

**Triskell Properties Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 April 2025**

# Triskell Properties Limited

## CONTENTS

	<b>Page</b>
Directors and Other Information	3
Directors' Responsibilities Statement	4
Statement of Financial Position	5
Statement of Changes in Equity	6
Notes to the Financial Statements	7 - 10

**Triskell Properties Limited**  
**DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Marie-Aude Danguy Finola Doran
<b>Company Secretary</b>	Marie-Aude Danguy
<b>Company Number</b>	445306
<b>Registered Office and Business Address</b>	Unit 9E Northwest Business Park Collooney Co. Sligo
<b>Accountants</b>	Forvis Mazars Chartered Accountants Mayoralty House Flood Street Galway Republic of Ireland

# Triskell Properties Limited

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2025

The directors made the following statement in respect of the unaudited financial statements:

### "General responsibilities

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.

### Directors' declaration on unaudited financial statements

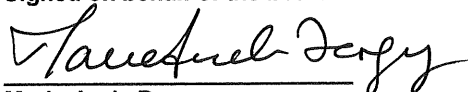
In relation to the financial statements which comprise the Statement of Financial Position, the Statement of Changes in Equity and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Forvis Mazars, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

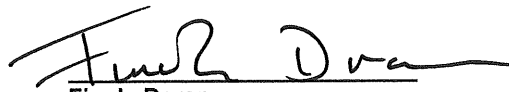
The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 April 2025."

Signed on behalf of the board



Marie-Aude Danguy  
Director

Date: 08.09.25



Finola Doran  
Director

Date: 08.09.25

**Triskell Properties Limited**  
**STATEMENT OF FINANCIAL POSITION**

as at 30 April 2025

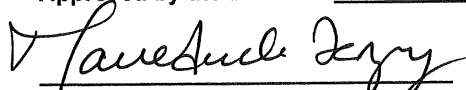
	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	6	<u>751,548</u>	<u>732,706</u>
<b>Current Assets</b>			
Debtors	7	735	748
Cash and cash equivalents		<u>39,988</u>	<u>53,173</u>
		<u>40,723</u>	<u>53,921</u>
<b>Creditors: amounts falling due within one year</b>	8	<u>(721,715)</u>	<u>(721,812)</u>
<b>Net Current Liabilities</b>		<u>(680,992)</u>	<u>(667,891)</u>
<b>Total Assets less Current Liabilities</b>		<u><u>70,556</u></u>	<u><u>64,815</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		101	101
Retained earnings		<u>70,455</u>	<u>64,714</u>
<b>Equity attributable to owners of the company</b>		<u><u>70,556</u></u>	<u><u>64,815</u></u>

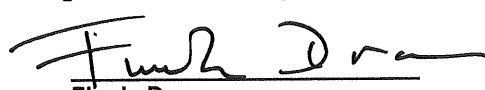
The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of Triskell Properties 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 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 small companies' regime.

Approved by the board on 08.09.25 and signed on its behalf by:

  
 Marie-Aude Danguy  
 Director

  
 Finola Doran  
 Director

**Triskell Properties Limited**  
**STATEMENT OF CHANGES IN EQUITY**

as at 30 April 2025

	<b>Called up share capital €</b>	<b>Retained earnings €</b>	<b>Total €</b>
<b>At 1 May 2023</b>	101	(33,133)	(33,032)
Profit for the financial year	-	97,847	97,847
<b>At 30 April 2024</b>	101	64,714	64,815
Profit for the financial year	-	5,741	5,741
<b>At 30 April 2025</b>	<b>101</b>	<b>70,455</b>	<b>70,556</b>

# Triskell Properties Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 1. General Information

Triskell Properties Limited is a company limited by shares incorporated in Ireland. The registered office of the company is Unit 9E, Northwest Business Park, Collooney, Co. Sligo which is also the principal place of business of the company. The principal activity of the company is the holding of investment property for the purpose of generating rental income.

The Financial statements comprising the Income Statement, the Statement of Financial Position, the Statement of Changes in Equity and the related notes constitute the individual financial statements of Triskell Properties Limited for the financial year ended 30 April 2025.

