial year	1,226,894	-	82,770
At 31 March 2025	<u>7,177,086</u>	<u>-</u>	<u>626,210</u>
Net book value			
At 31 March 2025	<u>57,767,451</u>	<u>250,000</u>	<u>108,285</u>
At 31 March 2024	<u><u>58,994,345</u></u>	<u><u>250,000</u></u>	<u><u>180,540</u></u>

On the 1 June 2022, property owned by The Xiu Lan Holdings Limited Group was valued by CBRE U.C., Connaught House, 1 Burlington Gardens, London, W1J 8BJ. These valuations are still relevant at year end and that no impairment is required to the assets of the group.

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

10.1. Tangible assets continued

Included above are assets held under finance leases or hire purchase contracts as follows:

	2025 Net book value €	Depreciation charge €	2024 Net book value €	Depreciation charge €
Plant and machinery	<u>148,179</u>	<u>44,906</u>	<u>193,085</u>	<u>17,217</u>

10.2. Tangible assets continued

Tangible assets included at valuation would have been included on a historical cost basis at:

	2025 €	2024 €
Cost	53,668,783	53,112,036
Depreciation	<u>(19,275,999)</u>	<u>(17,330,459)</u>
Net book value	<u>34,392,784</u>	<u>35,781,577</u>

**11. Investments
Company**

	Subsidiary undertakings shares	Total
	€	€
Investments Cost		
At 31 March 2025	<u>500</u>	<u>500</u>
Net book value		
At 31 March 2025	<u>500</u>	<u>500</u>
At 31 March 2024	<u>500</u>	<u>500</u>

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

11.1. Holdings in related undertakings

The company holds 20% or more of the share capital of the following companies:

Name	Registered office / Principal place of business and address of Registered Office	Nature of business	Details of investment	Proportion held by company
Subsidiary undertaking				
Xiu Lan Hotels Limited	Fota Island Resort, Fota Island, Co. Cork	Operation of a hotel	Ordinary shares	100%
Xiu Lan Riverside Hotel Limited	Fota Island Resort, Fota Island, Co. Cork	Operation of a hotel	Ordinary shares	100%
Xiu Lan Payroll and Management Services Limited	Fota Island Resort, Fota Island, Co. Cork	Payroll and Management Services	Ordinary shares	100%
Xiu Lan Properties Limited	Fota Island Resort, Fota Island, Co. Cork	Property Holding Company	Ordinary shares	100%
Fota Island Lodges Limited	Fota Island Resort, Fota Island, Co. Cork	Management company	Ordinary shares	100%

12. Stocks	2025	2024
	€	€
Group		
Finished goods and goods for resale	617,894	563,533

The replacement cost of stock did not differ significantly from the figures shown.

13. Debtors	2025	2024
	€	€
Group		
Trade debtors	496,959	899,097
Other debtors	173,531	16,309
Prepayments	1,010,770	1,097,139
	1,681,260	2,012,545
	2025	2024
	€	€
Company		
Prepayments	100	100

All trade debtors are due within the group's normal terms. Trade debtors are shown net of impairment in respect of doubtful debts.

14. Cash and cash equivalents	2025	2024
	€	€
Cash and bank balances	1,907,592	2,001,337
Bank overdrafts	-	(17,057)
	1,907,592	1,984,280

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

15. Creditors	2025	2024
Amounts falling due within one year	€	€
Group		
Amounts owed to credit institutions	951,869	1,017,785
Net obligations under finance leases and hire purchase contracts	42,296	69,925
Trade creditors	2,385,954	3,006,769
Taxation (Note 17)	495,026	687,644
Other creditors	156,964	485,871
Accruals	1,255,385	1,381,469
Deferred Income	4,573,016	3,913,292
	<u>9,860,510</u>	<u>10,562,755</u>
	2025	2024
Amounts falling due within one year	€	€
Company		
Amounts owed to group undertakings	262,688	253,038
Accruals	10,150	500
	<u>272,838</u>	<u>253,538</u>

The repayment terms of trade creditors vary between on demand and ninety days. No interest is payable on trade creditors. Trade creditors include amounts in respect of goods for which ownership is not passed until payment is made.

Tax and social security are subject to the terms of the relevant legislation. Interest accrues on late payment at the rate of 0.0219% per day. No interest was due at the financial year end date.

The terms of the accruals are based on underlying contracts.

Other amounts included within creditors not covered by specific note disclosures are unsecured, interest free and repayable on demand.

16. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Group		
Bank loan	3,729,745	4,344,074
Finance leases and hire purchase contracts	115,997	151,932
Other loans	19,238,862	19,729,892
	<u>23,084,604</u>	<u>24,225,898</u>
Loans		
Repayable in one year or less, or on demand (Note 15)	951,869	1,017,785
Repayable between two and five years	3,729,745	4,344,074
	<u>4,681,614</u>	<u>5,361,859</u>
Net obligations under finance leases and hire purchase contracts		
Repayable within one year	42,296	69,925
Repayable within five years	115,997	151,932
	<u>158,293</u>	<u>221,857</u>

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

	2025	2024
	€	€
Amounts falling due after more than one year		
Company		
Other loans	12,411,776	11,963,558
	<u>12,411,776</u>	<u>11,963,558</u>
17. Taxation	2025	2024
	€	€
Group		
Creditors:		
VAT	115,689	179,557
Corporation tax	81,152	194,293
PAYE	298,185	313,794
	<u>495,026</u>	<u>687,644</u>

18. Provisions for liabilities

Group

The amounts provided for deferred taxation are analysed below:

	Property revaluations	Total	Total
	€	2025 €	2024 €
At financial year start	2,676,498	2,676,498	2,686,452
Charged to profit and loss	896,665	896,665	(9,954)
At financial year end	<u>3,573,163</u>	<u>3,573,163</u>	<u>2,676,498</u>

19. Financial Instruments

The group has chosen to apply the provisions of Section 11 and 12 of FRS 102 to account for all of its financial instruments.

