

**POTTERS POINT LIMITED**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 March 2025**

**POTTERS POINT LIMITED**  
**ABRIDGED UNAUDITED FINANCIAL STATEMENTS**

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**POTTERS POINT LIMITED**

**DIRECTORS' RESPONSIBILITIES STATEMENT**

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The directors are responsible for preparing the Directors' Report and the financial statements in accordance with the Companies Act 2014.

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 Section 1A of FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council ("relevant financial reporting framework"). 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 estimates that are reasonable and prudent;
- State whether the financial statements have been prepared in accordance with the 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.

Legislation in Ireland governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website.

**DIRECTORS' DECLARATION ON UNAUDITED FINANCIAL STATEMENTS**

In relation to the financial statements and 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 Deloitte Ireland LLP all the Company's accounting records and provided all the information, books, or 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 31 March 2025.

Approved by the Board of Directors and signed on its behalf by:

Declan Stone  
Director  
Date: 13/2/2026 | 8:51 PST

DocuSigned by:  
*Declan Stone*  
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Peter Stone  
Director  
Date: 13/2/2026 | 5:01 GMT

DocuSigned by:  
*Peter Stone*  
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## **POTTERS POINT LIMITED**

### **ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS ON THE COMPILATION OF THE ABRIDGED UNAUDITED STATUTORY FINANCIAL STATEMENTS OF POTTERS POINT LIMITED**

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In accordance with the engagement letter dated 27 August 2025, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the abridged financial statements of the Company for the financial year ended 31 March 2025, which comprise the Balance Sheet and the related notes 1 to 17 from the accounting records and information and explanations you have given to us. These financial statements have been prepared under the accounting policies set out in note 1 to the financial statements.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of our engagement. The use of the financial statements is restricted to the purpose set out in the engagement letter.

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 Board of Directors 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. Use and distribution of this report is restricted to you. To the fullest extent permitted by law, we do not accept responsibility to anyone other than the Company's Board of Directors, as a body, for our work, or for this report.

We have carried out this engagement in accordance with International Standards on Related Services 4410 (Revised) "Compilation Engagements" and have also referred to the applicable professional guidance issued by the Institute of Chartered Accountants in Ireland.

We have complied with the International Ethics Standards Board for Professional Accountants' Code of Ethics for Professional Accountants (IESBA Code).

You have acknowledged on the balance sheet as at 31 March 2025, your duty to ensure that the Company has kept adequate accounting records and to prepare financial statements that give a true and fair view of the assets, liabilities and financial position, as at the end of the financial year, and profit or loss, for the financial year and otherwise comply with the Companies Act 2014. You consider that the Company is exempt from the statutory requirement for an audit for the financial year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the 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 financial statements.



John Kelly

For and on behalf of Deloitte Ireland LLP  
Chartered Accountants and Statutory Audit Firm  
No. 6 Lapp`'s Quay  
Cork

Date: 13 February 2026

**POTTERS POINT LIMITED**

**BALANCE SHEET**

**AS AT 31 MARCH 2025**

|   | Note | 31.03.2025<br>€   | 31.03.2024<br>€    |
|---|------|-------------------|--------------------|
| <b>Fixed assets</b>                                     |      |                   |                    |
| Tangible assets   | 4    | 11,197,631        | 11,206,382         |
| Investments   | 5    | 1                 | 1                  |
|   |      | <u>11,197,632</u> | <u>11,206,383</u>  |
| <b>Current assets</b>                                   |      |                   |                    |
| Stocks  | 6    | 70,000            | -                  |
| Debtors   | 7    | 558,481           | 319,032            |
| Cash at bank and in hand                                | 8    | 302,200           | 489,599            |
|   |      | <u>930,681</u>    | <u>808,631</u>     |
| Creditors: amounts falling due within one year          | 9    | (1,656,073)       | (1,943,111)        |
| <b>Net current liabilities</b>                          |      | <u>(725,392)</u>  | <u>(1,134,480)</u> |
| <b>Total assets less current liabilities</b>            |      | <u>10,472,240</u> | <u>10,071,903</u>  |
| Creditors: amounts falling due after more than one year | 10   | (3,798,671)       | (4,223,474)        |
| <b>Net assets</b>                                       |      | <u>6,673,569</u>  | <u>5,848,429</u>   |
| <b>Capital and reserves</b>                             |      |                   |                    |
| Called-up share capital                                 | 11   | 8                 | 8                  |
| Profit and loss account                                 |      | 6,673,561         | 5,848,421          |
| <b>Total shareholders' funds</b>                        |      | <u>6,673,569</u>  | <u>5,848,429</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 Financial Reporting Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland' as adapted by Section 1A of FRS 102 and the Companies Act 2014.

