
MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2023

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

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MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

COMPANY INFORMATION

DIRECTORS	Richard Moyles Tomasz Chmielewski Alan Buckley
COMPANY SECRETARY	Richard Moyles
REGISTERED NUMBER	375416
REGISTERED OFFICE	5th Floor 40 Mespil Road Dublin 4 D04 C2N4
INDEPENDENT AUDITORS	Crowe Ireland Chartered Accountants and Statutory Audit Firm 40 Mespil Road Dublin 4 D04 C2N4
BANKERS	AIB plc 7-12 Dame Street Dublin 2
SOLICITORS	Sheehan & Company 1 Clare Street Dublin 2

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 31 MARCH 2023**

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with Irish law and regulations.

Irish company law requires the Directors to prepare the financial statements for each financial year. Under the law, the Directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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, of the surplus or deficit of the Company for that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors confirm that they have complied with the above requirements in preparing the financial statements.

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 surplus or deficit of the Company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014 and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board

Signed by:



22E87810FA2C440...

Richard Moyles
Director

Date: 26/3/2026

Signed by:



6EA738579CEC4B0...

Alan Buckley
Director

Date: 26/3/2026

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**INDEPENDENT AUDITORS' SPECIAL REPORT TO THE MEMBERS OF MOORE STREET PLAZA
MANAGEMENT COMPANY LIMITED
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

On 26/3/2026 we reported as auditors of Moore Street Plaza Management Company Limited to the Directors of the Company on the abridged financial statements for the year ended 31 March 2023 on pages 7 to 13 and our report was as follows:

We have examined:

- (i) the abridged financial statements for the year ended 31 March 2023 on pages 7 to 13 which the Directors of Moore Street Plaza Management Company Limited propose to annex to the Annual Return of the Company; and
- (ii) the financial statements to be laid before the Annual General Meeting which form the basis for those abridged financial statements.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

It is your responsibility to prepare the abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the Directors are entitled under Section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the Company and that those abridged financial statements have been properly prepared pursuant to Section 353 of that Act (exemptions available for small companies) and to report our opinion to you.

This report is made solely to the Directors in accordance with Section 356 of the Companies Act 2014. Our work was undertaken so that we might state to the Directors those matters we are required to state to them in our report under Section 356 of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Directors for our work, for this report, or for the opinions we have formed.

BASIS OF OPINION

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the Company is entitled to annex abridged financial statements to the Annual Return of the Company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

OPINION ON FINANCIAL STATEMENTS

In our opinion the Directors are entitled under Section 352 of the Companies Act 2014 to annex to the Annual Return of the Company the abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of Section 353 of that Act (exemptions available for small sized companies).

OTHER INFORMATION

On 26/3/2026 we reported as auditors of Moore Street Plaza Management Company Limited to the members on the Company's financial statements for the year ended 31 March 2023 to be laid before its Annual General Meeting and our report was as follows:

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**INDEPENDENT AUDITORS' SPECIAL REPORT TO THE MEMBERS OF MOORE STREET PLAZA
MANAGEMENT COMPANY LIMITED (CONTINUED)
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

"We have audited the financial statements of Moore Street Plaza Management Company Limited (the 'Company') for the year ended 31 March 2023, which comprise the Income and Expenditure Account, the Balance Sheet, the Statement of Changes in Equity and the notes to the financial statements, including a summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish law and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' issued in the United Kingdom by the Financial Reporting Council.

In our opinion, the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company as at 31 March 2023 and of its result for the year then ended;
- have been properly prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; 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 Auditors' 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 provisions available for small entities, in the circumstances set out in note 3 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

CONCLUSIONS RELATING TO GOING CONCERN

We have nothing to report in respect of the following matters in relation to which ISA (Ireland) 570 requires us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

OTHER INFORMATION

The Directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**INDEPENDENT AUDITORS' SPECIAL REPORT TO THE MEMBERS OF MOORE STREET PLAZA
MANAGEMENT COMPANY LIMITED (CONTINUED)
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

OPINION ON THE OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2014

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

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the Company were sufficient to permit the financial statements to be readily and properly audited, and the financial statements are in agreement with the accounting records.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

RESPECTIVE RESPONSIBILITIES AND RESTRICTIONS ON USE

RESPONSIBILITIES OF DIRECTORS

As explained more fully in the Directors' Responsibilities Statement on page 2, the Directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**INDEPENDENT AUDITORS' SPECIAL REPORT TO THE MEMBERS OF MOORE STREET PLAZA
MANAGEMENT COMPANY LIMITED (CONTINUED)
PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

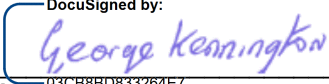
AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

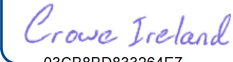
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee 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 IAASA's website at: <https://iaasa.ie/publications/description-of-the-auditors-responsibilities-for-the-audit-of-the-financial-statements>. This description forms part of our Auditors' 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 Auditors' 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."

