

Company Number: 722736

Chadamy Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 August 2025

Chadamy Limited
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Chadamy Limited
DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 31 August 2025

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 that 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", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the director 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 director is 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 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 them to ensure that the financial statements and Director's 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.

Signed on behalf of the board


Damien McGranaghan
Director

Date: 28/08/25

Chadamy Limited
ACCOUNTANTS REPORT
to the Director on the Compilation of the unaudited Abridged financial statements
of Chadamy Limited
for the financial year ended 31 August 2025

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 31 August 2025 as set out on pages 5 to 9 which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes from the company's accounting records and information and explanations you have given to us.

This report is made solely to the director of Chadamy Limited, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Director that we have done so, and state those matters that we have agreed to state to them in this 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 its director for our work or for this report.

We have carried out this engagement in accordance with guidance issued by and have complied with the relevant ethical guidance laid down by relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 31 August 2025 your duty to ensure that Chadamy Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Chadamy Limited. You consider that Chadamy Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Chadamy Limited. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory abridged financial statements.



DEACY GILLIGAN LIMITED
Block 1,
Galway Financial Services Centre,
Galway,
Republic of Ireland

Date: 23.10.2025

Chadamy Limited
BALANCE SHEET
as at 31 August 2025

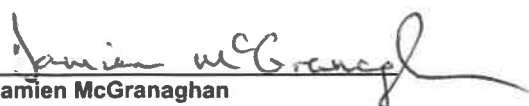
	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	<u>351,333</u>	<u>354,958</u>
Current Assets			
Cash and cash equivalents		8,302	16,218
Creditors: amounts falling due within one year	6	<u>(238,841)</u>	<u>(252,922)</u>
Net Current Liabilities		<u>(230,539)</u>	<u>(236,704)</u>
Total Assets less Current Liabilities		120,794	118,254
Creditors:			
amounts falling due after more than one year	7	<u>(110,606)</u>	<u>(113,514)</u>
Net Assets		<u>10,188</u>	<u>4,740</u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		<u>10,088</u>	<u>4,640</u>
Equity attributable to owners of the company		<u>10,188</u>	<u>4,740</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.

I as Director of Chadamy 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) 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 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 23/10/2025 and signed on its behalf by:


Damien McGranaghan
Director

Chadamy Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 August 2025

	Called up share capital €	Retained earnings €	Total €
At 1 September 2023	100	753	853
Profit for the financial year	-	3,887	3,887
At 31 August 2024	100	4,640	4,740
Profit for the financial year	-	5,448	5,448
At 31 August 2025	100	10,088	10,188

Chadamy Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

1. General Information

Chadamy Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 722736. The registered office of the company is Forest Lodge,, Ballinahalla,, Moycullen, Co. Galway, H91 W5P3, Ireland which is also the principal place of business of the company. The principal activity of the company is the purchase of investment properties for rental purposes. 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 31 August 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.

Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Profit and Loss Account as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

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.

Chadamy Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 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	3,625	3,625
	<u> </u>	<u> </u>
4. Interest payable and similar expenses	2025	2024
	€	€
Interest	6,518	6,960
	<u> </u>	<u> </u>
5. Tangible assets	Investment	Total
	properties	
	€	€
Cost		
At 1 September 2024	362,510	362,510
	<u> </u>	<u> </u>
At 31 August 2025	362,510	362,510
	<u> </u>	<u> </u>
Depreciation		
At 1 September 2024	7,552	7,552
Charge for the financial year	3,625	3,625
	<u> </u>	<u> </u>
At 31 August 2025	11,177	11,177
	<u> </u>	<u> </u>
Net book value		
At 31 August 2025	351,333	351,333
	<u> </u>	<u> </u>
At 31 August 2024	354,958	354,958
	<u> </u>	<u> </u>
6. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	2,667	2,667
Taxation	3,755	4,563
Director's current account (Note 10)	229,270	242,544
Accruals	3,149	3,148
	<u> </u>	<u> </u>
	238,841	252,922
	<u> </u>	<u> </u>

Chadamy Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

7. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	<u>110,606</u>	<u>113,514</u>
Loans		
Repayable in one year or less, or on demand	2,667	2,667
Repayable between one and two years	2,967	2,967
Repayable between two and five years	11,780	11,780
Repayable in five years or more	<u>95,859</u>	<u>98,767</u>
	<u>113,273</u>	<u>116,181</u>

8. Income Statement	2025	2024
	€	€
At 1 September 2024	4,640	753
Profit for the financial year	<u>5,448</u>	<u>3,887</u>
At 31 August 2025	<u>10,088</u>	<u>4,640</u>

9. Capital commitments

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

10. Director's transactions

11. Post-Balance Sheet Events

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

12. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 23.10.2025.