

Abridged Financial Statements

Mount Merrion Developments Limited

For the financial year ended 30 April 2025

Mount Merrion Developments Limited

Company Information

Directors	Thomas E. Treacy Sean Treacy
Company secretary	Thomas E. Treacy
Registered number	31532
Registered office	13 - 18 City Quay Dublin 2
Independent auditor	Grant Thornton Chartered Accountants & Statutory Audit Firm 13-18 City Quay Dublin 2
Bankers	Bank of Ireland Main street Newbridge Co. Kildare
Solicitors	Morrin Legal Trident House Dublin road Naas Co. Kildare

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Independent auditor's special report to the directors of Mount Merrion Developments Limited pursuant to section 356 of the Companies Act 2014

Opinion

In our opinion, the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of Mount Merrion Developments Limited ("the Company") and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

Basis of opinion

We have examined:

- (i) the abridged financial statements for the financial year ended 30 April 2025 on pages 5 to 15 which the directors of Mount Merrion Developments 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.

The scope of our work for the purpose of this report was limited to confirming that the directors are entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to section 353 of the Companies Act 2014, from the financial statements to be laid before the Annual General Meeting.

The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

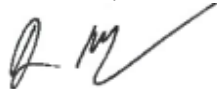
The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Company's directors in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters we are required to state to them in our report under section 356 and for no other purpose.

To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our audit work, for this report, or for the opinions we have formed.

Other information

On 24 October 2025, we reported, as auditor of the Company, to the members on the financial statements for the financial year ended 30 April 2025, and the full text of our audit report is reproduced below.



Dan Holland, FCA
for and on behalf of

Grant Thornton
Chartered Accountants &
Statutory Audit Firm
13 - 18 City Quay
Dublin 2

Date: 24 October 2025

Independent auditor's special report to the directors of Mount Merrion Developments Limited pursuant to section 356 of the Companies Act 2014

Opinion

We have audited the financial statements of Mount Merrion Developments Limited (the "Company"), which comprise the Statement of comprehensive income, the Statement of financial position, the Statement of changes in equity for the financial year ended 30 April 2025, and the related notes to the financial statements, including a summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law and accounting standards issued by the Financial Reporting Council including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (Generally Accepted Accounting Practice in Ireland) (the "relevant accounting framework").

In our opinion, Mount Merrion Developments Limited's financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company as at 30 April 2025 and of its profit or loss for the financial year then ended;
- have been properly prepared in accordance with the relevant accounting framework; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

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 financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. 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 the date 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 matter

The financial statements of the company for the year ended 30 April 2024 were unaudited. Accordingly, we do not express an opinion on the comparative figures presented in the current year's financial statements.

Independent auditor's special report to the directors of Mount Merrion Developments Limited pursuant to section 356 of the Companies Act 2014 (continued)

Other information

Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon, including the Directors' report. The directors are responsible for the other information. Our opinion on the financial statements does not cover the 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 in the financial statements, 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.

Opinion on the matters prescribed by the Companies Act 2014

We have obtained all the information and explanations which to the best of our knowledge and belief, we considered 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.

The Statement of financial position and the Statement of comprehensive income are in agreement with the accounting records and returns.

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Directors' report for the financial year is consistent with the financial statements;
- the Directors' report has been prepared in accordance with applicable legal requirements, excluding the requirements on sustainability reporting in Part 28.

Based on our knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' report.

Matters on which we are required to report by exception

Under the Companies Act 2014, we are required to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by sections 305 to 312 of the Act have not been made. We have no exceptions to report arising from this responsibility.

Independent auditor's special report to the directors of Mount Merrion Developments Limited pursuant to section 356 of the Companies Act 2014 (continued)

Responsibilities of management and those charged with governance for the financial statements

As explained more fully in the directors' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland, including FRS102, and for such internal control as they determine 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, management is 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.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

The auditor's 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.

A further description of our responsibilities for the audit of the financial statements is located on the Irish Auditing and Accounting Supervisory Authority's website at: http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description_of_auditors_responsibilities_for_audit.pdf. This description forms part of our auditor's report.

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

This 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.