DocuSigned by:

Signed: _____
George Kennington
for and on behalf of

DocuSigned by:

03CB8BD833264E7 ...
Crowe Ireland
Chartered Accountants and Statutory Audit Firm
40 Mespil Road
Dublin 4
D04 C2N4
Date: 26/3/2026

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED


**ABRIDGED BALANCE SHEET
AS AT 31 MARCH 2023**

	Note	2023 €	2022 €
Current assets			
Debtors: amounts falling due within one year	6	55,420	115,150
Cash at bank and in hand		120,347	72,661
		<u>175,767</u>	<u>187,811</u>
Creditors: amounts falling due within one year	7	(33,581)	(93,311)
Net current assets		<u>142,186</u>	<u>94,500</u>
Total assets less current liabilities		<u>142,186</u>	<u>94,500</u>
Creditors: amounts falling due after more than one year		(142,186)	(94,500)
Net assets		<u>-</u>	<u>-</u>
Capital and reserves			
Called up share capital presented as equity	9	5	5
Income and expenditure account		(5)	(5)
Shareholders' funds		<u>-</u>	<u>-</u>


We, as Directors of Moore Street Plaza Management Company 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 small companies regime.

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

Signed by:

 22E87810FA2C440...
Richard Moyles
 Director

Date: 26/3/2026

Signed by:

 6EA730579CEC4B0...
Alan Buckley
 Director

Date: 26/3/2026

The notes on pages 9 to 13 form part of these financial statements.

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2023**

	Called up share capital	Income and expenditure account	Total equity
	€	€	€
At 1 April 2022	5	(5)	-
At 31 March 2023	5	(5)	-

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2022**

	Called up share capital	Income and expenditure account	Total equity
	€	€	€
At 1 April 2021	5	(5)	-
At 31 March 2022	5	(5)	-

The notes on pages 9 to 13 form part of these financial statements.

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

1. GENERAL INFORMATION

Moore Street Plaza Management Company Limited is primarily engaged in property management of Moore Street Plaza, Parnell Street, Dublin 1. The registered office is 5th Floor, 40 Mespil Road, Dublin 4, D04 C2N4

The Company is a limited liability company incorporated and domiciled in Ireland. The Company is tax resident in Ireland. The company registration number is 375416.

The significant accounting policies adopted by the Company and applied consistently in the preparation of these financial statements are set out below.

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.

2.2 SERVICE CHARGE RECEIVABLE

Service charges receivable on or before the Balance Sheet date are treated as revenue for the year.

2.3 EXCEPTIONAL ITEMS

Exceptional items are transactions that fall within the ordinary activities of the Company but are presented separately due to their size or incidence.

2.4 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.

2.5 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. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.6 CREDITORS

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

2.7 FINANCIAL INSTRUMENTS

The Company has elected to apply the provisions of Section 11 "Basic Financial Instruments" of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Company's Balance Sheet when the Company becomes party to the contractual provisions of the instrument.

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

2. ACCOUNTING POLICIES (CONTINUED)**2.7 FINANCIAL INSTRUMENTS (CONTINUED)**

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

Basic financial assets

Basic financial assets, which include trade and other receivables, cash and bank balances, are initially measured at their transaction price including transaction costs and are subsequently carried at their amortised cost using the effective interest method, less any provision for impairment, 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.

Discounting is omitted where the effect of discounting is immaterial. The Company's cash and cash equivalents, trade and most other receivables due with the operating cycle fall into this category of financial instruments.

Other financial assets

Other financial assets, which includes investments in equity instruments which are not classified as subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the recognised transaction price. Such assets are subsequently measured at fair value with the changes in fair value being recognised in the Income and Expenditure Account. Where other financial assets are not publicly traded, hence their fair value cannot be measured reliably, they are measured at cost less impairment.

Impairment of financial assets

Financial assets are assessed for indicators of impairment at each reporting date.

Financial assets are impaired when events, subsequent to their initial recognition, indicate the estimated future cash flows derived from the financial asset(s) have been adversely impacted. The impairment loss will be the difference between the current carrying amount and the present value of the future cash flows at the asset(s) original effective interest rate.

