

Company Number: 670348

Benduff Ireland (Bray) Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 April 2025

Benduff Ireland (Bray) Limited
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Benduff Ireland (Bray) Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2025

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

"General 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 that law, the directors have 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 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 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. 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.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes:

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 judgements 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 to Thomas P Fox & Co, (Accountants), all the company's accounting records and provided all the information, books and documents 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 financial year ended 30 April 2025."

Signed on behalf of the board

Steven McEleney
Director

20 January 2026

Sharon McAteer
Director

20 January 2026

Benduff Ireland (Bray) Limited

BALANCE SHEET

as at 30 April 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	<u>59,588</u>	<u>69,519</u>
Current Assets			
Stocks	7	642,046	595,000
Debtors	8	6,794,567	7,028,329
Cash and cash equivalents		18,982	39,478
		<u>7,455,595</u>	<u>7,662,807</u>
Creditors: amounts falling due within one year	9	<u>(3,049,728)</u>	<u>(3,038,527)</u>
Net Current Assets		<u>4,405,867</u>	<u>4,624,280</u>
Total Assets less Current Liabilities		<u>4,465,455</u>	<u>4,693,799</u>
Capital and Reserves			
Called up share capital presented as equity	11	100	100
Retained earnings		4,465,355	4,693,699
Equity attributable to owners of the company		<u>4,465,455</u>	<u>4,693,799</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 Benduff Ireland (Bray) 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 20 January 2026 and signed on its behalf by:

Steven McEleney
Director

Sharon McAteer
Director

Benduff Ireland (Bray) Limited
STATEMENT OF CHANGES IN EQUITY

as at 30 April 2025

	Called up share capital €	Retained earnings €	Total €
At 1 May 2023	100	3,460,042	3,460,142
Profit for the financial year	-	1,233,657	1,233,657
At 30 April 2024	100	4,693,699	4,693,799
Loss for the financial year	-	(228,344)	(228,344)
At 30 April 2025	100	4,465,355	4,465,455

Benduff Ireland (Bray) Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Benduff Ireland (Bray) Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 670348. The registered office of the company is Hillford House, Old Hill, Leixlip, Co. Kildare, W23 VY70. The principal activity of the company is that of a property developer. 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 financial year ended 30 April 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 the invoice value of goods 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. 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:

Fixtures, fittings and equipment	-	15% Straight line
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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.

Stocks

Stocks are valued at the lower of cost and net realisable value. Stocks are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

Trade and other debtors

Trade and other debtors 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.

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.

Benduff Ireland (Bray) Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

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 Balance Sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where 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, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

Ordinary share capital

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

3. Turnover

The whole of the company's turnover is attributable to its market in the Republic of Ireland and is derived from the principal activity of property development.

4. Operating (loss)/profit	2025	2024
	€	€
Operating (loss)/profit is stated after charging:		
Depreciation of tangible assets	<u>9,931</u>	<u>9,931</u>

5. Employees

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

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

6. Tangible assets

	Fixtures, fittings and equipment	Total
	€	€
Cost		
At 1 May 2024	<u>79,450</u>	<u>79,450</u>
At 30 April 2025	<u>79,450</u>	<u>79,450</u>
Depreciation		
At 1 May 2024	9,931	9,931
Charge for the financial year	9,931	9,931
At 30 April 2025	<u>19,862</u>	<u>19,862</u>
Net book value		
At 30 April 2025	<u><u>59,588</u></u>	<u><u>59,588</u></u>
At 30 April 2024	<u><u>69,519</u></u>	<u><u>69,519</u></u>

Benduff Ireland (Bray) Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

7. Stocks		2025	2024
		€	€
Sites and work in progress		642,046	595,000
		<u> </u>	<u> </u>
The replacement cost of stock did not differ significantly from the figures shown.			
8. Debtors		2025	2024
		€	€
Trade debtors		-	13,568
Amounts owed by group undertakings		6,793,267	6,989,661
Other debtors		-	25,000
Taxation		1,200	-
Called up share capital not paid		100	100
		<u> </u>	<u> </u>
		6,794,567	7,028,329
		<u> </u>	<u> </u>
Amounts owed by group undertakings are interest free, unsecured and repayable on demand.			
9. Creditors		2025	2024
Amounts falling due within one year		€	€
Trade creditors		10,528	7,527
Taxation		-	850
Accruals		3,039,200	3,030,150
		<u> </u>	<u> </u>
		3,049,728	3,038,527
		<u> </u>	<u> </u>
Amounts owed to group undertakings are interest free, unsecured and repayable on demand.			
10. Taxation		2025	2024
		€	€
Debtors:			
VAT		1,200	-
		<u> </u>	<u> </u>
Creditors:			
Corporation tax		-	850
		<u> </u>	<u> </u>
11. Share capital		2025	2024
		€	€
Description	Number of shares	Value of units	
Authorised			
Ordinary Shares Class 1	100,000	€1.00 each	100,000
			<u> </u>
Issued share capital			
Ordinary Shares Class 1	100	€1.00 each	100
			<u> </u>

Benduff Ireland (Bray) Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

The directors' and the secretary's interests in the share capital of other group companies are as follows:

Name	Company	Class of Shares	Number Held At 30/04/25	01/05/24
Holdings in Parent Company				
Steven McEleney	McEleney Investment Group Limited	Ordinary Shares Class 1	100	100
			<u> </u>	<u> </u>

12. Income Statement

	2025	2024
	€	€
At 1 May 2024	4,693,699	3,460,042
(Loss)/profit for the financial year	(228,344)	1,233,657
	<u> </u>	<u> </u>
At 30 April 2025	4,465,355	4,693,699
	<u> </u>	<u> </u>

13. Capital commitments

The company had no material capital commitments at the financial year-ended 30 April 2025.

14. 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.

15. Parent company

The company regards McEleney Investment Group Limited as its parent company.

16. Post-Balance Sheet Events

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

17. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 20 January 2026.