Dan Holland, FCA
for and on behalf of

Grant Thornton
Chartered Accountants &
Statutory Audit Firm
13 - 18 City Quay
Dublin 2
Date: 24 October 2025

Abridged statement of financial position

As at 30 April 2025

	Note	2025 €	2024 €
Fixed assets			
Investment property	5	10,150,000	9,340,000
		<u>10,150,000</u>	<u>9,340,000</u>
Current assets			
Debtors: amounts falling due within one year	6	323,957	984
Cash at bank and in hand	7	85,056	391
		<u>409,013</u>	<u>1,375</u>
Current liabilities			
Creditors: amounts falling due within one year	8	(6,608,839)	(9,341,485)
Net current liabilities		<u>(6,199,826)</u>	<u>(9,340,110)</u>
Total assets less current liabilities		3,950,174	(110)
Creditors: amounts falling due after more than one year	9	(2,736,074)	-
Deferred tax		(267,300)	-
		<u>(267,300)</u>	<u>-</u>
Net assets/(liabilities)		<u>946,800</u>	<u>(110)</u>
Capital and reserves			
Called up share capital presented as equity		3	3
Revaluation reserve	12	542,700	-
Profit and loss account	12	404,097	(113)
Shareholders' funds/(deficit)		<u>946,800</u>	<u>(110)</u>

We, as directors of Mount Merrion Developments Limited, state that:

The Company has relied on the specific exemptions 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 the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

These financial statements have been prepared in accordance with the provision applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 section 1A small entities.

Abridged statement of financial position (continued)

As at 30 April 2025

The financial statements were approved and authorised for issue by the board:



Thomas E. Treacy
Director



Sean Treacy
Director

Date: 24 October 2025

The notes on pages 7 to 15 form part of these financial statements.

Notes to the abridged financial statements

For the financial year ended 30 April 2025

1. General information

Mount Merrion Developments Limited is a company limited by shares which is incorporated in Ireland registered under the number 31532 with a registered address at 13-18 City Quay, Dublin 2.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2014.

The Company qualifies as a small company as defined by section 280A of the Act, in respect of the financial year and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and section 1A of FRS 102.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The financial statements are presented in Euro (€).

The following principal accounting policies have been applied:

2.2 Going concern

In preparing the financial statements, the directors consider it appropriate to continue to use the going concern basis of preparation, which assumes that the Company will have sufficient resources to enable it to meet its liabilities as they fall due. During the financial year, the company made a net profit of €946,910 (2024: loss €67) and has net assets of €946,800 (2024: net deficit €110) at the financial year end.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

Notes to the abridged financial statements

For the financial year ended 30 April 2025

2. Accounting policies (continued)

2.4 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.5 Borrowing costs

All borrowing costs are recognised in profit or loss in the financial year in which they are incurred.

2.6 Current and deferred taxation

The tax expense for the financial year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.7 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the reporting date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in other comprehensive income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

Notes to the abridged financial statements

For the financial year ended 30 April 2025

2. Accounting policies (continued)

2.8 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in profit or loss.

2.9 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.10 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

2.11 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, inclusive of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.12 Provisions for liabilities

Provisions are recognised when an event has taken place that gives rise to a legal or constructive obligation, a transfer of economic benefits is probable and a reliable estimate can be made.

Provisions are measured as the best estimate of the amount required to settle the obligation, taking into account the related risks and uncertainties.

Increases in provisions are generally charged as an expense to profit or loss.

2.13 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right shortterm loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Notes to the abridged financial statements

For the financial year ended 30 April 2025

2. Accounting policies (continued)

2.13 Financial instruments (continued)

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

Preparation of the financial statements requires management to make significant judgments and estimates. The items in the financial statements where these judgments and estimates have been made include:

Impairment of investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. The directors review the value of investment property for impairment on an annual basis.

Impairment of trade and other receivables

Adequate amount of allowance is made and provided for specific and groups of accounts where objective evidence of impairment exists. The Company evaluates these accounts based on available facts and circumstances affecting the collectability of the accounts, including, but not limited to, the length of the

Company's relationship with its contracting parties, contracting parties' current credit status, average age of accounts, settlement experience and historical loss experience.

4. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2024 - €Nil).

Notes to the abridged financial statements

For the financial year ended 30 April 2025

5. Investment property

	Long term leasehold investment property €
Valuation	
At 1 May 2024	9,340,000
Revaluation gain	810,000
At 30 April 2025	10,150,000

In accordance with FRS 102, the directors have valued the investment property based on current market rents and investment property yields for comparable real estate. The directors consider the net book value of the investment property is consistent with fair value.

This valuation is consistent with an independent valuation carried out on an open market basis by Colliers, Hambleton House, 19-26 Lower Pembroke Street, Dublin 2. The directors consider the investment report carried out in September 2024 to be accurate at year end 2025. The investment property is consistent with fair value.

The Company has entered into a Put and Call Option Agreement with Thomas Treacy, Sean Treacy, Mary Ryan, Deirdre Dwyer, Siobhan Treacy, Aiveen Maguire, Sheelagh Kelly and Caroline Dillon who have an option to purchase the property known as Newbridge Retail Park, Newbridge. The Company has agreed the purchase price for this property at the price that was paid on purchase increased in line with CPI from the date of the Put and Call Option Agreement to the date on which the Option Notice is exercised.