We, as directors of Potters Point 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 s.358 are satisfied;
- The shareholders of the Company have not served a notice on the Company under s.334(1) in accordance with s.334(2);
- 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 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;
- The Company has relied on the specified exemption contained in s.352 Companies Act 2014; and 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 s.353 Companies Act 2014.

The financial statements of Potters Point Limited (registered number: 502818) were approved and authorised for issue by the Board of Directors on 13/2/2026 | 8:51 PM. They were signed on its behalf by: 13/2/2026 | 5:01 PM.

Declan Stone  
Director

DocuSigned by:  
*Declan Stone*  
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Peter Stone  
Director

DocuSigned by:  
*Peter Stone*  
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**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025**

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**1. Accounting policies**

The principal accounting policies are summarised below. They have all been applied consistently throughout the financial year and to the preceding financial year, unless otherwise stated.

**General information and basis of accounting**

Potters Point Limited (the Company) is a private company, limited by shares, registered and domiciled in Ireland under the Companies Act 2014. The address of the registered office is Brittas Bay, Co. Wicklow, Ireland. The nature of the Company's operations and its principal activities are set out in the Directors' Report.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with the Companies Act 2014 and Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council and the Small Companies Regime of the Companies Act 2014.

The functional currency of Potters Point Limited is considered to be EUR ("€") because that is the currency of the primary economic environment in which the Company operates.

These financial statements are separate financial statements.

**Going concern**

The directors have reviewed the Balance Sheet at the date of approval of these financial statements. The Company earned a profit for the year ended 31 March 2025 of €991,173 (2024: €1,471,957) and had net assets of €6,673,569 at that date (2024: €5,848,429). On the same date, the Company had net current liabilities of €721,392 (2024: €1,134,480), which include related party borrowings of €404,629 (2024: €483,818) owed to Stormbrook Limited, a company related by common shareholders and directors, and €479,606 (2024: €699,998) owed to shareholders. The Directors of Stormbrook Limited and the shareholders have confirmed that they will not seek repayment of their loan until adequate resources are available and that the loans are interest free.

Based on this, the directors have a reasonable expectation that the Company has sufficient resources to continue in operational existence and to meet its liabilities as they fall due for at least 12 months from the date of signing these financial statements. Accordingly, the directors continue to prepare the financial statements on a going concern basis.

**Cash flow statement exemption**

The Company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

**Turnover**

Turnover consists of rental income, service charge income, license fee income, commission and selling fees, as well as other miscellaneous income, all recognised on a receivable basis. It reflects the value of services delivered under contracts where there is an entitlement to consideration and is recorded at the fair value of the consideration received or receivable. Turnover is presented net of value-added tax (VAT), rebates, and discounts.

**Dividend income**

Dividend income from investments is recognised when the shareholders' rights to receive payment have been established (provided that it is probable that the economic benefits will flow to the Company and the amount of revenue can be measured reliably).

**Finance costs**

Finance costs are charged to the Statement of Income and Retained Earnings over the term of the debt using the effective interest method so 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.

**Taxation****Current tax**

Corporation tax is calculated on the tax adjusted profit for the financial year.

