



**Company Number: 386445**

**Stepmark Inns Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 July 2025**

**Stepmark Inns Limited**  
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**Stepmark Inns Limited**  
**STATEMENT OF FINANCIAL POSITION**

as at 31 July 2025

		2025	2024
	Notes	€	€
<b>Non-Current Assets</b>			
Investment properties	4	2,400,000	2,400,000
Financial assets	5	2	2
		<u>2,400,002</u>	<u>2,400,002</u>
<b>Current Assets</b>			
Receivables	6	2,038,558	1,481,150
Cash and cash equivalents		226,990	713,785
		<u>2,265,548</u>	<u>2,194,935</u>
<b>Payables: amounts falling due within one year</b>	7	<b>(116,622)</b>	<b>(91,811)</b>
<b>Net Current Assets</b>		<u><b>2,148,926</b></u>	<u>2,103,124</u>
<b>Total Assets less Current Liabilities</b>		<u><b>4,548,928</b></u>	<u>4,503,126</u>
<b>Equity</b>			
Called up share capital presented as equity		100	100
Revaluation reserve	8	67,877	67,877
Retained earnings		4,480,951	4,435,149
<b>Equity attributable to owners of the company</b>		<u><b>4,548,928</b></u>	<u>4,503,126</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 Stepmark Inns 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 8 December 2025 and signed on its behalf by:**

**Sarah Maguire**  
**Director**

**Cathal Quinlivan**  
**Director**

**Stepmark Inns Limited**  
**STATEMENT OF CHANGES IN EQUITY**  
as at 31 July 2025

	Called up share capital €	Revaluation reserve €	Retained earnings €	Total €
<b>At 1 August 2023</b>	100	67,877	4,360,684	4,428,661
Profit for the financial year	-	-	74,465	74,465
<b>At 31 July 2024</b>	100	67,877	4,435,149	4,503,126
Profit for the financial year	-	-	45,802	45,802
<b>At 31 July 2025</b>	<b>100</b>	<b>67,877</b>	<b>4,480,951</b>	<b>4,548,928</b>

# Stepmark Inns Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 July 2025

### 1. General Information

Stepmark Inns Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 386445. The registered office of the company is 71-73 Rock Road, Blackrock, Dublin. The principal activity of the business is of a holding company. 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 31 July 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 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 299 of the Companies Act 2014 from the obligation to prepare group accounts.

#### Revenue

Revenue represents the total cash receipts, excluding value added tax, of sales made during the year.

#### Cash flow statement

The company has availed of the exemption in FRS 102 Section 1A from the requirement to prepare a Statement of Cash Flows because it is classified as a small company.

#### 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.

#### Financial assets

Investments held as financial assets are stated at valuation less any provision for liability due on behalf of subsidiary undertaking. Any increase/decrease as a result of the valuation is recognised in other comprehensive income first and then in the income statement. Income from other investments together with any related withholding tax is recognised in the Income Statement in the year in which it is receivable.

**Stepmark Inns Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 31 July 2025

**Trade and other receivables**

Trade and other receivables 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.

**Cash and cash equivalents**

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term, highly liquid investments with original maturities of three months or less and bank overdrafts. In the Statement of Financial Position bank overdrafts are shown within Payables.

**Trade and other payables**

Trade and other payables 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 balance sheet date. 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. This is based on tax rates and laws that have been enacted or substantively enacted by the Statement of Financial Position date.

**Ordinary share capital**

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

**Exceptional item**

Exceptional items are those that the directors' view are required to be separately disclosed by virtue of their size or incidence to enable a full understanding of the company's financial performance.

**3. Employees**

The average monthly number of employees, including directors, during the financial year was 2, (2024 - 2).

	<b>2025</b>	2024
	<b>Number</b>	Number
Directors	<u>2</u>	<u>2</u>
	<u>2</u>	<u>2</u>

**4. Investment Properties**

	<b>Investment properties</b>
	€
<b>Cost</b>	
At 31 July 2025	<u>2,400,000</u>
<b>Carrying amount</b>	
At 31 July 2025	<u><u>2,400,000</u></u>
At 31 July 2024	<u><u>2,400,000</u></u>

**Stepmark Inns Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 31 July 2025

**5. Financial fixed assets**

	Subsidiary undertakings shares	Total
Investments Cost or Valuation	€	€
At 31 July 2025	2	2
<b>Carrying amount</b>		
At 31 July 2025	<u>2</u>	<u>2</u>
At 31 July 2024	<u>2</u>	<u>2</u>

**6. Receivables**

	2025 €	2024 €
Trade receivables	-	77
Amounts owed by group undertakings	2,031,803	1,471,095
Taxation	4,712	7,935
Prepayments	2,043	2,043
	<u>2,038,558</u>	<u>1,481,150</u>

**7. Payables**  
**Amounts falling due within one year**

	2025 €	2024 €
Trade payables	354	-
Amounts owed to group undertakings	36,435	36,435
Taxation	16,361	18,505
Other creditors	21,755	8,741
Accruals	31,621	28,130
Deferred Income	10,096	-
	<u>116,622</u>	<u>91,811</u>

**8. Reserves**

	Revaluation reserve	Income statement	Total
	€	€	€
At 1 August 2024	67,877	4,435,149	4,503,026
Profit for the financial year	-	45,802	45,802
At 31 July 2025	<u>67,877</u>	<u>4,480,951</u>	<u>4,548,828</u>

**9. Capital commitments**

The company had no material capital commitments at the financial year-ended 31 July 2025.

**10. Related party transactions**

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

**11. Parent company**

The company regards Tynestone Limited as its parent company.

**Stepmark Inns Limited**

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 July 2025

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

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

**13. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 8 December 2025.