The financial statements have been presented in Euro (€) which is also the functional currency of the company and have been rounded to the nearest Euro. The company registration number is 445306.

### 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 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 of rental income from the company's investment properties.

#### 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:

Freehold	-	5% Straight Line
Fixtures, fittings and equipment	-	12.5% Straight line
Motor vehicles	-	20% Reducing Balance

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 either directors or 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.

# Triskell Properties Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 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.

### 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 Statement of Financial Position date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the Statement of Financial Position 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 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 Statement of Financial Position 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 Income Statement.

### Ordinary share capital

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

<b>3. Operating (loss)/profit</b>	<b>2025</b>	<b>2024</b>
	€	€
<b>Operating (loss)/profit is stated after charging:</b>		
Depreciation of tangible assets	<b>17,148</b>	13,389
	<u>          </u>	<u>          </u>

<b>4. Other Gains and Losses</b>	<b>2025</b>	<b>2024</b>
	€	€

Fair value gains and losses are as follows:

Investment property	<b>20,000</b>	99,990
	<u>          </u>	<u>          </u>

### 5. Employees

The average monthly number of employees, including directors, during the financial year was 1 (2024 - 1).

# Triskell Properties Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

6. Tangible assets	Freehold €	Investment properties €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
<b>Cost or Valuation</b>					
At 1 May 2024	261,012	470,000	9,294	14,800	755,106
Additions	15,990	-	-	-	15,990
Revaluation of investment properties	-	20,000	-	-	20,000
At 30 April 2025	<u>277,002</u>	<u>490,000</u>	<u>9,294</u>	<u>14,800</u>	<u>791,096</u>
<b>Depreciation</b>					
At 1 May 2024	14,103	-	8,297	-	22,400
Charge for the financial year	13,850	-	338	2,960	17,148
At 30 April 2025	<u>27,953</u>	<u>-</u>	<u>8,635</u>	<u>2,960</u>	<u>39,548</u>
<b>Net book value</b>					
At 30 April 2025	<u><b>249,049</b></u>	<u><b>490,000</b></u>	<u><b>659</b></u>	<u><b>11,840</b></u>	<u><b>751,548</b></u>
At 30 April 2024	<u>246,909</u>	<u>470,000</u>	<u>997</u>	<u>14,800</u>	<u>732,706</u>
<b>7. Debtors</b>				<b>2025</b> €	2024 €
Trade debtors				<b>49</b>	463
Taxation				<b>552</b>	-
Prepayments				<b>134</b>	285
				<u><b>735</b></u>	<u>748</u>
<b>8. Creditors</b>				<b>2025</b> €	2024 €
<b>Amounts falling due within one year</b>					
Trade creditors				<b>712</b>	3,878
Amounts owed to group undertakings				<b>714,501</b>	707,480
Taxation				<b>282</b>	3,432
Directors' current accounts (Note 11)				<b>5,000</b>	5,802
Accruals				<b>1,220</b>	1,220
				<u><b>721,715</b></u>	<u>721,812</u>
<b>9. Income Statement</b>				<b>2025</b> €	2024 €
At 1 May 2024				<b>64,714</b>	(33,133)
Profit for the financial year				<b>5,741</b>	97,847
At 30 April 2025				<u><b>70,455</b></u>	<u>64,714</u>
<b>10. Capital commitments</b>					

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

**Triskell Properties Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 April 2025

**11. Directors' transactions**

The following amounts are repayable to the directors:

	<b>2025</b>	2024
	€	€
Marie-Aude Danguy	<b>5,000</b>	5,802

**12. Related party transactions**

Transactions and balances with group company:

**Triskell Seafood Limited**

During the year Triskell Seafood Limited paid expenses of €9,322 (2024: €21,649) on behalf of the company. At 30 April 2025 there is a balance owed to Triskell Seafood Limited from the company of €714,502 (2024: €707,481).

No interest is being charged on outstanding monies to group companies.

**13. Controlling interest**

In the opinion of the directors, the controlling party of the company is Marie-Aude Danguy .

**14. Events After the End of the Reporting Period**

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

**15. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 08/09/2025.