

**ELMHILL COMMERCIAL LIMITED**  
**ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025**

# ELMHILL COMMERCIAL LIMITED

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**ELMHILL COMMERCIAL LIMITED  
DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	John Donohue Brid Donohue
<b>Company Secretary</b>	John Donohue
<b>Company Number</b>	544205
<b>Registered Office</b>	The Grange Newcastle Road Lucan Co. Dublin
<b>Business Address</b>	The Grange Newcastle Road Lucan Co. Dublin
<b>Auditors</b>	NKC Business & Taxation Consultants Limited Statutory Audit Firm Unit 9, 4075 Kingswood Road Citywest Business Campus Dublin 24
<b>Bankers</b>	Bank of Ireland Newlands Cross Dublin 22
<b>Solicitors</b>	Orpen Franks Solicitors 28 & 30 Burlington Road Dublin 4

# **ELMHILL COMMERCIAL LIMITED**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

### **FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

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

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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

**Signed on behalf of the board**

**John Donohue**  
**Director**

**Date: 30/03/2026**

**Brid Donohue**  
**Director**

**Date: 30/03/2026**

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF ELMHILL COMMERCIAL LIMITED PURSUANT TO SECTION 356(1) AND 356(2) OF THE COMPANIES ACT 2014**

## **Opinion**

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex the abridged financial statements to the annual return of Elmhill Commercial Limited ('the company') and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

## **Basis of opinion**

We have examined :

- (i) the abridged financial statements for the financial year ended 30 April 2025 on pages 8 to 14 which the directors of Elmhill Commercial Limited propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

The scope of our work for the purpose of this report was limited to confirming that the directors are entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to section 353 of the Companies Act 2014, from the financial statements to be laid before the Annual General Meeting.

## **Respective responsibilities of directors and auditors**

It is your responsibility to prepare abridged financial statements which comply with section 352 of the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to sections 352 and 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors, as a body, in accordance with section 356(2) of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters we are required to state to them in our report under section 356(2) of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions we have formed.

## **Other Information required by the Companies Act 2014**

On Date: 30/03/2026 we reported to the members on the company's financial statements for the financial year ended 30 April 2025 and our report was as follows:

### **"Report on the audit of the financial statements**

#### **Opinion**

We have audited the financial statements of Elmhill Commercial Limited ('the company') for the financial year ended 30 April 2025 which comprise the Statement of Income and Retained Earnings, the Balance Sheet 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, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 30 April 2025 and of its profit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the Provisions Available for Audits of Small Entities, in the circumstances set out in note 3 to the financial statements, 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.

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF ELMHILL COMMERCIAL LIMITED PURSUANT TO SECTION 356(1) AND 356(2) OF THE COMPANIES ACT 2014**

## **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

## **Other Information**

The directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## **Opinions on other matters prescribed by the Companies Act 2014**

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

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

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

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

## **Matters on which we are required to report by exception**

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

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

## **Respective responsibilities**

### **Responsibilities of directors for the financial statements**

As explained more fully in the Directors' Responsibilities Statement set out on page 4, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF ELMHILL COMMERCIAL LIMITED PURSUANT TO SECTION 356(1) AND 356(2) OF THE COMPANIES ACT 2014**

## **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.

## **Further information regarding the scope of our responsibilities as auditor**

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

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

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

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

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed."

**Neville Kavanagh**  
**for and on behalf of**  
**NKC BUSINESS & TAXATION CONSULTANTS LIMITED**  
Statutory Audit Firm  
Unit 9, 4075 Kingswood Road  
Citywest Business Campus  
Dublin 24

**Date: 30/03/2026**

We certify that the auditor's report on pages 5 - 7 made pursuant to section 356(1) of the Companies Act 2014 is a true copy of the original.