**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025****Deferred tax**

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 that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the Balance Sheet date. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to non-depreciable property, plant and equipment measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to the sale of the asset. In other cases, the measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if: a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

**Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation. Depreciation is calculated on a straight line basis so as to write off the cost of fixed assets over the period of their expected useful lives at the following annual rates:

|                                     |                       |
|-------------------------------------|-----------------------|
| Other property, plant and equipment | Nil                   |
| Plant and machinery                 | 12.5% / Term of lease |
| Motor vehicle                       | 12.5%                 |

Residual value represents the estimated amount which would currently be obtained from disposal of an asset, after deducting estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

**Biological assets**

Biological assets are recognised only when the entity has control of the asset as a result of past events, it is probable that future economic benefits associated with the asset will flow to the entity; and the fair value or cost of the asset can be measured reliably.

Where the Company measures a biological asset under the fair value model on initial recognition, it must carry the asset at fair value at each reporting date. Changes in fair value less costs to sell are recognised in profit or loss.

**Borrowing costs**

Borrowing costs are written off to the statement of income and retained earnings on an accruals basis.

**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025**

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**Leases*****The Company as lessee***

Assets held under finance leases, hire purchase contracts and other similar arrangements, which confer rights and obligations similar to those attached to owned assets, are capitalised as tangible fixed assets at the fair value of the leased asset (or, if lower, the present value of the minimum lease payments as determined at the inception of the lease) and are depreciated over the shorter of the lease terms and their useful lives. The capital elements of future lease obligations are recorded as liabilities, while the interest elements are charged to the Statement of Income and Retained Earnings over the period of the leases to produce a constant periodic rate of interest on the remaining balance of the liability.

***The Company as lessor***

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

**Impairment of assets**

Assets, other than those measured at fair value, are assessed for indicators of impairment at each Balance Sheet date. If there is objective evidence of impairment, an impairment loss is recognised in the Statement of Income and Retained Earnings as described below.

***Non-financial assets***

At each balance sheet date, the company reviews its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss.

If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). The recoverable amount of an asset is the higher of its fair value less costs to sell and its value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

***Financial assets***

An asset is impaired where there is objective evidence that, as a result of one or more events that occurred after initial recognition, the estimated recoverable value of the asset has been reduced. The recoverable amount of an asset is the higher of its fair value less costs to sell and its value in use.

Where indicators exist for a decrease in impairment loss, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

For financial assets carried at amortised cost, the amount of impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

For financial assets carried at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that would be received for the asset if it were to be sold at the reporting date.

Where indicators exist for a decrease in impairment loss, and the decrease can be related objectively to an event occurring after the impairment was recognised, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired financial asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

**Investment property**

Investment properties are measured at fair value annually with any change recognised in the profit and loss account.

**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025**

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**Fixed asset investments**

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value through profit or loss if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

**Stocks**

Stock relates to bloodstock, which is stated at the lower of cost and net realisable value.

**Trade and other debtors**

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts, except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

**Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in creditors: amounts falling due within one year.

**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.

**Financial instruments**

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

Financial assets and liabilities are only offset in the Balance Sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the Company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

**Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Financial assets are derecognised when and only when the contractual rights to the cash flows from the financial asset expire or are settled, or the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or the Company, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

**Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025****Ordinary share capital**

The ordinary share capital of the Company is presented as equity.

**Dividends**

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

**2. Critical accounting judgements and key sources of estimation uncertainty**

In the application of the Company's accounting policies, which are described in note 1, the directors are required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the financial year in which the estimate is revised if the revision affects only that financial year, or in the financial year of the revision and future financial years if the revision affects both current and future financial years.

**Critical judgements in applying the Company's accounting policies**

The directors do not consider that any critical judgements have been made in the application of the Company's accounting policies that have a significant risk of causing a material misstatement to the carrying amount of assets and liabilities within the financial year.

