

**Westchem Limited**  
**Abridged Financial Statements**  
**For the period ended**  
**June 30, 2025**

**(As modified by Sections 352 and 353 of the Companies Act 2014)**

**CRO. NO. 305578**

**Westchem Limited**  
**Period ended June 30, 2025**

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**Westchem Limited**

**Period ended June 30, 2025**

**Company Information**

**Directors:** Gerard Coffey  
Dermot Cawley

**Secretary:** Gerard Coffey

**Registered Office:** Life Pharmacy,  
Balla,  
Co. Mayo.

**Company Number:** 305578

## Westchem Limited

Period ended June 30, 2025

### Directors' 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 the law the directors have elected to prepare the financial statements in accordance with Companies Act 2014 and accounting standards issued by the Financial Reporting Council, and promulgated by Chartered Accountants Ireland including FRS 102 The Financial Reporting Standard applicable in the UK and Ireland (Generally Accepted Accounting Practice in Ireland). 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 to the financial year end and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

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

- Select suitable accounting policies and then apply them consistently
- Make judgements and 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
- 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 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.

On behalf of the board

Gerard Coffey \_\_\_\_\_ Director & Secretary

Dermot Cawley \_\_\_\_\_ Director

Date: January 9, 2026

**Westchem Limited**

**Period ended June 30, 2025**

**Directors' Responsibilities**

**Directors' Declaration on Un-Audited Financial Statements**

In relation to the financial statements as set out on pages 5 to 18

- 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 judgments 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 the company's accounting records and provided all the information 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 year ending June 30, 2025.

On behalf of the board

Gerard Coffey \_\_\_\_\_ Director & Secretary

Dermot Cawley \_\_\_\_\_ Director

Date: January 9, 2026

## Westchem Limited

### Balance Sheet

As at June 30, 2025

	2025	Aug 31, 2024
	€	€
<b>Fixed Assets</b>		
Tangible Assets	9,250	6,487
Investments	6,128	6,128
	<u>15,378</u>	<u>12,615</u>
<b>Current Assets</b>		
Stocks	88,612	87,668
Debtors	99,942	100,866
Cash at Bank and in Hand	181,151	107,147
	<u>369,705</u>	<u>295,681</u>
<b>Less Creditors: Amounts falling due within 1 Year</b>	<u>(110,198)</u>	<u>(109,435)</u>
<b>Net Current Assets</b>	<u>259,507</u>	<u>186,246</u>
<b>Total Assets Less Current Liabilities</b>	<u><u>274,885</u></u>	<u><u>198,861</u></u>
<b>Capital and Reserves</b>		
Called up Share Capital presented as equity	508	508
Profit and Loss Account	274,377	198,353
<b>Total Equity Shareholders Funds</b>	<u><u>274,885</u></u>	<u><u>198,861</u></u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Financial Reporting Statement 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'

We, as Directors of Westchem 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) no notice under subsection (1) of section 334 has in accordance with subsection (2) of that section been served on the company, and
- (d) we acknowledge the company's obligations under the Companies Act, 2014 to keep adequate accounting records and to 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 year and to otherwise comply with the provisions of Companies Act, 2014 relating to financial statements so far as they are applicable to the company.

**Westchem Limited**

**Balance Sheet**

**As At June 30, 2025**

(e) We, as director(s) of Westchem 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 company that qualifies for the small companies' regime and confirm that the abridged Financial Statements have been properly prepared in accordance with Section 353 Companies Act 2014.

The financial statements were approved by the Board of Directors on January 9, 2026 and authorised for issue on January 9, 2026

They were signed on its behalf by

Gerard Coffey \_\_\_\_\_ Director & Secretary

Dermot Cawley \_\_\_\_\_ Director

Date: January 9, 2026

## Westchem Limited

Period ended June 30, 2025

### Notes to the Financial Statements

#### Accounting Policies

##### 1. Accounting Policies

The principal activity of the company consists of the operation of pharmaceutical chemists at Balla, Co. Mayo. The Company's registered office is Life Pharmacy, Balla, Co. Mayo. The Company is a limited liability company incorporated in the Republic of Ireland and its company registration number is 305578.

The significant accounting policies adopted by the Company and applied consistently are as follows:-

##### (a) Basis of preparation

The Financial Statements are prepared on the going concern basis, under the historical cost convention, and comply with the financial reporting standards of the Financial Reporting Council and promulgated by Chartered Accountants Ireland including FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" as adapted by Section 1A of FRS 102 and the Companies Act 2014.

The financial statements are prepared in Euro which is the functional currency of the company.

##### (b) Currency

###### (i) Functional currency

Items included in the financial statements of the company are measured using the currency of the primary economic environment in which the company operates ("the functional currency"). The financial statements are presented in euro, which is the company's functional and presentation currency and is denoted by the symbol "€".

###### (ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions or the contract rate.

At each period end foreign currency monetary items are translated using the closing rate or the contract rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction.

All foreign exchange gains and losses are presented in the profit and loss account within 'Other expenses'.