If there is a favourable change in relation to the events surrounding the impairment loss then the impairment can be reviewed for possible reversal. The reversal will not cause the current carrying amount to exceed the original carrying amount had the impairment not been recognised. The impairment reversal is recognised in the Income and Expenditure Account.

Financial liabilities

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

Basic financial liabilities, which include trade and other payables, bank loans and other loans are initially measured at their transaction price after transaction costs. When this constitutes a financing transaction, whereby the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Discounting is omitted where the effect of discounting is

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

2. ACCOUNTING POLICIES (CONTINUED)**2.7 FINANCIAL INSTRUMENTS (CONTINUED)**

immaterial.

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

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Trade payables are classified as current liabilities if the payment is due within one year. If not, they represent non-current liabilities. Trade payables are initially recognised at their transaction price and subsequently are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

Other financial instruments

Derivatives, including forward exchange contracts, futures contracts and interest rate swaps, are not classified as basic financial instruments. These are initially recognised at fair value on the date the derivative contract is entered into, with costs being charged to the Income and Expenditure Account. They are subsequently measured at fair value with changes in the Income and Expenditure Account.

Debt instruments that do not meet the conditions as set out in FRS 102 paragraph 11.9 are subsequently measured at fair value through the Income and Expenditure Account. This recognition and measurement would also apply to financial instruments where the performance is evaluated on a fair value basis as with a documented risk management or investment strategy.

Derecognition of financial instruments**Derecognition of financial assets**

Financial assets are derecognised when their contractual right to future cash flow expire, or are settled, or when the Company transfers the asset and substantially all the risks and rewards of ownership to another party. If significant risks and rewards of ownership are retained after the transfer to another party, then the Company will continue to recognise the value of the portion of the risks and rewards retained.

Derecognition of financial liabilities

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

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

3. PROVISIONS AVAILABLE FOR SMALL ENTITIES

In common with many other businesses of our size and nature, we use our auditors to prepare and submit tax returns to the revenue and assist with the preparation of the financial statements.

4. EMPLOYEES

The Company has no employees other than the Directors, who did not receive any remuneration (2022 - €NIL).

5. EXCEPTIONAL ITEMS

	2023 €	2022 €
Amount forgiven on loans payable	37,686	-
	<u>37,686</u>	<u>-</u>
	<u><u>37,686</u></u>	<u><u>-</u></u>

6. DEBTORS

	2023 €	2022 €
Trade debtors	49,560	111,790
Prepayments	5,860	3,360
	<u>55,420</u>	<u>115,150</u>
	<u><u>55,420</u></u>	<u><u>115,150</u></u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

		2023 €	2022 €
Trade creditors		8,278	7,942
Amounts owed to participating interests	10	-	12,508
Other creditors		-	49,686
Accruals		25,303	23,175
		<u>33,581</u>	<u>93,311</u>
		<u><u>33,581</u></u>	<u><u>93,311</u></u>

MOORE STREET PLAZA MANAGEMENT COMPANY LIMITED

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

8. SINKING FUND

	2023	<i>2022</i>
	€	€
Balance at the start of the year	94,500	<i>87,000</i>
Transfer from income and expenditure account	47,686	<i>7,500</i>
	142,186	<i>94,500</i>
	142,186	<i>94,500</i>

The sinking fund is held on trust for unit owners to meet future capital expenditure. The balance is presented as a long term creditor to reflect its restricted nature.

9. SHARE CAPITAL

	2023	<i>2022</i>
	€	€
AUTHORISED		
100,000 (<i>2022 - 100,000</i>) Ordinary 'A' shares of €1.00 each	100,000	<i>100,000</i>
5,000,000 (<i>2022 - 5,000,000</i>) Ordinary 'B' shares of €0.01 each	50,000	<i>50,000</i>
	150,000	<i>150,000</i>
	150,000	<i>150,000</i>
 ALLOTTED, CALLED UP AND FULLY PAID		
5 (<i>2022 - 5</i>) Ordinary 'A' shares of €1.00 each	5	<i>5</i>
	5	<i>5</i>

10. RELATED PARTY TRANSACTIONS

At the beginning of the year the Company owed Davy Target Investments ICAV €12,508. During the year, the Company reached a settlement agreement on the outstanding balance. The Company made a payment of €7,508 with the remaining balance of €5,000 forgiven. The balance outstanding at the year end was €Nil.

Davy Target Investments ICAV has a significant influence over the Company.

11. POST BALANCE SHEET EVENTS

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

12. APPROVAL OF FINANCIAL STATEMENTS

The Board of Directors approved these financial statements for issue on 26/3/2026