**Key source of estimation uncertainty**

The directors have considered the following key sources of estimation uncertainty in the process of applying the Company's accounting policies that have a significant effect on the amounts recognised in the financial statements:

**(i) Useful economic life:**

The annual depreciation charge for tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. Determination of appropriate useful economic lives is a key judgement, and the useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets.

**(ii) Investment property:**

Investment property is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently, it is measured at fair value at each reporting date with changes in fair value recognised in profit or loss. The fair value is determined annually as described in note 8.

**3. Employees**

|                | <b>31.03.2025</b> | <b>31.03.2024</b> |
|----------------|-------------------|-------------------|
|                | <b>Number</b>     | <b>Number</b>     |
| Administration | <u>7</u>          | <u>7</u>          |

The directors received no remuneration during the current or preceding financial year.

**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025****4. Tangible assets**

|                                 | Biological assets | Investment property | Plant and machinery | Vehicles      | Other property, plant and equipment | Total             |
|---------------------------------|-------------------|---------------------|---------------------|---------------|-------------------------------------|-------------------|
|                                 | €                 | €                   | €                   | €             | €                                   | €                 |
| <b>Cost</b>                     |                   |                     |                     |               |                                     |                   |
| At 01 April 2024                | -                 | 10,450,000          | 923,739             | 29,224        | 75,000                              | 11,477,963        |
| Additions                       | 4,000             | -                   | 124,197             | -             | -                                   | 128,197           |
| <b>At 31 March 2025</b>         | <b>4,000</b>      | <b>10,450,000</b>   | <b>1,047,936</b>    | <b>29,224</b> | <b>75,000</b>                       | <b>11,606,160</b> |
| <b>Accumulated depreciation</b> |                   |                     |                     |               |                                     |                   |
| At 01 April 2024                | -                 | -                   | 268,537             | 3,044         | -                                   | 271,581           |
| Charge for the financial year   | -                 | -                   | 133,295             | 3,653         | -                                   | 136,948           |
| <b>At 31 March 2025</b>         | <b>-</b>          | <b>-</b>            | <b>401,832</b>      | <b>6,697</b>  | <b>-</b>                            | <b>408,529</b>    |
| <b>Carrying value</b>           |                   |                     |                     |               |                                     |                   |
| <b>At 31 March 2025</b>         | <b>4,000</b>      | <b>10,450,000</b>   | <b>646,104</b>      | <b>22,527</b> | <b>75,000</b>                       | <b>11,197,631</b> |
| At 31 March 2024                | -                 | 10,450,000          | 655,202             | 26,180        | 75,000                              | 11,206,382        |

Leased assets included above:

**Carrying value**

|                  |   |   |         |   |   |         |
|------------------|---|---|---------|---|---|---------|
| At 31 March 2025 | - | - | 99,843  | - | - | 99,843  |
| At 31 March 2024 | - | - | 161,608 | - | - | 161,608 |

**Investment properties**

The fair value of the Investment Property held by the Company was valued at €10,450,000 as at 31 March 2025 and on the advice of the Company's director, Declan Stone, who is a Chartered Surveyor, qualified over 30 years, and is a member of The Society of Chartered Surveyors in Ireland and the Royal Institution of Chartered Surveyors in the UK, and is additionally Managing Director of international real estate property services Colliers, in Ireland. Mr Stone is an experienced Valuer and also sought the input for this valuation from Mr Eddie Campbell, Head of Risk Management at Colliers and a VRS Registered Valuer.

There are no restrictions on the realisability of investment property.

The historical cost of the investment property at 31 March 2025 was €10,523,559 (2024: €10,523,559).

**Other property, plant and equipment:**

The Company owns vacant land c.1.27 acres at 1 and rear of 5 Ferrybank, Arklow, Co. Wicklow, which is subject to a compulsory purchase order, and directors believe that the recoverable amount is €75,000 as at 31 March 2025; thus, no impairment is required.