Financial assets

Financial assets that are debt instruments measured at amortised cost amounted to €2,578,082 (2024: €2,916,743) at the balance sheet date. Financial assets that are debt instruments measured at amortised cost comprise cash, trade debtors and other debtors.

Financial liabilities

Financial liabilities measured at amortised cost amounts to €26,621,687 (2024: €28,806,248) at the balance sheet date. Financial liabilities at amortised cost comprise bank and other loans, bank overdrafts, finance lease obligations and trade and other creditors.

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

20. Share capital			2025	2024
			€	€
Description	Number of shares	Value of units		
Authorised				
Ordinary Share	1,000,000	€1.00 each	<u>1,000,000</u>	<u>1,000,000</u>
Allotted, called up and fully paid				
Ordinary Share	100	€1.00 each	<u>100</u>	<u>100</u>

21. Capital commitments
Group

The group had no material capital commitments at the financial year-ended 31 March 2025.

Company

The company had no material capital commitments at the financial year-ended 31 March 2025.

22. Director's remuneration		2025	2024
		€	€
Remuneration		<u>121,261</u>	<u>-</u>

The director is regarded as the key management personnel within the company. The remuneration paid to the director during the year is detailed above.

23. Related party transactions

The Group has availed of the exemption under FRS 102 in relation to the disclosure of transactions with Group undertakings.

In the prior year a loan of €7,766,334 was classified as a Director Loan owed to Mr. Yuzhu Kang. During the current year and following his death the amounts are now shown as other loans above.

24. Post-Balance Sheet Events

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

25. Changes in Equity

Other Comprehensive Income	2025	2024
	€	€
Revaluation reserve unrealised movement	<u>(499,250)</u>	<u>(477,678)</u>

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

26 Reconciliation of Net Cash Flow to Movement in Net Debt

	Opening balance	Cash flows	Other changes	Closing balance
	€	€	€	€
Long-term borrowings	(24,073,966)	153,490	951,869	(22,968,607)
Short-term borrowings	(1,000,728)	1,000,728	(951,869)	(951,869)
Finance lease and hire purchase	(221,857)	62,574	990	(158,293)
Total liabilities from financing activities	<u>(25,296,551)</u>	<u>1,216,792</u>	<u>990</u>	<u>(24,078,769)</u>
Total Cash and cash equivalents (Note 14)				<u>1,907,592</u>
Total net debt				<u>(22,171,177)</u>

27. Comparative amounts

Comparative amounts have been regrouped/restated where necessary, on the same basis as those for the current period.

28. Security

Allied Irish Bank plc. hold as security

A mortgage debenture creating security over all property, assets and undertakings including its interest in the Hotel facility known as Fota Island Resort and surrounding lands comprised in folio CK160446F.

A mortgage debenture creating security over all property, assets and undertakings including its interest in Kingsley Hotel, Cork and 19 standalone apartments.

Omnibus Guarantees in the amount of €8,000,000, €4,000,000 and €3,000,000 from Xiu Lan Holdings Limited, Xiu Lan Properties Limited, Xiu Lan Golf and Leisure Limited, Xiu Lan Riverside Hotel Limited and Xiu Lan Hotels Limited supported by;

a) Mortgage debenture from Xiu Lan Holdings Limited creating security over all of its property, assets and undertaking(s);

b) Mortgage debenture from Xiu Lan Properties Limited creating security over all of its property, assets and undertaking(s) including a first legal charge over its interest in lodges owned and land at Fota Island Resort, Fota, Co. Cork comprised in Folio CK160447F;

c) Mortgage debenture from Xiu Lan Golf and Leisure Limited creating security over all of its property, assets and undertaking(s) including a first legal charge over its interest in Fota golf course and golf academy on approximately 350 acres at Fota Island, Fota, Co. Cork comprised in Folio CK160323F.

All sums company guarantee from Xiu Lan Riverside Hotel Limited for the amount of €6,588,750 and interest supported by a mortgage debenture from Xiu Lan Riverside Hotel Limited creating security over all of its property, assets and undertaking(s) including a first legal charge over its interest in the Kingsley Hotel, Carrigrohane Road, Cork, 19 standalone apartments and the surrounding lands for the obligations of Xiu Lan Hotels Limited.

29. Reserves

Other reserves

Other reserves (capital contributions) represent the equity component of financing loans received from the director under FRS102 and amounts taken to equity as a result of the release of these director's loans.

Profit and loss reserves

Profit and loss reserves represent accumulated comprehensive income for the year and prior periods less dividends paid.

Xiu Lan Holdings Limited
Notes to the Financial Statements
for the financial year ended 31 March 2025

30. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 20/03/2026.