**John Donohue**  
**Secretary**

**Date: 30/03/2026**

**Brid Donohue**  
**Director**

**Date: 30/03/2026**

**ELMHILL COMMERCIAL LIMITED**  
**BALANCE SHEET**  
**AS AT 30 APRIL 2025**

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	8	100,352	64,121
Investment properties	9	12,950,000	12,265,000
Investments	10	1,003,821	1,940,471
<b>Fixed Assets</b>		<b>14,054,173</b>	<b>14,269,592</b>
<b>Current Assets</b>			
Stocks	11	137,689	137,689
Debtors	12	5,886,505	7,268,260
Cash and cash equivalents		2,940,711	1,077,386
		<b>8,964,905</b>	<b>8,483,335</b>
<b>Creditors: amounts falling due within one year</b>	13	<b>(11,860,631)</b>	<b>(14,423,951)</b>
<b>Net Current Liabilities</b>		<b>(2,895,726)</b>	<b>(5,940,616)</b>
<b>Total Assets less Current Liabilities</b>		<b>11,158,447</b>	<b>8,328,976</b>
<b>Provisions for liabilities</b>	14	<b>(789,737)</b>	<b>(564,437)</b>
<b>Net Assets</b>		<b>10,368,710</b>	<b>7,764,539</b>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		200	200
Statement of income and retained earnings	15	10,368,510	7,764,339
<b>Shareholders' Funds</b>		<b>10,368,710</b>	<b>7,764,539</b>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of Elmhill Commercial Limited, state that -

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

Approved by the board on 30/03/2026 and signed on its behalf by:

**John Donohue**  
**Director**

**Brid Donohue**  
**Director**

# ELMHILL COMMERCIAL LIMITED

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

### FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025

#### 1. GENERAL INFORMATION

Elmhill Commercial Limited is a company limited by shares incorporated in Ireland. The registered office of the company is The Grange, Newcastle Road, Lucan, Co. Dublin, Ireland which is also the principal place of business of the company. The principal activity of the company is that of an investment holding company and the owner of investment properties. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

#### 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

##### **Statement of compliance**

The financial statements of the company for the year ended 30 April 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

##### **Basis of preparation**

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. 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" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280B of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

##### **Consolidated accounts**

The company is entitled to the exemption provided for in section 293 (1A) of the Companies Act 2014 from the obligation to prepare group accounts because it qualifies as a small company in accordance with the small companies' regime.

##### **Turnover**

Turnover represents the rent receivable from the investment properties held by the company during the year.

##### **Dividend**

Equity dividends are recognised when they become legally payable. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

##### **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:

Fixtures, fittings and equipment	-	15% Straight line
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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.

##### **Investment properties**

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Statement of Income and Retained Earnings as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Statement of Income and Retained Earnings.

**ELMHILL COMMERCIAL LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025**

**Investments**

Investments in subsidiaries are recognised initially at cost and subsequently measured at cost less accumulated impairment.

Investments in associates and joint ventures are recognised initially at cost (including directly attributable transaction costs) and are subsequently measured at cost less accumulated impairment.

Income from fixed asset investments is recognised in the Statement of Income and Retained Earnings when the Company's right to receive payment is established. Where applicable, income is recognised net of any attributable withholding tax.

**Stocks**

Stock of development land is stated at the lower of cost and net realisable value. Cost comprises the acquisition cost of the land, including directly attributable costs. Net realisable value represents the estimated selling price in the ordinary course of business, less costs to sell.

**Trade and other debtors**

Trade and other debtors are recognised at the undiscounted amount of cash receivable less any impairment.

**Trade and other creditors**

Trade and other creditors are measured at invoice price, unless payment is deferred beyond normal business terms.

**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.

**Ordinary share capital**

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

**3. PROVISIONS AVAILABLE FOR AUDITS OF SMALL ENTITIES**

In common with many other businesses of our size and nature, we use our auditors to prepare and submit tax returns to the Revenue and to assist with the preparation of the financial statements.

