

**FAIRWAYS HOTEL MANAGEMENT LIMITED**  
**ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 28 FEBRUARY 2025**

**Company Registration No. 653362 (Republic of Ireland)**

# FAIRWAYS HOTEL MANAGEMENT LIMITED

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## **FAIRWAYS HOTEL MANAGEMENT LIMITED**

### **DIRECTORS' RESPONSIBILITIES STATEMENT**

#### **FOR THE YEAR ENDED 28 FEBRUARY 2025**

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The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Financial Reporting Council.

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 Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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 that 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 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

**Denis Williams**  
**Director**

**Matthew O'Callaghan**  
**Director**

**Date Signed: 21 November 2025**

## **FAIRWAYS HOTEL MANAGEMENT LIMITED**

### **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF**

### **FAIRWAYS HOTEL MANAGEMENT LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

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We have examined:

- (i) the abridged financial statements for the year ended 28 February 2025 on pages 6 to 15, which the directors of Fairways Hotel Management Limited propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the annual general meeting, which form the basis for those abridged financial statements.

#### **Respective responsibilities of directors and auditor**

It is your responsibility to prepare abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors, as a body, in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's directors those matters we are required to state to them under section 356 of the Companies Act 2014 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 the company's directors as a body, for our work, for this report, or for the opinions we have formed.

#### **Basis of opinion**

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to annex abridged financial statements to the annual return of the company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

#### **Opinion**

In our opinion, the directors are entitled under section 352 Companies Act 2014 to annex to the annual return of the company, abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of the Act (exemptions available to small companies).

On 12 January 2026 we reported, as auditor of Fairways Hotel Management Limited, to the members on the company's financial statements for the year ended 28 February 2025 to be laid before its annual general meeting, and our report was as follows:

## FAIRWAYS HOTEL MANAGEMENT LIMITED

### INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF (CONTINUED)

#### FAIRWAYS HOTEL MANAGEMENT LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014

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#### Report on the audit of the financial statements

##### Opinion

We have audited the financial statements of Fairways Hotel Management Limited (the 'company') for the year ended 28 February 2025 which comprise the profit and loss account, the balance sheet, the statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland issued in the United Kingdom by the Financial Reporting Council*.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 28 February 2025 and of its profit for the year then ended;
- have been properly prepared in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

##### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

##### Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

## **FAIRWAYS HOTEL MANAGEMENT LIMITED**

### **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF (CONTINUED)**

#### **FAIRWAYS HOTEL MANAGEMENT LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

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##### **Opinions on other matters prescribed by the Companies Act 2014**

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited, and the financial statements are in agreement with the accounting records.

##### **Matters on which we are required to report by exception**

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

##### **Respective responsibilities**

###### **Responsibilities of directors for the financial statements**

As explained more fully in the directors' responsibilities statement on page 1, the directors are responsible for the preparation of the financial statements in accordance with applicable financial reporting framework that give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or have no realistic alternative but to do so.

###### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the company's financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Irish Auditing and Accounting Supervisory Authority's website at: <https://iaasa.ie/publications/description-of-the-auditors-responsibilities-for-the-audit-of-the-financial-statements/>. This description forms part of our auditor's report.

**FAIRWAYS HOTEL MANAGEMENT LIMITED**

**INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF (CONTINUED)**

**FAIRWAYS HOTEL MANAGEMENT LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

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**The purpose of our audit work and to whom we owe our responsibilities**

This report is made solely to the company's member in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's member those matters we are required to state to them in an auditor's 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 the company's member for our audit work, for this report, or for the opinions we have formed.

**Ray Masterson**  
**for and on behalf of Moore Ireland Audit Partners Limited**  
**Chartered Accountants &**  
**Statutory Audit Firm**  
**3rd Floor**  
**Ulysses House**  
**Foley Street**  
**Dublin 1**

**12 January 2026**

We, the undersigned, hereby certify that:

- the foregoing is a true copy of the Special Report of the Auditor.
- the attached profit and loss account, balance sheet and the related abridged notes are a correct abridged copy of those laid before the annual general meeting of the company.

