

Company Number: 526275

**Fisherhill Investments Ltd**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 April 2025**

**Fisherhill Investments Ltd**  
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**Fisherhill Investments Ltd**  
**DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	James Byrne Carmel Byrne
<b>Company Secretary</b>	Carmel Byrne
<b>Company Number</b>	526275
<b>Registered Office and Business Address</b>	C/O James Byrne Townycloawee Castlebar Mayo Ireland
<b>Accountants</b>	Michael Kelly & Co Certified Public Accountants Spencer Street Castlebar Mayo Ireland
<b>Bankers</b>	Bank of Ireland, Ellison Street, Castlebar, County Mayo
<b>Solicitors</b>	Duggan & Barry Solicitors Castlegrove East Castlebar

**Fisherhill Investments Ltd**  
**CERTIFIED PUBLIC ACCOUNTANTS REPORT**  
**to the Board of Directors on the Compilation of the unaudited Abridged financial statements of Fisherhill Investments Ltd for the financial year ended 30 April 2025**

In accordance with our engagement letter dated 19 January 2026 and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 30 April 2025 as set out on pages 5 to 11 which comprise the Statement of Financial Position and the related notes from the company's accounting records and information and explanations you have given to us.

This report is made solely to the Board of Directors of Fisherhill Investments Ltd, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and its Board of Directors, as a body, for our work or for this report.

We compiled the financial statements in accordance with the guidance contained in Compilation Engagements Technical Statement and the International Standard on Related Services 4410 (Revised), Compilation Engagements from the accounting records and information and explanations supplied to us by the directors. We have applied our expertise in accounting and financial reporting to assist you in the preparation and presentation of these financial statements in accordance with Financial Reporting Standard 105 ("FRS 105"), the Financial Reporting Standard applicable in the Republic of Ireland and Irish statute comprising the Companies Act 2014. We have complied with relevant ethical requirements, including principles of integrity, objectivity, professional competence and due care.

You have acknowledged on the Statement of Financial Position for the year ended 30 April 2025 your duty to ensure that Fisherhill Investments Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Fisherhill Investments Ltd. You consider that Fisherhill Investments Ltd is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Fisherhill Investments Ltd. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory abridged financial statements.

**Michael Kelly**  
**for and on behalf of**  
**MICHAEL KELLY & CO**  
Certified Public Accountants  
Spencer Street  
Castlebar  
Mayo  
Ireland

**19 January 2026**

**Fisherhill Investments Ltd**  
**STATEMENT OF FINANCIAL POSITION**

as at 30 April 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	7	<u>1,904,744</u>	<u>1,698,423</u>
<b>Current Assets</b>			
Debtors	8	169,621	213,553
Cash at bank and in hand		<u>97,354</u>	<u>6,264</u>
		<u>266,975</u>	<u>219,817</u>
<b>Creditors: amounts falling due within one year</b>	9	<u>(1,848,231)</u>	<u>(1,375,292)</u>
<b>Net Current Liabilities</b>		<u>(1,581,256)</u>	<u>(1,155,475)</u>
<b>Total Assets less Current Liabilities</b>		<b>323,488</b>	<b>542,948</b>
<b>Creditors:</b>			
amounts falling due after more than one year	10	<u>(260,350)</u>	<u>(306,613)</u>
<b>Net Assets</b>		<u><u>63,138</u></u>	<u><u>236,335</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity	12	100	100
Retained earnings	13	<u>63,038</u>	<u>236,235</u>
<b>Shareholders' Funds</b>		<u><u>63,138</u></u>	<u><u>236,335</u></u>

# **Fisherhill Investments Ltd**

## **STATEMENT OF FINANCIAL POSITION**

as at 30 April 2025

We as Directors of Fisherhill Investments Ltd, state that -

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

(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 359 are satisfied,

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

(d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

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

**Approved by the board on 19 January 2026 and signed on its behalf by:**

**James Byrne**  
Director

**Carmel Byrne**  
Director

# Fisherhill Investments Ltd

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 1. General Information

Fisherhill Investments Ltd is a company limited by shares incorporated in Ireland

### 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 financial statements.

#### Statement of compliance

The financial statements of the company for the year ended 30 April 2025 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard for Micro-Entities applicable in the UK and Republic of Ireland" (FRS 105).

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

#### Accounting Convention

The financial statements are prepared under the historical cost convention.

#### Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

#### Functional Currency

The functional currency of the financial statements is the euro.

#### Significant Accounting Judgements & Key Sources of Estimation Uncertainty

Management is required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis.

Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision effects on it that period or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described below.

In note 6 to the financial statements, land and buildings are stated at cost less depreciation, because the market value taking into account the possible other uses for the land and buildings is not currently significantly different

#### 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
Motor vehicles	-	12.5% 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.

# Fisherhill Investments Ltd

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 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 Income Statement 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 Income Statement.

### 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.

### 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.

### Employee benefits

The company provides a range of benefits, including annual bonus arrangements, paid holiday arrangements and defined contribution pension schemes.

#### Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is rendered.

#### Retirement Benefits

Retirement benefits are met by payments to a defined contribution pension fund. Contributions are charged to the profit and loss in the year in which they fall due.

### 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 Statement of Financial Position date.

### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date. Transactions, during the year, which are denominated in foreign currencies are translated at the rates of exchange ruling at the date of the transaction. The resulting exchange differences are dealt with in the Income Statement.

