

Company Number: 62061

Patrick Kavanagh (Wainsfort) Ltd
Abridged Unaudited Financial Statements
for the financial year ended 31 August 2025

Patrick Kavanagh (Wainsfort) Ltd
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Patrick Kavanagh (Wainsfort) Ltd
DIRECTORS AND OTHER INFORMATION

Directors	Brian Devitt Deirdre Devitt
Company Secretary	Brian Devitt
Company Number	62061
Registered Office and Business Address	6 Wainsfort Drive Terenure Dublin 6 Ireland
Accountants	Xeinadin 74 Northumberland Road Ballsbridge Dublin 4 Ireland
Bankers	Bank of Ireland Terenure Dublin 6 Ireland

Patrick Kavanagh (Wainsfort) Ltd

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 August 2025

The directors made the following statement in respect of the unaudited financial statements:

"General responsibilities

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

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

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

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

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Xeinadin, all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 31 August 2025."

Signed on behalf of the board

Deirdre Devitt
Director

28 January 2026

Brian Devitt
Director

28 January 2026

Patrick Kavanagh (Wainsfort) Ltd
ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited Abridged financial statements of Patrick Kavanagh (Wainsfort) Ltd for the financial year ended 31 August 2025

In accordance with our 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 6 to 14 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 Board of Directors of Patrick Kavanagh (Wainsfort) Ltd, as a body, 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 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. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with guidance issued by our regulatory bodies and have complied with the relevant ethical guidance laid down by our regulatory bodies 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 Patrick Kavanagh (Wainsfort) Ltd 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 Patrick Kavanagh (Wainsfort) Ltd. You consider that Patrick Kavanagh (Wainsfort) Ltd 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 Patrick Kavanagh (Wainsfort) Ltd. 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.


XEINADIN
74 Northumberland Road
Ballsbridge
Dublin 4
Ireland

28 January 2026

Patrick Kavanagh (Wainsfort) Ltd
BALANCE SHEET

as at 31 August 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	3,152,234	3,298,732
Investments	7	25,000	-
Fixed Assets		<u>3,177,234</u>	<u>3,298,732</u>
Current Assets			
Stocks	8	33,249	41,551
Debtors	9	40,815	10,885
Cash and cash equivalents		355,640	324,547
		<u>429,704</u>	<u>376,983</u>
Creditors: amounts falling due within one year	10	<u>(268,786)</u>	<u>(359,792)</u>
Net Current Assets		<u>160,918</u>	<u>17,191</u>
Total Assets less Current Liabilities		<u>3,338,152</u>	<u>3,315,923</u>
Creditors:			
amounts falling due after more than one year	11	(615,980)	(725,749)
Provisions for liabilities	12	<u>(403,823)</u>	<u>(445,733)</u>
Net Assets		<u><u>2,318,349</u></u>	<u><u>2,144,441</u></u>
Capital and Reserves			
Called up share capital presented as equity		25	25
Share premium account	13	1,190,438	1,190,438
Revaluation reserve	13	2,605,087	2,605,087
Other reserves	13	2	2
Retained earnings		(1,477,203)	(1,651,111)
Equity attributable to owners of the company		<u><u>2,318,349</u></u>	<u><u>2,144,441</u></u>

Patrick Kavanagh (Wainsfort) Ltd
BALANCE SHEET

as at 31 August 2025

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of Patrick Kavanagh (Wainsfort) Ltd, state that -

(a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,

(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,

(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

Approved by the board on 28 January 2026 and signed on its behalf by:

Deirdre Devitt
Director

Brian Devitt
Director

Patrick Kavanagh (Wainsfort) Ltd
RECONCILIATION OF SHAREHOLDERS' FUNDS
as at 31 August 2025