## **Westchem Limited**

**Period ended June 30, 2025**

### **Notes to the Financial Statements**

#### **Accounting Policies**

##### **(c) Turnover**

Turnover is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Turnover comprises the fair value of consideration received and receivable exclusive of value added tax and after discounts and rebates.

Where the consideration receivable in cash or cash equivalents is deferred, and the arrangement constitutes a financing transaction, the fair value of the consideration is measured as the present value of all future receipts using the imputed rate of interest or the cash price for the goods or services where material and recognised as other income on a straight line basis over the terms of the agreement.

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually on dispatch of the goods, the amount of turnover can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Turnover from the provision of services is recognised in the accounting period in which the services are rendered and the outcome of the contract can be estimated reliably. The company uses the percentage of completion method based on the actual service performed as a percentage of the total services to be provided.

##### **(d) Interest income**

Interest income is recognised on a receivable basis.

##### **(e) Dividend income**

Dividend income from subsidiaries is recognised when the Company's right to receive payment has been established

## Westchem Limited

Period ended June 30, 2025

### Notes to the Financial Statements

#### Accounting Policies

##### **(f) Taxation**

Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

##### **(i) Current tax**

Current tax is calculated on the profits of the period. Current tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date.

##### **(ii) Deferred tax**

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is provided in full on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

Current or deferred taxation assets and liabilities are not discounted.

##### **(g) Tangible fixed assets**

##### **(i) Cost**

Tangible fixed assets are recorded at historical cost, less accumulated depreciation and impairment losses. Cost includes prime cost, overheads and interest incurred in financing the construction of tangible fixed assets. Capitalisation of interest ceases when the asset is brought into use.

Freehold premises are stated at cost (or deemed cost for freehold premises held at valuation at the date of transition to FRS102) less accumulated depreciation and accumulated impairment losses.

## Westchem Limited

Period ended June 30, 2025

### Notes to the Financial Statements

#### Accounting Policies

The company previously adopted a policy of revaluing freehold premises and they were stated at their revalued amount less any subsequent depreciation and accumulated impairment losses. The company has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

The difference between depreciation based on the deemed cost charged in the profit and loss account and the asset's original cost is transferred from revaluation reserve to retained earnings.

Equipment and fixtures and fittings are stated at cost less accumulated depreciation and accumulated impairment losses.

(ii) Depreciation

Depreciation is provided on tangible fixed assets so as to write off their cost less residual amounts over their estimated useful economic lives.

The estimated useful economic lives assigned to tangible fixed assets are as follows:

Fixtures & Fittings	15% Straight Line
Tenants Interest in Premises	10% Straight Line
Computer	20% Reducing Balance

The company's policy is to review the remaining useful economic lives and residual values of Tangible fixed assets on an on-going basis and to adjust the depreciation charge to reflect the remaining estimated useful economic life and residual value.

Fully depreciated property, plant & equipment are retained in the cost of property, plant & equipment and related accumulated depreciation until they are removed from service. In the case of disposals, assets and related depreciation are removed from the financial statements and the net amount, less proceeds from disposal, is charged or credited to the profit and loss account.

## **Westchem Limited**

**Period ended June 30, 2025**

### **Notes to the Financial Statements**

#### **Accounting Policies**

(iii) **Impairment**

Assets not carried at fair value are also reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Value in use is defined as the present value of the future pre-tax and interest cash flows obtainable as a result of the asset's continued use. The pre-tax and interest cash flows are discounted using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the asset. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the profit and loss account unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in profit or loss.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the profit and loss account.

## Westchem Limited

Period ended June 30, 2025

### Notes to the Financial Statements

#### Accounting Policies

##### (h) Leases

###### (i) Finance leases

Leases in which substantially all the risks and rewards of ownership are transferred by the lessor are classified as finance leases.

Tangible fixed assets acquired under finance leases are capitalised at the lease's commencement at the lower of the fair value of the leased property and the present value of the minimum lease payments and are depreciated over the shorter of the lease term and their useful lives. The capital element of the lease obligation is recorded as a liability and the interest element of the finance lease rentals is charged to the profit and loss account on an annuity basis based in the interest rate implicit in the lease or the lessee's incremental interest rate where the implicit rate cannot be determined.

Each lease payment is apportioned between the liability and finance charges using the interest rate implicit in the lease or the lessee's incremental interest rate where the implicit rate cannot be determined.

###### (ii) Operating leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to profit or loss on a straight-line basis over the period of the lease.

###### (iii) Lease incentives

Incentives received to enter into a finance lease reduce the fair value of the asset and are included in the calculation of present value of future minimum lease payments.

Incentives received to enter into an operating lease are credited to the profit and loss account, to reduce the lease expense, on a straight-line basis over the period of the lease.

##### (i) Stocks

Stocks comprise consumable items and goods held for resale. Stocks are stated at the lower of cost and net realisable value. Cost is calculated on a first in, first out basis and includes invoice price, import duties and transportation costs. Net realisable value comprises the actual or estimated selling price less all further costs to completion or to be incurred in marketing, selling and distribution.