### Ordinary share capital

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

## 3. Turnover

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

## Fisherhill Investments Ltd

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

<b>4. Operating (loss)/profit</b>		<b>2025</b>	<b>2024</b>	
		€	€	
<b>Operating (loss)/profit is stated after charging/(crediting):</b>				
Depreciation of tangible assets		<b>13,899</b>	8,224	
(Profit)/loss on foreign currencies		<b>(11)</b>	2,590	
		<u><u>          </u></u>	<u><u>          </u></u>	
<b>5. Interest payable and similar expenses</b>		<b>2025</b>	<b>2024</b>	
		€	€	
Interest		<b>17,581</b>	20,740	
		<u><u>          </u></u>	<u><u>          </u></u>	
<b>6. Employees</b>				
The average monthly number of employees, including directors, during the financial year was 3, (2024 - 2).				
		<b>2025</b>	<b>2024</b>	
		Number	Number	
Directors		<b>2</b>	2	
		<u><u>          </u></u>	<u><u>          </u></u>	
		<b>2</b>	2	
		<u><u>          </u></u>	<u><u>          </u></u>	
<b>7. Tangible assets</b>				
	<b>Investment properties</b>	<b>Fixtures, fittings and equipment</b>	<b>Motor vehicles</b>	<b>Total</b>
	€	€	€	€
<b>Cost</b>				
At 1 May 2024	1,670,676	75,235	3,100	1,749,011
Additions	175,638	44,582	-	220,220
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 30 April 2025	1,846,314	119,817	3,100	1,969,231
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Depreciation</b>				
At 1 May 2024	-	49,036	1,552	50,588
Charge for the financial year	-	13,511	388	13,899
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 30 April 2025	-	62,547	1,940	64,487
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>Net book value</b>				
At 30 April 2025	<b>1,846,314</b>	<b>57,270</b>	<b>1,160</b>	<b>1,904,744</b>
	<u><u>          </u></u>	<u><u>          </u></u>	<u><u>          </u></u>	<u><u>          </u></u>
At 30 April 2024	1,670,676	26,199	1,548	1,698,423
	<u><u>          </u></u>	<u><u>          </u></u>	<u><u>          </u></u>	<u><u>          </u></u>
<b>8. Debtors</b>		<b>2025</b>	<b>2024</b>	
		€	€	
Other debtors		<b>115,788</b>	213,281	
Directors' current accounts		<b>53,833</b>	-	
Taxation		-	272	
		<u><u>          </u></u>	<u><u>          </u></u>	
		<b>169,621</b>	213,553	
		<u><u>          </u></u>	<u><u>          </u></u>	

## Fisherhill Investments Ltd

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

<b>9. Creditors</b>			<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>			€	€
Amounts owed to credit institutions			<b>57,422</b>	51,001
Amounts owed to group undertakings			<b>1,759,528</b>	1,266,994
Taxation			<b>4,366</b>	22,393
Directors' current accounts			-	11,765
Other creditors			<b>25,070</b>	21,294
Accruals			<b>1,845</b>	1,845
			<b>1,848,231</b>	1,375,292
<b>10. Creditors</b>			<b>2025</b>	<b>2024</b>
<b>Amounts falling due after more than one year</b>			€	€
Bank loan			<b>260,350</b>	306,613
<b>Loans</b>				
Repayable in one year or less, or on demand			<b>57,422</b>	51,001
Repayable between one and two years			<b>29,226</b>	29,226
Repayable between two and five years			<b>87,678</b>	87,678
Repayable in five years or more			<b>143,446</b>	189,709
			<b>317,772</b>	357,614
<b>11. Taxation</b>			<b>2025</b>	<b>2024</b>
			€	€
<b>Debtors:</b>				
PAYE			-	272
<b>Creditors:</b>				
Corporation tax			<b>4,286</b>	22,393
PAYE			<b>80</b>	-
			<b>4,366</b>	22,393
<b>12. Share capital</b>			<b>2025</b>	<b>2024</b>
			€	€
<b>Description</b>	<b>Number of shares</b>	<b>Value of units</b>		
<b>Authorised</b>				
Ordinary Shares Class 1	100,000	€1.00 each	<b>100,000</b>	100,000
<b>Allotted, called up and fully paid</b>				
Ordinary Shares Class 1	100	€1.00 each	<b>100</b>	100

No director or the secretary had an interest in the share capital of the company at any time during the period.

## Fisherhill Investments Ltd

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 13. Income Statement

	2025	2024
	€	€
At 1 May 2024	<b>236,235</b>	235,266
(Loss)/profit for the financial year	<b>(173,197)</b>	969
At 30 April 2025	<b>63,038</b>	236,235

### 14. Capital commitments

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

### 15. Related party transactions

The company is controlled by CJ Homes Limited, a company resident & incorporated in the United Kingdom. During the year ended 30th April 2024 Fisherhill Investments Limited borrowed monies owed to CJ Homes Limited. The balance owed to CJ Homes Limited at the year ended 30th April 2024 amounted to €1,266,994 (30th April 2022 - €1,142,953).

Transactions with group companies include ...

The company is controlled by CJ Homes Limited, a company resident & incorporated in the United Kingdom. During the year ended 30th April 2024 Fisherhill Investments Limited borrowed monies owed to CJ Homes Limited. The balance owed to CJ Homes Limited at the year ended 30th April 2024 amounted to €1,266,994 (30th April 2022 - €1,142,953).

### 16. Parent company

The company regards CJ Homes Limited as its parent company.

### 17. Post-Balance Sheet Events

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

### 18. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 19 January 2026.