**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025****5. Fixed asset investments**

|  | <b>Other<br/>investments</b> | <b>Total</b> |
|--|------------------------------|--------------|
|  | <b>€</b>                     | <b>€</b>     |
| <b>Cost or valuation before impairment</b> |                              |              |
| At 01 April 2024                           | 1                            | 1            |
| <b>At 31 March 2025</b>                    | <b>1</b>                     | <b>1</b>     |
| <b>Carrying value at 31 March 2025</b>     | <b>1</b>                     | <b>1</b>     |
|  | <b>Other<br/>investments</b> | <b>Total</b> |
|  | <b>€</b>                     | <b>€</b>     |
| <b>Cost or valuation before impairment</b> |                              |              |
| At 01 April 2023                           | 1                            | 1            |
| <b>At 31 March 2024</b>                    | <b>1</b>                     | <b>1</b>     |
| <b>Carrying value at 31 March 2024</b>     | <b>1</b>                     | <b>1</b>     |

The investment relates to one share held in Stormbrook Limited, and the directors consider the value of the investment to be not less than its book value.

**6. Stocks**

|        | <b>31.03.2025</b> | <b>31.03.2024</b> |
|--------|-------------------|-------------------|
|        | <b>€</b>          | <b>€</b>          |
| Stocks | 70,000            | -                 |

**7. Debtors**

|                                | <b>31.03.2025</b> | <b>31.03.2024</b> |
|--------------------------------|-------------------|-------------------|
|                                | <b>€</b>          | <b>€</b>          |
| Trade debtors                  | 508,364           | 245,820           |
| Prepayments and accrued income | 47,000            | 57,019            |
| Corporation tax                | 1,470             | -                 |
| Other debtors                  | 1,647             | 16,193            |
|                                | <b>558,481</b>    | <b>319,032</b>    |

**8. Cash and cash equivalents**

|                          | <b>31.03.2025</b> | <b>31.03.2024</b> |
|--------------------------|-------------------|-------------------|
|                          | <b>€</b>          | <b>€</b>          |
| Cash at bank and in hand | 302,200           | 489,599           |

**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025****9. Creditors: amounts falling due within one year**

|  | <b>31.03.2025</b>       | <b>31.03.2024</b>       |
|--|-------------------------|-------------------------|
|  | <b>€</b>                | <b>€</b>                |
| Bank loans   | 440,000                 | 440,000                 |
| Trade creditors  | 9,491                   | 108,199                 |
| Shareholder loans (note 12)                                  | 479,606                 | 699,998                 |
| Amounts owed to related parties (note 12)                    | 443,029                 | 522,218                 |
| Accruals   | 24,980                  | 22,796                  |
| Deferred income  | 81,709                  | -                       |
| Corporation tax  | -                       | 5,411                   |
| Other taxation and social security                           | 106,612                 | 97,935                  |
| Obligations under finance leases and hire purchase contracts | 46,554                  | 46,554                  |
| Other creditors  | 24,092                  | -                       |
|  | <b><u>1,656,073</u></b> | <b><u>1,943,111</u></b> |

Amounts owed to related parties consist of a loan from Stormbrook Limited amounting to €404,629 (2024: €483,818) and a current portion of a loan from the directors' family of €38,400 (2024: €38,400). Shareholders are owed €479,606 (2024: €699,998).

Stormbrook Limited and the shareholders have confirmed that they will not demand repayment of the loans until sufficient resources are available. Additionally, the loans are unsecured and bear no interest.

The loan from the directors' family is unsecured and bears no interest.

**10. Creditors: amounts falling due after more than one year**

|  | <b>31.03.2025</b>       | <b>31.03.2024</b>       |
|--|-------------------------|-------------------------|
|  | <b>€</b>                | <b>€</b>                |
| Bank loans   | 3,581,197               | 3,921,045               |
| Amounts owed to related parties (note 12)                    | 185,600                 | 224,000                 |
| Obligations under finance leases and hire purchase contracts | 31,874                  | 78,429                  |
|  | <b><u>3,798,671</u></b> | <b><u>4,223,474</u></b> |

Amounts owed to related parties comprise the long-term element of a loan from members of the directors' family of €185,600 (2024: €224,000). The loan is unsecured and interest-free.

