



Company Number: 638369

Great Southern Estates Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 May 2025

Great Southern Estates Limited

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Great Southern Estates Limited
DIRECTOR AND OTHER INFORMATION

Director	Mr. Donal Keating
Company Secretary	Mr. Don Keating
Company Number	638369
Registered Office and Business Address	Clonmore Cahir Co. Tipperary
Accountants	O’Gorman Brannigan Purtill & Co. Unlimited Co. Chartered Accountants Anglesea House, Anglesea Street, Clonmel, Co. Tipperary E91 P2C8

Great Southern Estates Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 31 May 2025

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

"General responsibilities

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has 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 director must not approve the financial statements unless he is 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 director is 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 director is 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 him to ensure that the financial statements and Director's Report comply with the Companies Act 2014. He is 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.

Director's declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet and the related notes:

The director approves these financial statements and confirms that he is 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 director confirms that he has made available to O'Gorman Brannigan Purtill & Co. Unlimited Co., (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 director confirms that to the best of his knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 31 May 2025."

Signed on behalf of the board

Mr. Donal Keating
Director

12 February 2026

Great Southern Estates Limited

BALANCE SHEET

as at 31 May 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	<u>1,310,654</u>	<u>1,319,039</u>
Current Assets			
Cash and cash equivalents		106,267	2,000
Creditors: amounts falling due within one year	6	<u>(1,471,740)</u>	<u>(1,399,071)</u>
Net Current Liabilities		<u>(1,365,473)</u>	<u>(1,397,071)</u>
Total Assets less Current Liabilities		<u>(54,819)</u>	<u>(78,032)</u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings	7	<u>(54,919)</u>	<u>(78,132)</u>
Shareholders' Deficit		<u>(54,819)</u>	<u>(78,032)</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.

I as Director of Great Southern Estates 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) I 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 12 February 2026 and signed on its behalf by:

Mr. Donal Keating
Director

Great Southern Estates Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

1. General Information

Great Southern Estates Limited is a company limited by shares incorporated in Ireland. The registered office of the company is Clonmore, Cahir, Co. Tipperary which is also the principal place of business of the company. This principal activity of the company was rental income from property. 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 financial statements.

Statement of compliance

The financial statements of the company for the year ended 31 May 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 rental and contribution to expenses supplied by the company, exclusive of trade discounts and value added tax.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. In 2024 the tangible fixed assets were not in use - however, 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:

Land and buildings freehold	-	0%
Fixtures, fittings and equipment	-	12.5% Straight line

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.

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.

Great Southern Estates Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

Related parties

For the purposes of these financial statements a party is considered to be related to the company if:

- the party has the ability, directly or indirectly, through one or more intermediaries to control the company or exercise significant influence over the company in making financial and operating policy decisions or has joint control over the company;
- the company and the party are subject to common control;
- the party is an associate of the company or forms part of a joint venture with the company;
- the party is a member of key management personnel of the company or the company's parent, or a close family member of such as an individual, or is an entity under the control, joint control or significant influence of such individuals;
- the party is a close family member of a party referred to above or is an entity under the control or significant influence of such individuals; or
- the party is a post-employment benefit plan which is for the benefit of employees of the company or of any entity that is a related party of the company.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the company.

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 Balance Sheet date.

Ordinary share capital

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

3.	Operating profit/(loss)	2025	2024
		€	€
	Operating profit/(loss) is stated after charging:		
	Depreciation of tangible assets	32,626	-
		<u> </u>	<u> </u>

4. Employees

The average monthly number of employees, including director, during the financial year was 0, (2024 - 0).

5. Tangible assets

	Land and buildings freehold €	Fixtures, fittings and equipment €	Total €
Cost			
At 1 June 2024	1,303,989	15,050	1,319,039
Additions	22,621	1,620	24,241
Transfers	(244,342)	244,342	-
	<u>1,082,268</u>	<u>261,012</u>	<u>1,343,280</u>
Depreciation			
At 1 June 2024	-	-	-
Charge for the financial year	-	32,626	32,626
	<u>-</u>	<u>32,626</u>	<u>32,626</u>
Net book value			
At 31 May 2025	<u>1,082,268</u>	<u>228,386</u>	<u>1,310,654</u>
At 31 May 2024	<u>1,303,989</u>	<u>15,050</u>	<u>1,319,039</u>

Great Southern Estates Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

6. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to group undertakings (Note 9)	1,468,172	1,399,071
Taxation	3,568	-
	<u>1,471,740</u>	<u>1,399,071</u>

7. Income Statement

	2025	2024
	€	€
At 1 June 2024	(78,132)	(65,176)
Profit/(loss) for the financial year	23,213	(12,956)
At 31 May 2025	<u>(54,919)</u>	<u>(78,132)</u>

8. Capital commitments

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

9. Related party transactions

Transactions and balances with group companies:

	2025	2024
	€	€

Clonmore Investments Limited

Clonmore Investments Limited is the parent company of Great Southern Estates Limited.

Amount (owed to) Clonmore Investments Limited	<u>(227,035)</u>	<u>(200,198)</u>
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Dorneyswell Limited

Dorneyswell Limited and Great Southern Estates Limited have common directors.

Amount (owed to) Dorneyswell Limited	<u>(1,241,137)</u>	<u>(1,198,873)</u>
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10. Parent and ultimate parent company

The company regards Clonmore Investments Limited as its parent company.

The company's ultimate parent undertaking is Donal Keating.

The address of Donal Keating is Ireland.

Donal Keating is regarded as both the controlling party and the ultimate controlling party.

11. Post-Balance Sheet Events

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

12. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 12 February 2026.