On behalf of the board

**Denis Williams**  
**Director**

**Date: 12 January 2026**

**Bridget Williams**  
**Secretary**

**Date: 12 January 2026**

**FAIRWAYS HOTEL MANAGEMENT LIMITED****BALANCE SHEET****AS AT 28 FEBRUARY 2025**

		2025		2024	
		€	€	€	€
<b>Fixed assets</b>					
Tangible assets	6		303,420		380,029
<b>Current assets</b>					
Stocks	7	78,699		63,422	
Debtors	8	1,614,553		663,346	
Cash at bank and in hand		332,898		423,255	
			<u>2,026,150</u>		<u>1,150,023</u>
<b>Creditors: amounts falling due within one year</b>	9	<u>(1,164,063)</u>		<u>(997,241)</u>	
<b>Net current assets</b>			<u>862,087</u>		<u>152,782</u>
<b>Net assets</b>			<u>1,165,507</u>		<u>532,811</u>
<b>Capital and reserves</b>					
Called up share capital presented as equity			100		100
Profit and loss reserves	10		<u>1,165,407</u>		<u>532,711</u>
<b>Total equity</b>			<u>1,165,507</u>		<u>532,811</u>

We, as directors of Fairways Hotel Management Limited, state that:

The company has relied on the specified exemption relating to the preparation of abridged financial statements 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 small company; and confirm that the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014.

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'.

The financial statements were approved by the board of directors and authorised for issue on 21 November 2025 and are signed on its behalf by:

**Denis Williams**  
Director

**Matthew O'Callaghan**  
Director

**FAIRWAYS HOTEL MANAGEMENT LIMITED**

**STATEMENT OF CHANGES IN EQUITY**

**FOR THE YEAR ENDED 28 FEBRUARY 2025**

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	<b>Share capital</b>	<b>Profit and loss reserves</b>	<b>Total</b>
<b>Notes</b>	<b>€</b>	<b>€</b>	<b>€</b>
<b>Balance at 1 March 2023</b>	100	1,037,307	1,037,407
<b>Year ended 29 February 2024:</b>			
Profit and total comprehensive income for the year	-	595,404	595,404
Dividends	-	(1,100,000)	(1,100,000)
	<u>100</u>	<u>532,711</u>	<u>532,811</u>
<b>Balance at 29 February 2024</b>	100	532,711	532,811
<b>Year ended 28 February 2025:</b>			
Profit and total comprehensive income for the year	-	632,696	632,696
	<u>100</u>	<u>1,165,407</u>	<u>1,165,507</u>
<b>Balance at 28 February 2025</b>	<u>100</u>	<u>1,165,407</u>	<u>1,165,507</u>

# FAIRWAYS HOTEL MANAGEMENT LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 28 FEBRUARY 2025

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#### 1 General Information

##### Company information

Fairways Hotel Management Limited is a limited company domiciled and incorporated in the Republic of Ireland. The registered office is Ground Floor, Block 2 Quayside Business Park, Dundalk, Co Louth and its company registration number is 653362. The nature of the company's operations and its principal activities are set out in the Directors' Report.

##### Statement of Compliance

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

##### Currency

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

#### 2 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.

##### 2.1 Basis of preparation

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

##### 2.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Therefore the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 2.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

The main revenue streams for the company are providing hotel accommodation, food and beverage.

##### 2.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Leasehold land and buildings	33% straight line
Fixtures and fittings	20% straight line
Office equipment	20% straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

**2 Accounting policies**

**(Continued)**

**2.5 Impairment of fixed assets**

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

**2.6 Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

**2.7 Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

**2.8 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**FAIRWAYS HOTEL MANAGEMENT LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 28 FEBRUARY 2025**

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**2 Accounting policies**

**(Continued)**

***Basic financial assets***

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

***Classification of financial liabilities***

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

***Basic financial liabilities***

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**2.9 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

**2.10 Taxation**

The tax expense represents the sum of the tax currently payable and deferred tax.

***Current tax***

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

**2 Accounting policies**

**(Continued)**

***Deferred tax***

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

**2.11 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**2.12 Retirement benefits**

The company operates a defined contribution scheme. Retirement benefit contributions in respect of the scheme for employees are charged to the profit and loss account as they become payable in accordance with the rules of the scheme.

**2.13 Foreign exchange**

Transactions in currencies other than euros are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

**2.14 Payments received on account**

These principally relate to monies received in advance and are recognised as income when the actual service takes place.

## FAIRWAYS HOTEL MANAGEMENT LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2025

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#### 3 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated 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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The directors consider the accounting estimates and assumptions below to be its critical accounting estimates and judgments:

##### ***Useful economic lives of tangible fixed assets***

The annual depreciation charge is contingent on the estimated useful economic lives of each the tangible fixed assets and also an estimation pertaining to the residual values of the tangible fixed assets. The directors regularly review these useful lives and change them if necessary to reflect current conditions. In determining these useful lives management consider technological change, patterns of consumption, physical condition and expected economic utilization of the assets.