The bank loans are secured by:

- Fixed and Floating Debenture incorporating a specific charge over the properties at:
  - Ballinacarrig Mobile Home Park, Brittas Bay, Co. Wicklow (Folio No: 6577F & 6578F Co. Wicklow) comprising 80 acres and
  - Lands at 1 and rear of 5 Ferrybank, Arklow, Co. Wicklow, comprising 1.27 acres
 a floating Charge over the assets and undertakings in the name of Potters Point Limited.

- Letter of Subordination, in the Bank's standard format, over any and all Directors' Loans Payable by the Borrower, with prior written agreement being required by the Bank in respect of any sums repayable on an annual basis.

**11. Called-up share capital**

|   | <b>31.03.2025</b> | <b>31.03.2024</b> |
|---|-------------------|-------------------|
|   | <b>€</b>          | <b>€</b>          |
| <b>Allotted, called-up and fully-paid</b> |                   |                   |
| 6 Ordinary shares of €1.00 each           | 6                 | 6                 |
| 1 A Ordinary share of €1.00               | 1                 | 1                 |
| 1 G Ordinary share of €1.00               | 1                 | 1                 |
|   | <b><u>8</u></b>   | <b><u>8</u></b>   |

**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025**

The Ordinary Shares of €1.00 each in the capital of the Company shall confer on the holders thereof the right to receive notice of and to attend, speak and vote at general meetings of the Company, except on a resolution proposing the appointment or removal of directors of the Company, when they shall not be entitled to vote.

The "A" Ordinary Shares of €1.00 each in the capital of the Company shall not confer on the holders thereof the right to receive notice of or to attend, speak or vote at general meetings of the Company.

The following provisions shall apply to the declaration of dividends on the Ordinary and "A" Ordinary shares in the capital of the Company:

The Directors may declare and pay a dividend on any class or classes of shares in the capital of the Company, without declaring or paying the same or any dividend on any other class or classes of shares in the capital of the Company, in respect of any financial year end of the Company, and may vary such payments whether as regards amount, date of payment, period of payment or otherwise.

On the return of assets on liquidation or otherwise, the assets of the Company available for distribution among the members shall be applied as follows and in the following order of priority:-

- (i) In repayment to the holders of the Ordinary Shares, the amount of the capital paid or credited as paid up thereon.
- (ii) In repayment to the holders of the "A" Ordinary Shares, the amount of the capital paid or credited as paid.
- (iii) In repayment to the holders of the "G" Ordinary Shares, the amount of the capital paid or credited as paid.
- (iv) Following (i), (ii) and (iii) above, any surplus assets of the Company will be distributed to the holders of the Ordinary Shares.

The following provisions shall apply to the "G" Ordinary Shares of €1.00 each:-

(i) Save as specifically set out in paragraphs (ii) hereof, the holder of the "G" Ordinary Shares shall not be entitled to:

- a. receive notice of, attend or vote at general or other meetings of the Company;
- b. any dividend or other distribution of profits of the Company (or any of them) whatsoever;

(ii) The holder of the "G" Ordinary Shares in the Company shall at all times be entitled to control the composition of the board of directors of the Company and shall be entitled, at any time or times, and without the consent or concurrence of any other person, by notice to the Company to (A) remove all and any director or directors of the Company, (B) appoint any additional director or directors to the Company, (C) veto the appointment by the members (or co-option by the board of directors) of any director to the board of directors of the Company and/or (D) replace any director or directors of the Company (whether appointed by the holder or not).

**12. Related party transactions**

The directors of the Company are deemed to be the key personnel of the Company as defined in Section 33 of FRS 102. No directors' remuneration was paid during the current or previous year.

During the year, the Company paid dividends of €166,033 (2024: €238,596) to Stormbrook Limited and received dividends of €245,222 (2024: €279,555) from Stormbrook Limited.

