

**Balbriggan Property Construction Limited**  
**Abridged Financial Statements**  
**for the financial year ended 30 April 2025**

# Balbriggan Property Construction Limited

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## **Balbriggan Property Construction Limited**

### **DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Brian McCartan Eoin McCartan
<b>Company Secretary</b>	Brian McCartan
<b>Company Number</b>	402392
<b>Registered Office</b>	McCartans Pharmacy Office Unit 10 North Street Business Park Swords Dublin
<b>Business Address</b>	McCartans Pharmacy Office Unit 10 North Street Business Park Swords Co. Dublin
<b>Auditors</b>	Dains Ireland Chartered Accountants and Statutory Audit Firm 38 Main Street Swords Co. Dublin

# Balbriggan Property Construction Limited

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2025

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 and enable the financial statements to be readily and properly 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.

### Disclosure of Information to Auditor

Each persons who are directors at the date of approval of this report confirms that:

- there is no relevant audit information (information needed by the company's auditor in connection with preparing the auditor's report) of which the company's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

### Signed on behalf of the board

**Brian McCartan**  
Director

27 March 2026

**Eoin McCartan**  
Director

27 March 2026

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF BALBRIGGAN PROPERTY CONSTRUCTION LIMITED**

## **pursuant to section 356(1) and 356(2) of the Companies Act 2014**

### **Opinion**

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex the abridged financial statements to the annual return of Balbriggan Property Construction Limited ('the company') and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

### **Basis of opinion**

We have examined :

- (i) the abridged financial statements for the financial year ended 30 April 2025 on pages 8 to 13 which the directors of Balbriggan Property Construction Limited propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

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

### **Respective responsibilities of directors and auditors**

It is your responsibility to prepare abridged financial statements which comply with section 352 of 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 sections 352 and 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors, as a body, in accordance with section 356(2) of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters we are required to state to them in our report under section 356(2) 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.

### **Other Information required by the Companies Act 2014**

On 27 March 2026 we reported to the members on the company's financial statements for the financial year ended 30 April 2025 and our report was as follows:

#### **"Report on the audit of the financial statements**

### **Opinion**

We have audited the financial statements of Balbriggan Property Construction Limited ('the company') for the financial year ended 30 April 2025 which comprise the Income Statement, the Balance Sheet, the Statement of Changes in Equity and the related notes to the financial statements, including the 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", issued in the United Kingdom by the Financial Reporting Council, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 30 April 2025 and of its profit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; 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 described below in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and 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.

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF BALBRIGGAN PROPERTY CONSTRUCTION LIMITED**

## **pursuant to section 356(1) and 356(2) of the Companies Act 2014**

### **Material uncertainty relating to Going Concern**

In forming our opinion on the financial statements, which is not qualified, we have considered the adequacy of the disclosures made in note 3 of the financial statements concerning the company's ability to continue as a going concern. Whilst the company is trading profitably as at 30 April 2025 the company's balance sheet showed a net liabilities position. This condition, along with the other matters explained in note 3 of the financial statements, indicate the existence of a material uncertainty which may cast significant doubt about the company's ability to continue as a going concern. and therefore it may not be able to dispose of its assets or discharge its liabilities in the normal course of business. The financial statements do not include the adjustments that would result if the company was unable to continue as a going concern.

### **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 Auditor's 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 materially inconsistent with the financial statements or our knowledge obtained in the course of 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.

### **Opinions on 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**

#### **Responsibilities of directors for the financial statements**

As explained more fully in the Directors' Responsibilities Statement set out on page 4, 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 they 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, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF BALBRIGGAN PROPERTY CONSTRUCTION LIMITED**

## **pursuant to section 356(1) and 356(2) of the Companies Act 2014**

### **Auditor's 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 Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

### **Further information regarding the scope of our responsibilities as auditor**

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

Our report is made solely to the company's shareholders, 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 shareholders those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the company and the company's shareholders, as a body, for our audit work, for this report, or for the opinions we have formed."