	Called up share capital €	Share premium account €	Revaluation reserve €	Retained earnings €	Capital redemption reserve €	Total €
At 1 September 2023	25	-	2,605,087	(1,882,586)	2	722,528
Profit for the financial year	-	-	-	261,312	-	261,312
Payment of dividends	-	-	-	(29,837)	-	(29,837)
Net proceeds of equity Ordinary share issue	-	1,190,438	-	-	-	1,190,438
At 31 August 2024	25	1,190,438	2,605,087	(1,651,111)	2	2,144,441
Profit for the financial year	-	-	-	192,408	-	192,408
Payment of dividends	-	-	-	(18,500)	-	(18,500)
At 31 August 2025	25	1,190,438	2,605,087	(1,477,203)	2	2,318,349

Patrick Kavanagh (Wainsfort) Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

1. General Information

Patrick Kavanagh (Wainsfort) Ltd is a company limited by shares incorporated in Ireland

2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Statement of compliance

The financial statements of the company for the year ended 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 cash receipts value of goods supplied by the company, exclusive of trade discounts and value added tax.

Revaluation

Freehold property was initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Freehold property was subsequently valued at its fair value by professional external valuers. The property is held at the revalued amount, being its fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The difference between the fair value of the property at the reporting date and its carrying value prior to the valuation is recognised in other comprehensive income as a fair value gain or loss. Any gain or loss on disposal of the 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.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Freehold Premises	-	4% Straight line
Fixtures, Fittings and Equipment	-	15% Straight Line
Motor vehicles	-	15% Straight Line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

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.

Patrick Kavanagh (Wainsfort) Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

Leasing

Rentals payable under operating leases are dealt with in the Profit and Loss Account as incurred over the period of the rental agreement.

Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Profit and Loss Account in the year in which it is receivable.

Stocks

Stocks are valued at the lower of cost and net realisable value. Stocks are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

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.

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.

Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

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.

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	<u>146,498</u>	<u>25,204</u>

continued

Patrick Kavanagh (Wainsfort) Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

4.	Interest payable and similar expenses	2025	2024
		€	€
	Interest	<u>27,730</u>	<u>36,586</u>

5. **Employees**

The average monthly number of employees, including directors, during the financial year was 33, (2024 - 34).

	2025	2024
	Number	Number
Directors	1	1
Employees	32	33
	<u>33</u>	<u>34</u>

6. **Tangible assets**

	Freehold Premises	Investment properties	Fixtures, Fittings and Equipment	Motor vehicles	Total
	€	€	€	€	€
Cost or Valuation					
At 1 September 2024	<u>3,175,000</u>	<u>657,125</u>	<u>459,526</u>	<u>28,488</u>	<u>4,320,139</u>
At 31 August 2025	<u>3,175,000</u>	<u>657,125</u>	<u>459,526</u>	<u>28,488</u>	<u>4,320,139</u>
Depreciation					
At 1 September 2024	593,548	-	411,205	16,654	1,021,407
Charge for the financial year	127,000	-	15,713	3,785	146,498
At 31 August 2025	<u>720,548</u>	<u>-</u>	<u>426,918</u>	<u>20,439</u>	<u>1,167,905</u>
Net book value					
At 31 August 2025	<u>2,454,452</u>	<u>657,125</u>	<u>32,608</u>	<u>8,049</u>	<u>3,152,234</u>
At 31 August 2024	<u>2,581,452</u>	<u>657,125</u>	<u>48,321</u>	<u>11,834</u>	<u>3,298,732</u>

7. **Investments**

	Other unlisted investments	Total
	€	€
Investments		
Cost or Valuation		
Additions	25,000	25,000
At 31 August 2025	<u>25,000</u>	<u>25,000</u>
Net book value		
At 31 August 2025	<u>25,000</u>	<u>25,000</u>

8. **Stocks**

	2025	2024
	€	€
Finished goods	<u>33,249</u>	<u>41,551</u>

The replacement cost of stock did not differ significantly from the figures shown.

continued

Patrick Kavanagh (Wainsfort) Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