Notes to the abridged financial statements

For the financial year ended 30 April 2025

6. Debtors

	2025 €	2024 €
Trade debtors	2,282	984
Amounts owed by group undertakings	280,000	-
Prepayments and accrued income	41,675	-
	<u>323,957</u>	<u>984</u>

A provision of €2,651 (2024: €Nil) has been recognised against trade debtors.

Amounts due from related parties are interest free, unsecured and repayable on demand.

7. Cash and cash equivalents

	2025 €	2024 €
Cash at bank and in hand	<u>85,056</u>	<u>391</u>

8. Creditors: Amounts falling due within one year

	2025 €	2024 €
Bank loan	167,543	-
Amounts owed to group undertakings	6,158,173	9,338,922
Corporation tax	134,737	-
Taxation and social insurance	3,278	-
Accruals	145,108	2,563
	<u>6,608,839</u>	<u>9,341,485</u>

9. Creditors: Amounts falling due after more than one year

	2025 €	2024 €
Bank loan	<u>2,736,074</u>	<u>-</u>

Bank loans included in both Creditors amounts falling due in less than one year and Creditors amounts falling due greater than one year are secured by a fixed and floating charge over land the property known as Newbridge Retail Park, Newbridge, Co. Kildare.

Notes to the abridged financial statements

For the financial year ended 30 April 2025

10. Loans

Analysis of the maturity of loans is given below:

	2025 €	2024 €
Amounts falling due within one year		
Bank loans	167,543	-
Amounts falling due 1-2 years		
Bank loans	172,055	-
Amounts falling due 2-5 years		
Bank loans	2,564,019	-
	<u>2,903,617</u>	<u>-</u>

11. Deferred taxation

	2025 €
Charged to profit or loss	(267,300)
At end of year	<u>(267,300)</u>

The deferred taxation balance is made up as follows:

	2025 €	2024 €
Revaluation of property	(267,300)	-
	<u>(267,300)</u>	<u>-</u>

12. Reserves

Revaluation reserve

Revaluation reserves pertains to the revaluation adjustments on investment property.

Profit and loss account

Includes all current and prior period retained profits and losses.

Notes to the abridged financial statements

For the financial year ended 30 April 2025

13. Secured loans

At the financial year end bank borrowings amounted to €2,903,617 (2024: €Nil). The Company's bank borrowings were are secured by the following charges:

- a) a charge on the uncalled share capital of the Company
- b) a charge on land held by the Company, wherever situate, or any interest therein, but not including a charge for any rent or other periodical sum issuing out of land
- c) a charge on book debts of the Company
- d) a floating charge on the undertakings or property of the Company
- e) a charge on the bills made but not paid
- f) a charge on goodwill, on a patent or licence under a patent, on a trademark or on a copyright or a licence under copyright.

14. Appropriation of Profit and loss account

	2025 €	2024 €
Loss account brought forward at the beginning of the financial year	(113)	(46)
Transfers between the profit and loss account and other reserves	(542,700)	-
Profit/(loss) for the financial year	<u>946,910</u>	<u>(67)</u>
Profit and loss account carried forward at the end of the financial year	<u><u>404,097</u></u>	<u><u>(113)</u></u>

15. Related party transactions

The Company is related to its ultimate parent Treacy Development Funding Company Limited and its fellow subsidiaries (the "Group").

The Company has availed of the exemption under Financial Reporting Standard 102 which does not require disclosure of transactions between two or more member of a group provided that any subsidiary undertaking which is party to the transaction is wholly owned by a member of that group.

The Company is related to Deanford Limited through common directors and shareholders. At the financial year end the Company was owed €280,000 (2024: Nil) by Deanford Limited.

The Company is related to Treacy Property Services Limited due to common directors. During the financial year, the Company were invoiced service fees of €81,695 (2024: €Nil) by Treacy Property Services Limited. At the financial year end, the Company has €30,636 (2024: €Nil) included in accruals which are due to Treacy Property Services Limited.

16. Events since the end of the financial year

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

Notes to the abridged financial statements

For the financial year ended 30 April 2025

17. Ultimate parent and controlling party

The Company is a wholly owned subsidiary Hardale Investments Limited. The ultimate parent company is Treacy Development Funding Company Limited. Both companies are incorporated in the Republic of Ireland and have their registered offices are at 13-18 City Quay, Dublin 2.

The Company was under the control of the directors throughout the current and previous year.

18. Approval of financial statements

The board of directors approved these financial statements for issue on 24 October 2025.