<b>4. OPERATING PROFIT</b>	<b>2025</b>	2024
	€	€
<b>Operating profit is stated after charging:</b>		
Depreciation of tangible assets	<b>21,395</b>	14,924
	<u>          </u>	<u>          </u>
<b>5. INCOME FROM INVESTMENTS</b>	<b>2025</b>	2024
	€	€
Dividends from subsidiary companies	-	250,000
Dividends from joint venture	<b>2,800,000</b>	1,000,000
	<u>          </u>	<u>          </u>
	<b>2,800,000</b>	1,250,000
	<u>          </u>	<u>          </u>

**ELMHILL COMMERCIAL LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025**

<b>6. OTHER GAINS AND LOSSES</b>	<b>2025</b>	2024
	€	€
Fair value gain on investment properties	<b>682,730</b>	855,367
Impairment of investment in joint venture	<b>(936,650)</b>	-
	<b>(253,920)</b>	855,367
	<u><u>          </u></u>	<u><u>          </u></u>
<b>7. EMPLOYEES</b>		
During the year ended 30 April 2025, the Company engaged two directors (2024: nil).		
	<b>2025</b>	2024
	Number	Number
Directors	<b>2</b>	-
	<u><u>          </u></u>	<u><u>          </u></u>
<b>8. TANGIBLE ASSETS</b>		
	<b>Fixtures, fittings and equipment</b>	<b>Total</b>
	€	€
<b>Cost or Valuation</b>		
At 1 May 2024	113,820	113,820
Additions	57,626	57,626
At 30 April 2025	171,446	171,446
	<u>          </u>	<u>          </u>
<b>Depreciation</b>		
At 1 May 2024	49,699	49,699
Charge for the financial year	21,395	21,395
At 30 April 2025	71,094	71,094
	<u>          </u>	<u>          </u>
<b>Net book value</b>		
At 30 April 2025	<b>100,352</b>	<b>100,352</b>
	<u><u>          </u></u>	<u><u>          </u></u>
At 30 April 2024	64,121	64,121
	<u><u>          </u></u>	<u><u>          </u></u>
<b>9. INVESTMENT PROPERTIES</b>		
		<b>Investment properties</b>
		€
<b>Valuation</b>		
At 1 May 2024		12,265,000
Additions		2,270
Revaluation		682,730
At 30 April 2025		12,950,000
		<u>          </u>
<b>Net book value</b>		
At 30 April 2025		<b>12,950,000</b>
		<u><u>          </u></u>
At 30 April 2024		12,265,000
		<u><u>          </u></u>

The Investment properties were valued on an open market value basis by Colman Grimes BSc, Assoc SCSi & RICS and Will Coonan B.Sc., MRICS, MSCSI Registered Valuers at 30 April 2025.

**ELMHILL COMMERCIAL LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025**

10. INVESTMENTS	Subsidiary undertakings shares	Participating interests/ joint ventures shares	Total
Investments Cost or Valuation	€	€	€
At 1 May 2024	535,420	1,405,051	1,940,471
Revaluations	-	(936,650)	(936,650)
	<u>535,420</u>	<u>468,401</u>	<u>1,003,821</u>
At 30 April 2025	535,420	468,401	1,003,821
	<u>535,420</u>	<u>468,401</u>	<u>1,003,821</u>
At 30 April 2024	<u>535,420</u>	<u>1,405,051</u>	<u>1,940,471</u>
	<u>535,420</u>	<u>1,405,051</u>	<u>1,940,471</u>
<b>11. STOCKS</b>		<b>2025</b>	<b>2024</b>
		€	€
Stock- development land		<u>137,689</u>	<u>137,689</u>
<b>12. DEBTORS</b>		<b>2025</b>	<b>2024</b>
		€	€
Rents due		17,588	13,581
Amounts owed by group undertakings		193,179	193,179
Amounts owed by connected parties (Note 18)		5,435,910	6,911,306
Other debtors		192,551	132,385
Taxation		11,378	7,225
Prepayments		35,899	10,584
		<u>5,886,505</u>	<u>7,268,260</u>
<b>13. CREDITORS</b>		<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>		€	€
Amounts owed to group undertakings		5,806,602	6,980,564
Taxation		4,466	-
Directors' current accounts (Note 17)		5,880,997	7,255,261
Tenant deposits		86,776	81,816
Accruals		50,000	71,490
Prepaid rent		31,790	34,820
		<u>11,860,631</u>	<u>14,423,951</u>
<b>14. PROVISIONS FOR LIABILITIES</b>			
The amounts provided for deferred taxation are analysed below:			
		<b>2025</b>	<b>2024</b>
		€	€
At financial year start		564,437	282,166
Charged to profit and loss		225,300	282,271
		<u>789,737</u>	<u>564,437</u>
At financial year end		<u>789,737</u>	<u>564,437</u>

