

Company Number: 114485

**Four Seasons Hotel Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 June 2025**

**Four Seasons Hotel Limited**  
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# Four Seasons Hotel Limited

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 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. 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



Frank McKenna  
Director

11 February 2026



Francis Lynch  
Director

11 February 2026

**Four Seasons Hotel Limited**  
**BALANCE SHEET**  
as at 30 June 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	6	<u>3,586,417</u>	<u>3,318,758</u>
<b>Current Assets</b>			
Stocks	7	53,258	53,246
Debtors	8	738,653	718,266
Cash and cash equivalents		<u>3,110,312</u>	<u>3,170,176</u>
		<u>3,902,223</u>	<u>3,941,688</u>
<b>Creditors: amounts falling due within one year</b>	9	<u>(2,235,751)</u>	<u>(1,491,869)</u>
<b>Net Current Assets</b>		<u>1,666,472</u>	<u>2,449,819</u>
<b>Total Assets less Current Liabilities</b>		<b>5,252,889</b>	<b>5,768,577</b>
<b>Creditors:</b>			
amounts falling due after more than one year	10	<u>(1,536,172)</u>	<u>(2,379,127)</u>
<b>Net Assets</b>		<u><u>3,716,717</u></u>	<u><u>3,389,450</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		50,790	50,790
Retained earnings		<u>3,665,927</u>	<u>3,338,660</u>
<b>Equity attributable to owners of the company</b>		<u><u>3,716,717</u></u>	<u><u>3,389,450</u></u>

## Four Seasons Hotel Limited

### BALANCE SHEET

as at 30 June 2025

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 Four Seasons Hotel Limited, 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 358 are satisfied,


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

(d) 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 small companies' regime.

Approved by the board on 11 February 2026 and signed on its behalf by:

  
Frank McKenna  
Director

  
Francis Lynch  
Director

**Four Seasons Hotel Limited**  
**STATEMENT OF CHANGES IN EQUITY**  
as at 30 June 2025

	Called up share capital €	Retained earnings €	Total €
<b>At 1 July 2023</b>	50,790	2,662,973	2,713,763
Profit for the financial year	-	675,687	675,687
<b>At 30 June 2024</b>	50,790	3,338,660	3,389,450
Profit for the financial year	-	327,267	327,267
<b>At 30 June 2025</b>	<b>50,790</b>	<b>3,665,927</b>	<b>3,716,717</b>

# Four Seasons Hotel Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

### 1. General Information

Four Seasons Hotel Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 114485. The registered office of the company is , Ireland. The principal activity of the company during the year was the operation of a Hotel and Leisure Centre in Monaghan. 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 financial year ended 30 June 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 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" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A 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.

#### Turnover

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

#### 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:

Land and buildings freehold	-	2% Straight line
Fixtures, fittings and equipment	-	15% Reducing balance & straight line
Motor vehicles	-	Depreciated in full

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.

#### 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.

## Four Seasons Hotel Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

### 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.

### Ordinary share capital

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

<b>3. Operating profit</b>	<b>2025</b>	<b>2024</b>
	€	€
<b>Operating profit is stated after charging/(crediting):</b>		
Depreciation of tangible assets	<b>258,808</b>	266,549
Loss/(profit) on foreign currencies	<b>12,106</b>	(7,309)
Government grants received	-	(16,029)
Amortisation of Government grants	<b>(6,384)</b>	(6,384)
	<u><u>          </u></u>	<u><u>          </u></u>
<b>4. Interest payable and similar expenses</b>	<b>2025</b>	<b>2024</b>
	€	€
Interest	<b>88,578</b>	124,514
	<u><u>          </u></u>	<u><u>          </u></u>
<b>5. Employees</b>		