9. Debtors	2025	2024
	€	€
Other debtors	15,557	-
Taxation and social welfare	10,416	-
Prepayments	14,842	10,885
	<u>40,815</u>	<u>10,885</u>
10. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	137,118	137,118
Trade creditors	88,588	114,566
Taxation and social welfare	20,635	84,061
Directors' current accounts (Note 15)	-	4,152
Other creditors	-	566
Accruals	22,445	19,329
	<u>268,786</u>	<u>359,792</u>
11. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loans	614,587	723,975
Amounts owed to related parties (Note 16)	1,393	1,774
	<u>615,980</u>	<u>725,749</u>
Loans		
Repayable in one year or less, or on demand	137,118	137,118
Repayable between one and two years	137,118	137,118
Repayable between two and five years	411,357	411,357
Repayable in five years or more	66,112	175,500
	<u>751,705</u>	<u>861,093</u>

The loan is currently with Bank of Ireland, the interest rate is 3.92% subject to change..

Charges that are in place:

- Floating Debenture over the assets and undertakings of Patrick Kavanagh (Wainsfort) Limited.
- First Legal mortgage/charge over the leasehold interest in the property at 2, 4 & 6 Wainsfort Drive, Terenure, Dublin 6 comprising 0.01 acres registered in the name of Patrick Kavanagh (Wainsfort) Limited. Deed of Covenant to be held in respect of the Liquor Licence for the above premises.

Additional security:

- Letter of Guarantee from Ms Deirdre Devitt & Mr William Devitt guaranteeing the Borrower's liabilities in the amount of €500,000 in respect of principal together with interest and costs accrued thereon.

Patrick Kavanagh (Wainsfort) Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 August 2025

12. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Property revaluations	Total	Total
	€	2025 €	2024 €
At financial year start	445,733	445,733	445,733
Charged to profit and loss	(41,910)	(41,910)	-
At financial year end	<u>403,823</u>	<u>403,823</u>	<u>445,733</u>

13. Income Statement

	Share premium account €	Revaluation reserve €	Profit and loss account €	Capital redemption reserve €	Total €
At 1 September 2024	1,190,438	2,605,087	(1,651,111)	2	2,144,416
Profit for the financial year	-	-	192,408	-	192,408
Payment of dividends	-	-	(18,500)	-	(18,500)
At 31 August 2025	<u>1,190,438</u>	<u>2,605,087</u>	<u>(1,477,203)</u>	<u>2</u>	<u>2,318,324</u>

Share Premium Reserve

The amount carried forward is the premium that arose from the issue of shares in 31.08.2023.

14. Financial commitments

The company had no leasing commitments at the financial year ended 31st August 2024.

15. Directors' remuneration and transactions

	2025 €	2024 €
Remuneration	60,000	76,454
Pension contributions	3,999	4,948
	<u>63,999</u>	<u>81,402</u>

The following amounts are repayable to the directors:

	2025 €	2024 €
Brian Devitt	-	283
Deirdre Devitt	-	3,869
	<u>-</u>	<u>4,152</u>

16. Related party transactions

	2025 €	2024 €
Amounts falling due after more than one year	<u>1,393</u>	<u>1,774</u>

Patrick Kavanagh (Wainsfort) Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

17. Post-Balance Sheet Events

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

18. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 28 January 2026.

Overall Certificate
For Financial Statements
Section 347 (2)(b), Companies Act 2014

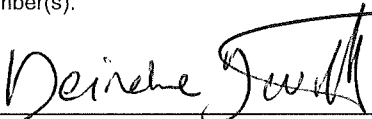
Company Name: Patrick Kavanagh (Wainsfort) Ltd

Company Number: 62061

Financial Year: 1 September 2024 to 31 August 2025

CERTIFICATE:

We hereby certify that all financial statement documents which are required under Part 6 of the Companies Act 2014 to be annexed to this annual return, have been so annexed, and that they are true copies of the originals, or information extracted from the originals, laid or to be laid before the relevant general meeting, or presented to the member(s).


Deirdre Devitt
Director

28 January 2026


Brian Devitt
Secretary

28 January 2026