Potters Point Limited hold 0.83% of shares, 1 "A" ordinary share of €1, in Stormbrook Limited, and Stormbrook Limited holds 25% of shares, 1 "A" ordinary share of €1 and 1 "G" ordinary share of €1, in Potters Point Limited. Both companies are incorporated in Ireland and have a registered office address at Brittas Bay, Co. Wicklow, Ireland and share common directors.

During the year the shareholders transferred bloodstock to the company in consideration for a payable of €74,000. The transfer has been recorded as inventories of €70,000 and biological assets of €4,000. The full amount of €74,000 remained outstanding at the reporting date and is included within 'amounts owed to shareholders'. The outstanding shareholder loan balance at the reporting date is €479,606 (2024: €699,998). The amounts are unsecured and are interest free.

**Transactions with related parties or connected persons****Shareholder loans**

|                   | <b>31.03.2025</b> | <b>31.03.2024</b> |
|-------------------|-------------------|-------------------|
|                   | <b>€</b>          | <b>€</b>          |
| Shareholders Loan | <u>479,606</u>    | <u>699,998</u>    |

**POTTERS POINT LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025****Amounts owed to related parties**

|   | <b>31.03.2025</b>     | <b>31.03.2024</b>     |
|---|-----------------------|-----------------------|
|   | <b>€</b>              | <b>€</b>              |
| Stormbrook Limited  | 404,629               | 483,818               |
| Loans from Directors' family - due within one year          | 38,400                | 38,400                |
| Loans from Directors' family - due after more than one year | 185,600               | 224,000               |
|   | <u><b>628,629</b></u> | <u><b>746,218</b></u> |

**13. Events after the Balance Sheet date**

There have been no events affecting the Company since the financial year end which would impact the amounts or disclosures in these financial statements.

**14. Appropriation of profit and loss account**

|   | <b>31.03.2025</b>       | <b>31.03.2024</b>       |
|---|-------------------------|-------------------------|
|   | <b>€</b>                | <b>€</b>                |
| Profit brought forward at the beginning of the financial year | 5,848,421               | 4,615,060               |
| Profit for the financial year                                 | 991,173                 | 1,471,957               |
| Dividends paid  | (166,033)               | (238,596)               |
|   | <u><b>6,673,561</b></u> | <u><b>5,848,421</b></u> |

**15. Operating lease income (Cancellable)**

The company has entered into cancellable lease agreements valid until 31 December 2034. These agreements grant lessees the option to terminate the lease on each break option date, which falls on 1 March annually, provided a 21-day notice period is given. As the leases are cancellable, the company recognises lease income on an earned basis and discloses the expected income receivable only up to the next break option date.

|                 | <b>31.03.2025</b> | <b>31.03.2024</b> |
|-----------------|-------------------|-------------------|
|                 | <b>€</b>          | <b>€</b>          |
| Within one year | <u>196,028</u>    | <u>196,028</u>    |

**16. Licence fee income (Non-cancellable)**

The Company has recognised €1,615,017 (2024: €1,568,642) in income from non-cancellable license agreements during the year. The agreements provide access to facilities in Potters Point Limited for a maximum of 10 years.

|                            | <b>31.03.2025</b>       | <b>31.03.2024</b>       |
|----------------------------|-------------------------|-------------------------|
|                            | <b>€</b>                | <b>€</b>                |
| Within one year            | 1,607,606               | 1,562,630               |
| Between two and five years | 4,030,724               | 4,324,553               |
| After more than five years | 2,121,864               | 1,835,306               |
|                            | <u><b>7,760,194</b></u> | <u><b>7,722,489</b></u> |

**17. Ultimate controlling party**

Mr Declan Stone and Mr Peter Stone, the directors of the Company, and members of their close family, hold 75% of the shares of the Company and own 99.18% of the shares of Stormbrook Limited, a company which owns the remaining 25% shares of the Company. As a result, they are the ultimate controlling parties and owners of the Company.