

**Company registration number: 768984**

**Premium Stays Property Limited**

**Unaudited abridged financial statements**

**for the financial year ended 31 July 2025**

# Premium Stays Property Limited

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## Premium Stays Property Limited

### Directors and other information

|                          |  |
|--------------------------|--|
| <b>Directors</b>         | Padraig O Dwyer<br>John W Mulhern<br>David Giles                   |
| <b>Secretary</b>         | Padraig O Dwyer  |
| <b>Company number</b>    | 768984   |
| <b>Registered office</b> | 13/14 South Main Street<br>Naas<br>Co. Kildare                     |
| <b>Business address</b>  | 13/14 South Main Street<br>Naas<br>Co Kildare<br>W91 WK6W          |
| <b>Accountants</b>       | Xeinadin Accountants<br>Monasterevin Road<br>Kildare<br>Co Kildare |
| <b>Bankers</b>           | Bank of Ireland<br>Eyre Square<br>Galway                           |

## **Premium Stays Property Limited**

### **Directors responsibilities statement**

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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 the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-entities regime" issued by the Financial Reporting Council, and promulgated by the Institute of Chartered Accountants 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 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 and then apply them consistently;
- make judgments 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.

**Premium Stays Property Limited**

**Accountant's Report to the board of directors  
on the Unaudited abridged financial statements of Premium Stays Property Limited**

In accordance with the engagement letter dated 5 January 2026, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the balance sheet and related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's board of directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's board of directors that we have done so, and state those matters that we have agreed to state to them in this 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 board of directors for our work or for this report.

We have carried out this engagement in accordance with guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the financial year ended 31 July 2025 your duty under the Companies Act 2014 to ensure that the company has kept 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 that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Xeinadin Accountants

Monasterevin Road  
Kildare  
Co Kildare

27 March 2026

## Premium Stays Property Limited

### Balance sheet As at 31 July 2025

|   | <b>31/07/25</b>  |
|---|------------------|
|   | <b>€</b>         |
| Fixed assets  | 1,083,917        |
| Current assets  | 40,992           |
| Creditors: amounts falling due within one year          | (292,275)        |
| <b>Net current liabilities</b>                          | <b>(251,283)</b> |
| <b>Total assets less current liabilities</b>            | <b>832,634</b>   |
| Creditors: amounts falling due after more than one year | (819,180)        |
| Accruals and deferred income                            | (3,075)          |
| <b>Net assets</b>                                       | <b>10,379</b>    |
| <b>Capital and reserves</b>                             | <b>10,379</b>    |

We, as directors of Premium Stays Property 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 of the Companies Act 2014 are satisfied;
- (c) the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- (e) the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a micro company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The financial statements have been prepared in accordance with the micro companies regime.

**Premium Stays Property Limited**

**Balance sheet (continued)**  
**As at 31 July 2025**

These abridged financial statements were approved by the board of directors on 27 March 2026 and signed on behalf of the board by:

**Padraig O Dwyer**  
Director

**David Giles**  
Director

## Premium Stays Property Limited

### Notes to the abridged financial statements Financial year ended 31 July 2025

#### 1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is 13/14 South Main Street, Naas, Co. Kildare.

#### 2. Statement of compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime'.

#### 3. Accounting policies and measurement bases

##### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 (the act) and FRS 105 The Financial Reporting Standard applicable to the Micro entities Regime issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland. The Company qualifies as a micro company for the period, as defined by section 280D of the Act, in respect of the financial year and has applied the rules of the Micro Companies Regime in accordance with section 280E of the Act and FRS 105.

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

##### Taxation

Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Tax is recognised on taxable profit for the current and past periods. Tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

##### Tangible assets

Tangible assets are measured initially at cost, and are subsequently stated at cost less accumulated depreciation and impairment losses.

##### Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

## Premium Stays Property Limited

### Notes to the abridged financial statements (continued) Financial year ended 31 July 2025

#### Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

#### 4. Appropriations of profit and loss account

|   | <b>31/07/25</b> |
|---|-----------------|
|   | €               |
| At the start of the financial year      | -               |
| Profit for the financial year           | 10,279          |
| <b>At the end of the financial year</b> | <u>10,279</u>   |

#### 5. Contingent assets and liabilities

There were no contingent assets or liabilities at the year end.

#### 6. Ethical standards

In common with most companies of this size we use our accountants to assist us in the preparation of the financial statements and to assist us with the Companies office returns

#### 7. Accounting Periods

The current accounts are for a first full year.