

NEWTOWNSLAND (KILL) LIMITED
ABRIDGED UNAUDITED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025

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**NEWTOWNSLAND (KILL) LIMITED
DIRECTORS AND OTHER INFORMATION**

Directors	John Donohue Raymond Grehan Paul McGreevy
Company Secretary	Raymond Grehan
Company Number	598003
Registered Office and Business Address	The Grange Newcastle Road Lucan Co. Dublin
Accountants	NKC Business & Taxation Consultants Limited Unit 9, 4075 Kingswood Road Citywest Business Campus Dublin 24
Bankers	Bank of Ireland Newlands Cross Dublin 22

NEWTOWNSLAND (KILL) 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 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", 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 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 NKC Business & Taxation Consultants Limited, 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

John Donohue
Director

Date: 30/03/2026

Raymond Grehan
Director

Date: 30/03/2026

NEWTOWNSLAND (KILL) LIMITED
BALANCE SHEET
AS AT 30 APRIL 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	144,651	239,308
Current Assets			
Stocks	6	7,500,000	7,500,000
Debtors	7	211,164	82,785
Cash and cash equivalents		213,725	491,344
		<u>7,924,889</u>	<u>8,074,129</u>
Creditors: amounts falling due within one year	8	<u>(4,821,853)</u>	<u>(6,797,559)</u>
Net Current Assets		<u>3,103,036</u>	<u>1,276,570</u>
Total Assets less Current Liabilities		<u>3,247,687</u>	<u>1,515,878</u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Statement of income and retained earnings	9	3,247,587	1,515,778
Shareholders' Funds		<u>3,247,687</u>	<u>1,515,878</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 Newtownsland (Kill) 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 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 30/03/2026 and signed on its behalf by:

John Donohue
Director

Raymond Grehan
Director

NEWTOWNSLAND (KILL) LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025

1. GENERAL INFORMATION

Newtownsland (Kill) Limited is a company limited by shares incorporated in Ireland. The registered office of the company is The Grange, Newcastle Road, Lucan, Co Dublin, Ireland which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. 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's financial statements.

Statement of compliance

The financial statements of the company for the 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. 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 food and accommodation services provided by the company, exclusive 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:

Computer equipment	- 25% Straight line
Fixtures, fittings and equipment	- 33% 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.

Stocks and work in progress

Stock of development land and work in progress is stated at the lower of cost and net realisable value. Cost in relation to stock of development land is defined as the acquisition cost of land together with associated acquisition costs. In relation to work in progress, cost is defined as the aggregate cost of site development works, planning costs, construction costs, direct labour and attributable proportion of direct production overheads less provision for foreseeable losses. Net realisable value is based on normal selling price, less future costs expected to be incurred to completion and disposal.

Trade and other debtors

Trade and other debtors are recognised at the undiscounted amount of cash receivable less any impairment.

Trade and other creditors

Trade and other creditors are measured at invoice price, unless payment is deferred beyond normal business terms.

NEWTOWNSLAND (KILL) 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. OPERATING PROFIT	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	109,477	81,229
	<u> </u>	<u> </u>

4. EMPLOYEES

The average monthly number of employees during the financial year was 37, (2024 - 22).

	2025	2024
	Number	Number
Employees	37	22
	<u> </u>	<u> </u>

5. TANGIBLE ASSETS

	Computer equipment	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1 May 2024	6,656	313,881	320,537
Additions	-	14,820	14,820
	<u> </u>	<u> </u>	<u> </u>
At 30 April 2025	6,656	328,701	335,357
	<u> </u>	<u> </u>	<u> </u>
Depreciation			
At 1 May 2024	1,664	79,565	81,229
Charge for the financial year	1,664	107,813	109,477
	<u> </u>	<u> </u>	<u> </u>
At 30 April 2025	3,328	187,378	190,706
	<u> </u>	<u> </u>	<u> </u>
Net book value			
At 30 April 2025	3,328	141,323	144,651
	<u> </u>	<u> </u>	<u> </u>
At 30 April 2024	4,992	234,316	239,308
	<u> </u>	<u> </u>	<u> </u>

6. STOCKS	2025	2024
	€	€
Development works	5,879,782	5,879,782
Development site	1,620,218	1,620,218
	<u> </u>	<u> </u>
	7,500,000	7,500,000
	<u> </u>	<u> </u>

NEWTOWNSLAND (KILL) LIMITED
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025

7. DEBTORS	2025	2024
	€	€
Other debtors	5,302	792
Taxation	25,900	2,855
Called up share capital not paid	100	100
Prepayments	35,333	12,557
Accrued income	144,529	66,481
	<u>211,164</u>	<u>82,785</u>
8. CREDITORS	2025	2024
Amounts falling due within one year	€	€
Trade creditors	284,315	350,637
Amounts owed to connected parties (Note 12)	2,642,077	4,219,643
Taxation	14,876	342,807
Directors' current accounts (Note 11)	1,856,872	1,856,872
Other creditors	1,096	1,236
Accruals	22,617	26,364
	<u>4,821,853</u>	<u>6,797,559</u>
9. INCOME STATEMENT		
	2025	2024
	€	€
At 1 May 2024	1,515,778	(183,390)
Profit for the financial year	1,731,809	1,699,168
	<u>3,247,587</u>	<u>1,515,778</u>
10. CAPITAL COMMITMENTS		
The company had no material capital commitments at the financial year-ended 30 April 2025.		
11. DIRECTORS' REMUNERATION AND TRANSACTIONS		
The following amounts are repayable to the directors:		
	2025	2024
	€	€
John Donohue	1,856,872	1,856,872
	<u>1,856,872</u>	<u>1,856,872</u>

Other than as shown above, any further required disclosures in sections 305 and 306 of the Companies Act 2014 are nil for both financial periods.

NEWTOWNSLAND (KILL) LIMITED
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 APRIL 2025

12. RELATED PARTY TRANSACTIONS

The following amounts are due to other connected parties:

	2025	2024
	€	€
Sherrybully Limited	110,000	110,000
Montane Developments (Ireland) Limited	-	270,000
Elmhill Commercial Limited	2,532,077	3,839,643
	<u>2,642,077</u>	<u>4,219,643</u>

During the year the company maintained a loan with Sherrybully Limited. At the balance sheet date the company owned Sherrybully Limited, a shareholder, €110,000 (2024: €110,000). The loan is non-interest bearing and repayable on demand.

During the year the company fully repaid loan with Montane Developments (Ireland) Limited. At the balance sheet date the company owed Montane Developments (Ireland) Limited, a shareholder €Nil (2024: €270,000).

During the year the company maintained a loan with Elmhill Commercial Limited. At the year end the balance due to Elmhill Commercial Limited was €2,532,077 (2024: €3,839,643). The loan is non-interest bearing and repayable on demand.

During the year ended 30 April 2025, Montane Developments (Ireland) Limited provided construction services to the value of €340,500 (2024: €4,059,822) to the company. The amount owed by the company to Montane Developments (Ireland) Limited as at 30 April 2025 was €Nil (2024: €Nil).

13. POST-BALANCE SHEET EVENTS

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

14. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board of directors on 30/03/2026.