##### ***Recoverability of debtors***

The recoverability of trade receivables involves judgement and estimation. Management assesses the likelihood of collecting outstanding amounts by considering factors such as past payment history, the aging of receivables, and current economic conditions. A provision for expected credit losses is made where there is uncertainty over full collection. These estimates involve some uncertainty and may change if debtor circumstances or broader market conditions change.

#### 4 Operating profit

	2025	2024
	€	€
Operating profit for the year is stated after charging:		
Depreciation of tangible fixed assets	112,759	108,113

#### 5 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025	2024
	Number	Number
Administration	10	12
Sales & Services	92	128
Directors	2	2
Average	104	142

The directors did not receive any remuneration in the year (2024 - Nil).

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FAIRWAYS HOTEL MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2025

**6 Tangible fixed assets**

	Leasehold land and buildings	Fixtures and fittings	Office equipment	Total
	€	€	€	€
<b>Cost</b>				
At 1 March 2024	11,430	564,673	3,966	580,069
Additions	-	32,462	3,688	36,150
At 28 February 2025	11,430	597,135	7,654	616,219
<b>Depreciation and impairment</b>				
At 1 March 2024	11,430	186,532	2,078	200,040
Depreciation charged in the year	-	111,284	1,475	112,759
At 28 February 2025	11,430	297,816	3,553	312,799
<b>Carrying amount</b>				
At 28 February 2025	-	299,319	4,101	303,420
At 29 February 2024	-	378,141	1,888	380,029

**7 Stocks**

	2025 €	2024 €
Goods for resale	78,699	63,422

**8 Debtors**

	2025 €	2024 €
<b>Amounts falling due within one year:</b>		
Trade debtors	105,078	232,985
Amounts owed by group undertakings <b>(Note 13)</b>	241,248	31,506
Other debtors	1,105,117	265,002
Prepayments	163,110	133,853
	1,614,553	663,346

Trade debtors are shown net of any impairment in respect of doubtful debts.

**FAIRWAYS HOTEL MANAGEMENT LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 28 FEBRUARY 2025**

**9 Creditors: amounts falling due within one year**

	<b>2025</b>	<b>2024</b>
	€	€
Payments received on account	176,838	111,483
Trade creditors	258,576	211,759
Amounts owed to group undertakings	145,277	58,989
Other creditors including tax and social insurance	243,057	496,161
Accruals	340,315	118,849
	<u>1,164,063</u>	<u>997,241</u>

**10 Reserves**

The opening balance, closing balance and movements in each reserve are shown in the Statement of Changes in Equity on page 7. A description of each reserve is outlined below.

**Share capital**

Share capital represents the nominal value of shares that have been issued.

**Profit and loss reserves**

The profit and loss account comprises the company's retained earnings.

**11 Events after the reporting date**

No matters or circumstances have arisen since the end of the financial period which significantly affected or may significantly affect the operations of the company, the results of those operations or the assets, liabilities and financial position of the entity.

**12 Related party transactions**

	<b>2025</b>	<b>2024</b>
	€	€
<b>Amounts due to related parties</b>		
Fellow group undertakings	145,277	58,989
Other related parties	4,920	-
	<u>145,277</u>	<u>58,989</u>

The following amounts were outstanding at the reporting end date:

	<b>2025</b>	<b>2024</b>
	€	€
<b>Amounts due from related parties</b>		
Fellow group undertakings	241,248	31,506
Other related parties	1,012,000	32,202
	<u>1,253,248</u>	<u>63,708</u>

**FAIRWAYS HOTEL MANAGEMENT LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 28 FEBRUARY 2025**

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**12 Related party transactions**

**(Continued)**

The company considers the following entities to be related parties due to common ownership;

- East Coast Catering (Ireland) Unlimited Company
- East Coast Catering (Ireland) Investments Unlimited Company
- The Gateway Hotel Management Company Limited
- Wonderglade Unlimited Company

**13 Ultimate controlling party**

The Company is directly owned by O'Callaghan Holdings Limited (a Canadian company). O'Callaghan Holdings Limited is owned and controlled by the O'Callaghan Family Investment Trust, which includes Matthew O'Callaghan who was a director of the Company during the year.

**14 Approval of financial statements**

The board of directors approved these financial statements and authorised them for issue on 21 November 2025