**Deirdre McGinley**  
for and on behalf of  
**DAINS IRELAND**

Chartered Accountants and Statutory Audit Firm  
38 Main Street  
Swords  
Co. Dublin

**30 March 2026**

We certify that the auditor's report on pages 5 - 7 made pursuant to section 356(1) of the Companies Act 2014 is a true copy of the original.

**Brian McCartan**  
Secretary

**27 March 2026**

**Eoin McCartan**  
Director

**27 March 2026**

# Balbriggan Property Construction Limited

## BALANCE SHEET

as at 30 April 2025

	Notes	2025 €	2024 €
<b>Fixed Assets</b>			
Tangible assets	5	<u>386,000</u>	<u>386,000</u>
<b>Current Assets</b>			
Debtors	6	901,783	809,646
Cash and cash equivalents		<u>6,267</u>	<u>330</u>
		<u>908,050</u>	<u>809,976</u>
<b>Creditors: amounts falling due within one year</b>	7	<u>(2,639,208)</u>	<u>(2,603,743)</u>
<b>Net Current Liabilities</b>		<u>(1,731,158)</u>	<u>(1,793,767)</u>
<b>Total Assets less Current Liabilities</b>		<u>(1,345,158)</u>	<u>(1,407,767)</u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		1	1
Retained earnings		<u>(1,345,159)</u>	<u>(1,407,768)</u>
<b>Equity attributable to owners of the company</b>		<u>(1,345,158)</u>	<u>(1,407,767)</u>

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

We as Directors of Balbriggan Property Construction Limited, state that -

The company has relied on the specified exemption contained in section 352 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 confirm that 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 27 March 2026 and signed on its behalf by:

**Brian McCartan**  
Director

**Eoin McCartan**  
Director

**Balbriggan Property Construction Limited**  
**STATEMENT OF CHANGES IN EQUITY**

as at 30 April 2025

	<b>Called up share capital €</b>	<b>Retained earnings €</b>	<b>Total €</b>
<b>At 1 May 2023</b>	1	(1,470,232)	(1,470,231)
Profit for the financial year	-	62,464	62,464
<b>At 30 April 2024</b>	1	(1,407,768)	(1,407,767)
Profit for the financial year	-	62,609	62,609
<b>At 30 April 2025</b>	<b>1</b>	<b>(1,345,159)</b>	<b>(1,345,158)</b>

# Balbriggan Property Construction Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 1. General Information

Balbriggan Property Construction Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 402392. The registered office of the company is McCartans Pharmacy Office Unit 10, North Street Business Park, Swords, Co. Dublin. The nature of the company's operations and its principal activities are set out in the Directors' Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

### 2. Summary of Significant Accounting Policies

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

#### Statement of compliance

The financial statements of the company for the year ended 30 April 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 represents rent receivable during the year. Rent is recognised in the income statement in equal installments over the duration of the lease agreement.

#### Borrowing Policy

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 the income statement for the period in which they are incurred.

#### 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. 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 Income Statement 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 Income Statement.

#### 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 comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

# Balbriggan Property Construction Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 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. Going concern

The financial statements have been prepared on the going concern basis which assumes that the company will continue in operational existence for the foreseeable future being at least 12 months from the date of the signing these financial statements. Whilst the company is trading profitably, at 30 April 2025 the company's balance sheet showed a net liabilities position.

The ultimate controlling parties and fellow group undertakings have given representations that they will continue to provide the adequate financial support for the foreseeable future to ensure the company's liabilities can be discharged as they fall due and will not call in any balances due from the company until the company has sufficient reserves. On this basis, the directors consider it appropriate to prepare the financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and the liabilities that may arise if the company was unable to continue as a going concern.

### 4. Employees

There were no employees in the company during the year (2024: Nil). The directors did not receive any remuneration from the company in the year or prior period.