At the end of each reporting period Stocks are assessed for impairment. If an item of stock is impaired, the identified inventory is reduced to its selling price less costs to complete and sell and an impairment charge is recognised in the profit and loss account. Where a reversal of the impairment is recognised the impairment charge is reversed, up to the original impairment loss, and is recognised as a credit in the profit and loss account.

## **Westchem Limited**

**Period ended June 30, 2025**

### **Notes to the Financial Statements**

#### **Accounting Policies**

##### **(j) Trade and other debtors**

Trade and other debtors are recognised initially at transaction price (including transaction costs) unless a financing arrangement exists in which case they are measured at the present value of future receipts discounted at a market rate. Subsequently these are measured at amortised cost less any provision for impairment. A provision for impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. All movements in the level of the provision required are recognised in the profit and loss.

##### **(k) Cash at bank and on hand**

Cash at bank and on hand include cash on hand and in Bank Accounts. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

##### **(l) Creditors and accruals**

Creditors and accruals are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

As permitted by the amendment made to FRS 102 Section 11 for small entities by the FRC on 8 May, 2017 amounts due from directors and shareholders of the entity are stated initially at the transaction price and subsequently at transaction price less repayments. The amortised cost model is not used.

##### **(m) Borrowings**

Borrowings are recognised initially at the transaction price (including transaction costs). Interest is recognised as per the contract on an accruals basis. Transaction costs are written off to the profit and loss over the life of the loan on straight line basis where material

Borrowings are classified as current liabilities unless the Company has a right to defer settlement of the liability for at least 12 months after the reporting date.

## Westchem Limited

Period ended June 30, 2025

### Notes to the Financial Statements

#### Accounting Policies

##### **(n) Provisions**

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligation can be estimated reliably.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

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 time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

##### **(o) Contingencies**

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the company's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is probable.

##### **(p) Employee Benefits**

The company provides a range of benefits to employees: -

###### **(i) 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 received.

##### **(q) Share capital**

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

##### **(r) Related Party Transactions**

The company discloses transactions with related parties.

**Westchem Limited**

**Period ended June 30, 2025**

**Notes to the Financial Statements**

	<b>2025</b>	<b>Aug 31, 2024</b>
	€	€
<b>2. OPERATING PROFIT</b>		
Operating profit is stated after charging		
Depreciation	2,087	2,360

**3. EMPLOYEES**

The average number of persons employed by the Company in the financial year was 6, (2024, 6)

	<b>2025</b>	<b>Aug 31 2024</b>
	€	€
<b>4. DIRECTORS REMUNERATION AND TRANSACTIONS</b>		
<b>Interest Free Loan - Directors</b>		
Opening Balance	54,095	16,485
Movement	3,285	37,610
	57,380	54,095

**5. TANGIBLE FIXED ASSETS**

	<b><u>Total</u></b>
	€
At September 1, 2024	283,022
Additions	4,850
<b>At June 30, 2025</b>	287,872
<b>Depreciation</b>	
At September 1, 2024	276,535
Charge for year	2,087
<b>At June 30, 2025</b>	278,622
<b>NBV August 31, 2024</b>	6,487
<b>NBV June 30, 2025</b>	9,250

**Westchem Limited**

**Period ended June 30, 2025**

**Notes to the Financial Statements**

		<b>Aug 31</b>
<b>6. STOCKS</b>	<b>2025</b>	<b>2024</b>
	€	€
Stock	88,612	87,668
	<u>=====</u>	<u>=====</u>
<b>7. DEBTORS (Amounts falling due within 1 Year)</b>	<b>2025</b>	<b>2024</b>
	€	€
Trade Debtors	57,902	54,766
Taxation Provision	33,481	37,541
Inter Company Account – P. Davey Ltd.	997	997
C.T. on Directors Loan	7,562	7,562
	<u>99,942</u>	<u>100,866</u>
	<u>=====</u>	<u>=====</u>
<b>8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	<b>2025</b>	<b>2024</b>
	€	€
Trade & Other Creditors	26,756	28,558
Accruals	3,511	3,511
Tax Creditors	17,541	18,679
Business VISA Card	1,133	715
Inter Company Account – Knock Pharmacy Ltd	3,877	3,877
Directors Loan Account	57,380	54,095
	<u>110,198</u>	<u>109,435</u>
	<u>=====</u>	<u>=====</u>
<b>9. PROFIT &amp; LOSS RESERVES</b>	<b>2025</b>	<b>2024</b>
	€	€
Balance Forward	198,353	142,951
Profit for Year	76,024	55,402
<b>Balance Forward</b>	<u>274,377</u>	<u>198,353</u>
	<u>=====</u>	<u>=====</u>

**Westchem Limited**

**Period ended June 30, 2025**

**Notes to the Financial Statements**

**10. RELATED PARTY TRANSACTIONS**

There were no directors' salaries in 2025

**11. POST BALANCE SHEET EVENTS**

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

**12. BANK FACILITIES**

Gerard Coffey & Dermot Cawley have given AIB a Joint and secured personal Guarantee of €25,395 dated 11 April, 2000.

**13. APPROVAL OF THE FINANCIAL STATEMENTS**

The directors approved the financial statements on January 9, 2026