

Company registration number: 731107

Abbeyville Accommodation Limited
Unaudited abridged financial statements
for the financial year ended 31 July 2025

Abbeyville Accommodation Limited

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Director's 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 Director's Responsibilities Statement accompanying those financial statements.

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 the 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" issued by the Financial Reporting Council. Under company law, the director must not approve the financial statements unless she 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 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 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 her to ensure that the financial statements and director's report comply with the Companies Act 2014. She 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.

Signed on behalf of the board

Siobhan O'Herlihy
Director

Abbeyville Accommodation Limited

**Balance sheet
As at 31 July 2025**

		2025		2024	
	Note	€	€	€	€
Fixed assets					
Tangible assets	6	5,739,508		5,723,933	
			5,739,508		5,723,933
Current assets					
Cash at bank and in hand		354,415		236,299	
		354,415		236,299	
Creditors: amounts falling due within one year	7	(297,685)		(246,159)	
Net current assets/(liabilities)			56,730		(9,860)
Total assets less current liabilities			5,796,238		5,714,073
Creditors: amounts falling due after more than one year	8	(5,458,308)		(5,527,337)	
Net assets			337,930		186,736
Capital and reserves					
Called up share capital presented as equity			401		251
Profit and loss account			337,529		186,485
Shareholders funds			337,930		186,736

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Abbeyville Accommodation Limited

Balance sheet (continued)

As at 31 July 2025

I, as director of Abbeyville Accommodation Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- 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;
- 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);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- 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 small company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

These abridged financial statements were approved by the director of the company on 15 January 2026 and signed by:

Siobhan O'Herlihy
Director

Abbeyville Accommodation Limited

**Statement of changes in equity
Financial year ended 31 July 2025**

	Called up share capital €	Profit and loss account €	Total €
At 8 December 2022	251	15,143	15,394
Profit for the financial year		171,342	171,342
Total comprehensive income for the financial year	-	171,342	171,342
At 31 July 2024 and 1 August 2024	251	186,485	186,736
Profit for the financial year		151,044	151,044
Total comprehensive income for the financial year	-	151,044	151,044
Issue of shares	150		150
Total investments by and distributions to owners	150	-	150
At 31 July 2025	401	337,529	337,930

Abbeyville Accommodation 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 Reception Office, Abbeyville Accommodation, Abbeyville, Model Farm Road, Cork.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

Turnover

Turnover comprises of rents receivable by the company, exclusive of discounts and deposit refunds.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. 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.

Current tax is recognised on taxable profit for the current and past periods. Current 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.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other 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. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

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

Tangible assets

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

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

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.

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.

Abbeyville Accommodation Limited

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

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 4 (2024: 4).

5. Appropriations of profit and loss account

	€	€
At the start of the financial year	186,485	15,143
Profit for the financial year	151,044	171,342
At the end of the financial year	337,529	186,485

Abbeyville Accommodation Limited

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

6. Tangible assets

	Freehold property	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1 August 2024	5,723,933	-	5,723,933
Additions	-	19,469	19,469
At 31 July 2025	<u>5,723,933</u>	<u>19,469</u>	<u>5,743,402</u>
Depreciation			
At 1 August 2024	-	-	-
Charge for the financial year	-	3,894	3,894
At 31 July 2025	<u>-</u>	<u>3,894</u>	<u>3,894</u>
Carrying amount			
At 31 July 2025	<u>5,723,933</u>	<u>15,575</u>	<u>5,739,508</u>
At 31 July 2024	<u>5,723,933</u>	<u>-</u>	<u>5,723,933</u>

7. Creditors: amounts falling due within one year

	€	€
Amounts owed to credit institutions	66,578	64,126
Trade creditors	248	-
Other creditors including tax and social insurance	91,392	55,052
Directors loan	94,900	78,698
Accruals	16,162	18,282
Deferred income	28,405	30,001
	<u>297,685</u>	<u>246,159</u>

8. Creditors: amounts falling due after more than one year

	€	€
Amounts owed to credit institutions	1,886,698	1,955,727
Other creditors including tax and social insurance	3,571,610	3,571,610
	<u>5,458,308</u>	<u>5,527,337</u>

Bank of Ireland hold as security a floating debenture over the assets and undertakings of Abbeyville Accommodation Limited and a first legal charge over the 92 bed student accommodation at Abbeyville, Model Farm Road, Cork registered in the name of Abbeyville Accommodation Limited.

Abbeyville Accommodation Limited

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

9. Capital commitments

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

10. Events after the end of the reporting period

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

11. Directors transactions

During the financial year the company entered into the following arrangements relating to loans, quasi-loans and credit transactions:

	€	€
At the start of the financial year	3,650,308	3,621,258
Advances made during the financial year	16,352	29,150
Amounts repaid during the financial year	-	(100)
	<u>3,666,660</u>	<u>3,650,308</u>
At the end of the financial year	<u>3,666,660</u>	<u>3,650,308</u>

Disclosure for each director or other person is as follows:

Siobhan O'Herlihy

Director's loan

	€	€
At the start of the financial year	3,650,308	3,621,258
Advances made during the financial year	16,352	29,150
Amounts repaid during the financial year	-	(100)
	<u>3,666,660</u>	<u>3,650,308</u>
At the end of the financial year	<u>3,666,660</u>	<u>3,650,308</u>

12. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 15 January 2026.