

**Company registration number: 330439**

**Castletroy Shopping Centre Management Limited**

**Abridged financial statements**

**for the financial year ended 31 December 2023**

## Castletroy Shopping Centre Management Limited

### Contents

	<b>Page</b>
Directors responsibilities statement	<b>1</b>
Independent auditor's special report to the company	<b>2 - 5</b>
Balance sheet	<b>6</b>
Notes to the abridged financial statements	<b>7 - 10</b>

## Castletroy Shopping Centre Management 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 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 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; and
- 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.

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

Daniel O'Brien  
Director

Conor Keane  
Director

Date: 27 February 2026

**Independent auditor's special report to Castletroy Shopping Centre Management Limited  
pursuant to section 356 of the Companies Act 2014**

We have examined:

- (i) the abridged financial statements for the year ended 31 December 2023 on pages 6 to 10, which the directors of Castletroy Shopping Centre 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 auditors**

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 section 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 opinion 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 of the 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 that Act.

**Other information**

On 27 February 2026 we reported, as auditor of Castletroy Shopping Centre Management Limited, to the members on the company's financial statements for the year ended 31 December 2023 and our report was as follows:

**"Independent auditor's report to the members of Castletroy Shopping Centre Management Limited**

**Report on the audit of the financial statements**

***Opinion***

We have audited the financial statements of Castletroy Shopping Centre Management Limited (the 'company') for the financial year ended 31 December 2023 which comprise the profit and loss account, statement of income and retained earnings, balance sheet and notes to the financial statements, including a summary of significant accounting policies set out in note 1. 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.

In our opinion, the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2023 and of its profit for the financial 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 prepared in accordance with the requirements of the Companies Act 2014.

**Independent auditor's special report to Castletroy Shopping Centre Management Limited  
pursuant to section 356 of the Companies Act 2014 (continued)**

***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 further described 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 the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard 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 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.

In connection with our audit of the financial statements, 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 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.

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

Based solely on the work undertaken in the course of the audit, we report that:

- in our opinion, the information given in the directors' report is consistent with the financial statements; and
- in our opinion, the directors' report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which we consider 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 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 material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions required by sections 305 to 312 of the Act are not made. We have nothing to report in this regard.

**Independent auditor's special report to Castletroy Shopping Centre Management Limited  
pursuant to section 356 of the Companies Act 2014 (continued)**

**Respective responsibilities**

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

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors 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, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the company or to cease operations, or has 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 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.

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Independent auditor's special report to Castletroy Shopping Centre Management Limited  
pursuant to section 356 of the Companies Act 2014 (continued)**

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

Our report is made solely to the company's members, as a body, 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 members 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 members, as a body, for our audit work, for this report, or for the opinions we have formed.

Mark O'Keeffe B.COMM FCA

For and on behalf of  
Old Quarter  
Chartered Accountants and Statutory Audit Firm  
Unit 3 Joyce House  
Barrack Square  
Ballincollig  
Co. Cork

27 February 2026

**Castletroy Shopping Centre Management Limited**

**Balance sheet  
As at 31 December 2023**

	Note	2023 €	€	2022 €	€
<b>Current assets</b>					
Debtors	3	494,639		334,358	
Cash at bank and in hand		9,909		12,367	
		<u>504,548</u>		<u>346,725</u>	
<b>Creditors: amounts falling due within one year</b>					
	4	<u>(504,347)</u>		<u>(346,524)</u>	
<b>Net current assets</b>			<u>201</u>		<u>201</u>
<b>Total assets less current liabilities</b>			<u>201</u>		<u>201</u>
<b>Net assets</b>			<u><u>201</u></u>		<u><u>201</u></u>
<b>Capital and reserves</b>					
Called up share capital presented as equity			<u>201</u>		<u>201</u>
<b>Shareholders funds</b>			<u><u>201</u></u>		<u><u>201</u></u>

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'.

We, as directors of Castletroy Shopping Centre Management Limited state that the company has relied on the specified exemption contained in section 352 of the 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 of the Companies Act 2014.

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

Daniel O'Brien  
Director

Conor Keane  
Director

**The notes on pages 7 to 10 form part of these abridged financial statements.**

## **Castletroy Shopping Centre Management Limited**

### **Notes to the abridged financial statements**

**Financial year ended 31 December 2023**

#### **1. 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 represents gross service charges to clients. It is recognised upon delivery of the services to the tenants.

Service charges are raised on the agreed budgeted expenditure. If at the end of the reporting period, all budgeted expenditure has not been incurred then the balance for expenditure not yet incurred is carried in the form of an accrual in the financial statements. Future costs that had been paid for as part of the service charge income recognised during the financial year are then offset by the accruals balance as they are incurred in future periods.

## Castletroy Shopping Centre Management Limited

### Notes to the abridged financial statements (continued)

Financial year ended 31 December 2023

#### 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.

#### 2. Staff costs

The average number of persons employed by the company during the financial year, including the directors was 2 (2022: 1).

The aggregate payroll costs incurred during the financial year were:

	2023	2022
	€	€
Wages and salaries	83,271	40,769
Social insurance costs	9,090	4,505
	<u>92,361</u>	<u>45,274</u>

**Castletroy Shopping Centre Management Limited**

**Notes to the abridged financial statements (continued)**

**Financial year ended 31 December 2023**

**3. Debtors**

	<b>2023</b>	<b>2022</b>
	€	€
Trade debtors	149,140	31,999
Amounts owed by group undertakings	124,607	174,305
Amounts owed by related parties	5,791	5,877
Other debtors	214,076	120,596
Prepayments	1,025	1,581
	494,639	334,358

Other debtors balance of €214,076 (2022: €120,596) has arisen as a result of operating deficits which need to be re-couped from tenants.

**4. Creditors: amounts falling due within one year**

	<b>2023</b>	<b>2022</b>
	€	€
Trade creditors	221,306	222,672
Amounts owed to undertakings with which the company is linked by virtue of participating interests	66,745	14,752
Other creditors including tax and social insurance	59,552	60,975
Accruals	47,518	48,125
Deferred income	109,226	-
	504,347	346,524

Trade creditors includes amounts owing to suppliers who purport to include reservation of title clauses in their conditions of sale. It is not practicable to quantify this amount. Other creditors include VAT of €27,523 (2022: €44,247) and PAYE €30,595 (2022:€16,588).

**5. Related party transactions**

During the financial year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	2023	2022	2023	2022
	€	€	€	€
Avoncore Limited	(570)	-	570	-
Atkins Hall Phase II Residential OMC CLG	-	-	500	500
	570	(1,328)	1,070	500

In the opinion of the directors these amounts arise in the ordinary course of the business and the terms of the amounts due are in accordance with the terms ordinarily offered to and by the company. These companies are connected parties by way of common directors.

## **Castletroy Shopping Centre Management Limited**

### **Notes to the abridged financial statements (continued)**

**Financial year ended 31 December 2023**

#### **6. Controlling party**

The company is ultimately owned 100% by Urban Green Private Limited as parent company with a registered office at Monahan Road, Cork, T12 PC82.

#### **7. Group Transactions**

The company has availed of the exemption under FRS 102 in relation to the disclosure of transactions with group companies.

#### **8. Going Concern**

The ability of the company to continue to trade is dependent on the continued support of its parent company UGP Castletroy Shopping Centre Limited. The directors of the parent company have considered a period of twelve months from the date of signing of these financial statements and have confirmed that such support will be made available if required.

#### **9. Approval of financial statements**

The board of directors approved these abridged financial statements for issue on 27/02/2026.