**ELMHILL COMMERCIAL LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025**

**15. PROFIT AND LOSS ACCOUNT**

	<b>2025</b>	2024
	€	€
At 1 May 2024	<b>7,764,339</b>	5,434,231
Profit for the financial year	<b>2,604,171</b>	2,330,108
At 30 April 2025	<b><u>10,368,510</u></b>	<u>7,764,339</u>

**16. CAPITAL COMMITMENTS**

The company had no material capital commitments at the financial year-ended 30 April 2025.

**17. DIRECTORS' REMUNERATION AND TRANSACTIONS**

	<b>2025</b>	2024
	€	€
From all group undertakings		
Remuneration	<b>284,181</b>	206,966

Directors remuneration include the aggregate amount of emoluments (including benefits) paid or receivable by directors and persons connected with directors. Other than as shown above, any further required disclosures in sections 305 and 306 of the Companies Act 2014 are nil for both financial years.

The following amounts are repayable to the directors:

	<b>2025</b>	2024
	€	€
John Donohue	<b>5,880,997</b>	7,255,261

**18. RELATED PARTY TRANSACTIONS**

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with wholly owned group undertakings.

The following amounts were due from connected parties at the balance sheet date. All loans are unsecured, non-interest bearing and repayable on demand.

***Amount due from Jomaijo Trading Limited***

The balance due from Jomaijo Trading Limited was €702,281 (2024: €702,281). There were no advances or repayments during the year ended 30 April 2025. Jomaijo Trading Limited is a joint venture of Elmhill Commercial Limited.

***Amount due from Newtownlands (Kill) Limited***

The opening balance due from Newtownlands (Kill) Limited was €3,839,643 (2024: €1,547,841). No advances were made during the year (2024: €2,300,000 advanced). Newtownlands (Kill) Limited repaid €1,307,566 during the year ended 30 April 2025 (2024: €8,198 repaid). The closing balance due from this company was €2,532,077 (2024: €3,839,643). Newtownlands (Kill) Limited is an associate of Elmhill Commercial Limited.

***Amount due from Moykerr Limited***

The opening balance due from Moykerr Limited was €167,860 (2024: €6,708,854). No advances were made during the year (2024: €259,006 advanced). Moykerr Limited repaid €167,830 during the year ended 30 April 2025 (2024: €6,800,000 repaid). The closing balance due from this company was €30 (2024: €167,860). Moykerr Limited is a joint venture of Elmhill Commercial Limited.

***Amount due from Montane Hazelhatch Limited***

The balance due from Montane Hazelhatch Limited was €2,201,522 (2024: €2,201,522). There were no movements on this loan during the year ended 30 April 2025. Montane Hazelhatch Limited is a joint venture of Elmhill Commercial Limited.

***Deposit on property***

During the year the company paid a contract deposit in the amount of €177,500 in respect of a property which was owned by Aoife Donohue, Martin Donoghue and Noel Donoghue.

**ELMHILL COMMERCIAL LIMITED**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025**

**19. CONTROLLING INTEREST**

The company is controlled by the Donohue family.

**20. POST-BALANCE SHEET EVENTS**

Subsequent to the financial year end, the company acquired four investment properties for a total consideration of €5,835,000. Other than this transaction, the directors have confirmed that there have been no other events since the financial year end that require adjustment to, or disclosure in, the financial statements.

**21. APPROVAL OF FINANCIAL STATEMENTS**

The financial statements were approved and authorised for issue by the board of directors on 30/03/2026.