### 5. Tangible assets

	Investment properties	Total
	€	€
<b>Cost</b>		
At 1 May 2024	386,000	386,000
	<hr/>	<hr/>
At 30 April 2025	386,000	386,000
	<hr/>	<hr/>
<b>Depreciation</b>		
At 1 May 2024	-	-
	<hr/>	<hr/>
At 30 April 2025	-	-
	<hr/>	<hr/>
<b>Net book value</b>		
At 30 April 2025	<b>386,000</b>	<b>386,000</b>
	<hr/> <hr/>	<hr/> <hr/>
At 30 April 2024	386,000	386,000
	<hr/> <hr/>	<hr/> <hr/>

## Balbriggan Property Construction Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

6. Debtors	2025 €	2024 €
Amounts owed by group undertakings (Note 10)	898,000	805,500
Taxation	3,783	4,146
	<u>901,783</u>	<u>809,646</u>

The above amounts owed by group undertakings are unsecured, interest free and have no agreed repayment terms. While the amounts fall due to be received in less than one year, they may not be recovered in the short term.

7. Creditors Amounts falling due within one year	2025 €	2024 €
Trade creditors	-	2,419
Amounts owed to group undertakings (Note 10)	2,628,876	2,591,041
Taxation	49	-
Accruals	1,950	1,950
Deferred Income	8,333	8,333
	<u>2,639,208</u>	<u>2,603,743</u>

The above amounts owed to group undertakings are unsecured, interest free and have no agreed repayment terms. While the amounts fall due to be paid in less than one year, they may not be paid in the short term.

### 8. Details of creditors

#### Security given in respect of creditors

AIB Plc holds an all sums guarantee from the company of €3,860,000 supported by a mortgage debenture over the company's property, assets and undertakings as security for the bank facilities in the parent company Stationview Construction Limited.

### 9. Income Statement

	2025 €	2024 €
At 1 May 2024	(1,407,768)	(1,470,232)
Profit for the financial year	62,609	62,464
At 30 April 2025	<u>(1,345,159)</u>	<u>(1,407,768)</u>

### 10. Related party transactions

The company has availed of the exemption under FRS102 in relation to the disclosure of transactions with group companies.

In the opinion of the directors these amounts arise in the ordinary course of business and the terms of the amounts due are in accordance with the terms ordinarily offered by the company.

Transactions and balances with group companies:

2025 €	2024 €
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## Balbriggan Property Construction Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### Balbriggan Estates Property Limited

Rent of €100,000 (2024: €100,000) was received from Balbriggan Estates Property Limited during the year. This company is connected by way of common directors and ultimate shareholder.

Amount due from Balbriggan Estates Property Limited	<u>831,250</u>	<u>731,250</u>
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### Donnellys Pharmacy Limited

Amount (owed to) Donnellys Pharmacy Limited	<u>(20,000)</u>	<u>(20,000)</u>
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### GLF Property Limited

Amount (owed to) GLF Property Limited	<u>(45,000)</u>	<u>(45,000)</u>
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### Braavos Limited

Amount (owed to) Braavos Limited	<u>(4,900)</u>	<u>(4,900)</u>
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### Northside Property Limited

Amount due from Northside Property Limited	<u>23,000</u>	<u>23,000</u>
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## 11. Parent company

The company regards Stationview Construction Limited as its parent company, a company incorporated in the Republic of Ireland with an address located in Unit 10, North Street Business Park, Swords, Dublin.

The parent of the smallest and largest group in which the results are consolidated is Stationview Construction Limited.

## 12. Controlling interest

The director, Brian McCartan, beneficially owns and controls the company as he holds 100% of the share capital of the parent company, Stationview Construction Limited. Brian McCartan holds some of these shares in trust for his children.

## 13. Post-Balance Sheet Events

There were no significant events affecting the company since the financial year-end which require disclosure in the financial statements.

## 14. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 27 March 2026.