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

**Four Seasons Hotel Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 June 2025

6. Tangible assets	Land and buildings freehold €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
<b>Cost</b>				
At 1 July 2024	3,100,000	6,328,619	48,347	9,476,966
Additions	293,228	233,239	-	526,467
At 30 June 2025	<u>3,393,228</u>	<u>6,561,858</u>	<u>48,347</u>	<u>10,003,433</u>
<b>Depreciation</b>				
At 1 July 2024	300,000	5,809,861	48,347	6,158,208
Charge for the financial year	100,000	158,808	-	258,808
At 30 June 2025	<u>400,000</u>	<u>5,968,669</u>	<u>48,347</u>	<u>6,417,016</u>
<b>Net book value</b>				
At 30 June 2025	<u><b>2,993,228</b></u>	<u><b>593,189</b></u>	<u>-</u>	<u><b>3,586,417</b></u>
At 30 June 2024	<u>2,800,000</u>	<u>518,758</u>	<u>-</u>	<u>3,318,758</u>

The company's freehold land and buildings are stated at their revalued amounts, being the fair value at the date of revaluation, less any subsequent depreciation and subsequent accumulated impairment losses. The fair value measurement of the company's freehold land and buildings as at 30 June 2022 was performed by Colliers, an independent valuer. The valuation conforms to International Valuation Standards and was based on recent market transactions on arm's length terms for similar properties.

Had the company's freehold land and buildings been measured on a historical cost basis, their carrying amount as at 30 June 2023 would have been €3,410,047. There is no revaluation surplus in the financial statements as at 30 June 2023.

7. Stocks	2025 €	2024 €
Finished goods and goods for resale	<u><b>53,258</b></u>	<u>53,246</u>
The replacement cost of stock did not differ significantly from the figures shown.		
8. Debtors	2025 €	2024 €
Trade debtors	<b>85,506</b>	118,939
Amounts owed by group undertakings	<b>500,000</b>	500,000
Taxation	<b>44,039</b>	-
Prepayments	<b>109,108</b>	99,327
	<u><b>738,653</b></u>	<u>718,266</u>
9. Creditors	2025 €	2024 €
<b>Amounts falling due within one year</b>		
Amounts owed to credit institutions	<b>164,268</b>	164,268
Trade creditors	<b>301,052</b>	450,512
Amounts owed to group undertakings	<b>750,000</b>	-
Taxation	<b>156,695</b>	187,837
Other creditors	<b>74,376</b>	34,567
Pension accrual	<b>1,021</b>	1,150
Accruals	<b>788,339</b>	653,535
	<u><b>2,235,751</b></u>	<u>1,491,869</u>

## Four Seasons Hotel Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

<b>10. Creditors</b>	<b>2025</b>	2024
<b>Amounts falling due after more than one year</b>	<b>€</b>	<b>€</b>
Bank loan	642,309	1,478,881
Directors' loan accounts	157,305	157,305
Accrued expenditure	286,844	286,844
Government grants	449,714	456,097
	<u>1,536,172</u>	<u>2,379,127</u>
<b>Loans</b>		
Repayable in one year or less, or on demand	164,268	164,268
Repayable between one and two years	164,268	164,268
Repayable between two and five years	492,804	492,804
Repayable in five years or more	149,505	986,077
	<u>970,845</u>	<u>1,807,417</u>
<b>11. Income Statement</b>		
	<b>2025</b>	2024
	<b>€</b>	<b>€</b>
At 1 July 2024	3,338,660	2,662,973
Profit for the financial year	327,267	675,687
At 30 June 2025	<u>3,665,927</u>	<u>3,338,660</u>
<b>12. Capital commitments</b>		
The company had no material capital commitments at the financial year-ended 30 June 2025.		
<b>13. Directors' remuneration and transactions</b>	<b>2025</b>	2024
	<b>€</b>	<b>€</b>
Remuneration	36,152	19,019
	<u>36,152</u>	<u>19,019</u>
The following amounts are repayable to the directors:		
	<b>2025</b>	2024
	<b>€</b>	<b>€</b>
Frank Lynch	37,500	37,500
Frank McKenna	93,730	93,730
Ann Marie McKenna	26,075	26,075
	<u>157,305</u>	<u>157,305</u>
<b>14. Parent company</b>		
The company regards Four Seasons Hotel (Ireland) Limited as its parent company.		
<b>15. Post-Balance Sheet Events</b>		
There have been no significant events affecting the company since the financial year-end.		

**Four Seasons Hotel Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 June 2025

**16. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 11 February 2026.