

Western Parkway Business Centre Management Company Limited by Guarantee
Annual Report and Financial Statements
for the financial year ended 30 June 2025

Western Parkway Business Centre Management Company Limited by Guarantee
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Western Parkway Business Centre Management Company Limited by Guarantee
DIRECTORS AND OTHER INFORMATION

Directors	Paul Slater Philip Malone
Company Secretary	Brian Murtagh
Company Number	149847
Registered Office	Suite A Ashtown Business Centre Navan Road Dublin 15
Business Address	Western Parkway Business Centre Lower Ballymount Road Dublin 12
Auditors	McCann & Co Statutory Audit Firm Suite A Ashtown Business Centre Navan Road Dublin 15
Bankers	Allied Irish Bank PLC, Crumlin Cross West, Dublin 12

Western Parkway Business Centre Management Company Limited by Guarantee

DIRECTORS' REPORT

for the financial year ended 30 June 2025

The directors present their report and the audited financial statements for the financial year ended 30 June 2025.

Principal Activity and Review of the Business

The principal activity during the year was the provision of management services to Western Parkway Business Centre situated at Lower Ballymount Road, Dublin 12.

The Company is limited by guarantee not having a share capital.

Income and expenditure were consistent with previous years. The directors anticipate that the figures will remain at a similar level for the year ahead. There has been no significant change in these activities during the financial year ended 30 June 2025.

Principal Risks and Uncertainties

Given the limited scope of the companies activities, the directors have identified few risks and uncertainties in relation to such activities. The risks that have been identified are:

- Cash flow difficulties through non- payment of service charges by members
- Potential legal issues that may arise due to damage/injury

The directors continue to monitor and take any actions necessary to mitigate these risks.

Financial Results

The (deficit)/surplus for the financial year after providing for depreciation amounted to €(2) (2024 - €2).

At the end of the financial year, the company has assets of €396,241 (2024 - €405,759) and liabilities of €300,550 (2024 - €310,066). The net assets of the company have decreased by €(2).

Directors and Secretary

The directors who served throughout the financial year were as follows:

Paul Slater
Philip Malone

The secretary who served throughout the financial year was Brian Murtagh.

In accordance with the Constitution, the directors retire by rotation and, being eligible, offer themselves for re-election.

Future Developments

The company plans to continue its present activities and current trading levels. Employees are kept as fully informed as practicable about developments within the business.

Post Balance Sheet Events

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

Auditors

The auditors, McCann & Co. (Statutory Audit Firm), continue in office in accordance with section 383(2) of the Companies Act 2014.

Statement on Relevant Audit Information

In accordance with section 330 of the Companies Act 2014, so far as each of the persons who are directors at the time this report is approved are aware, there is no relevant audit information of which the statutory auditors are unaware. The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and they have established that the statutory auditors are aware of that information.

Western Parkway Business Centre Management Company Limited by Guarantee
DIRECTORS' REPORT
for the financial year ended 30 June 2025

Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at Western Parkway Business Centre, Lower Ballymount Road, Dublin 12.

Signed on behalf of the board



Paul Slater
Director

25 September 2025



Philip Malone
Director

25 September 2025

Western Parkway Business Centre Management Company Limited by Guarantee

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 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 surplus or deficit 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.

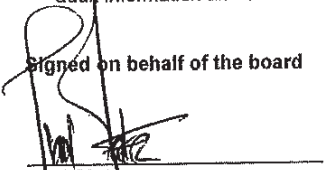
The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and surplus or deficit of the company to be determined 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 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



Paul Slater
Director

25 September 2025



Philip Malone
Director

25 September 2025

INDEPENDENT AUDITOR'S REPORT

to the Members of Western Parkway Business Centre Management Company Limited by Guarantee

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Western Parkway Business Centre Management Company Limited by Guarantee ('the company') for the financial year ended 30 June 2025 which comprise the Income and Expenditure Account, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows 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 June 2025 and of its deficit 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 the Provisions Available for Audits of Small Entities, in the circumstances set out in note 4 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

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

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.

INDEPENDENT AUDITOR'S REPORT

to the Members of Western Parkway Business Centre Management Company Limited by Guarantee

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 6, 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.

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.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: www.iaasa.ie/wp-content/uploads/2022/10/Description_of_auditors_responsibilities_for_audit.pdf. The description forms part of our Auditor's Report.

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

Our 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 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 members, as a body, for our audit work, for this report, or for the opinions we have formed.


Una Kelly FCCA

for and on behalf of

MCCANN & CO

Statutory Audit Firm

Suite A

Ashtown Business Centre

Navan Road

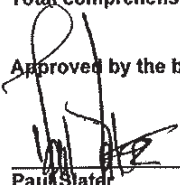
Dublin 15

25 September 2025

Western Parkway Business Centre Management Company Limited by Guarantee
INCOME AND EXPENDITURE ACCOUNT
for the financial year ended 30 June 2025

	Notes	2025 €	2024 €
Income	5	112,772	110,039
Expenditure		<u>(112,774)</u>	<u>(110,037)</u>
(Deficit)/surplus before tax		(2)	2
Tax on (deficit)/surplus		<u>-</u>	<u>-</u>
(Deficit)/surplus for the financial year		<u>(2)</u>	<u>2</u>
Total comprehensive income		<u><u>(2)</u></u>	<u><u>2</u></u>

Approved by the board on 25 September 2025 and signed on its behalf by:



Paul Slater
Director



Philip Malone
Director

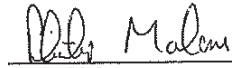
Western Parkway Business Centre Management Company Limited by Guarantee
BALANCE SHEET
as at 30 June 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	8	56,179	61,212
Investments	9	174,986	174,986
Fixed Assets		<u>231,165</u>	<u>236,198</u>
Current Assets			
Debtors	10	25,536	17,060
Cash and cash equivalents		139,540	152,501
		<u>165,076</u>	<u>169,561</u>
Creditors: amounts falling due within one year	12	<u>(300,650)</u>	<u>(310,066)</u>
Net Current Liabilities		<u>(135,474)</u>	<u>(140,505)</u>
Total Assets less Current Liabilities		<u>95,691</u>	<u>95,693</u>
Reserves			
Income and expenditure account		95,691	95,693
Equity attributable to owners of the company		<u>95,691</u>	<u>95,693</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.

Approved by the board on 25 September 2025 and signed on its behalf by:


Paul Slater
Director


Philip Malone
Director

Western Parkway Business Centre Management Company Limited by Guarantee
STATEMENT OF CHANGES IN EQUITY
as at 30 June 2025

	Retained surplus	Total
	€	€
At 1 July 2023	95,691	95,691
Surplus for the financial year	2	2
At 30 June 2024	95,693	95,693
Deficit for the financial year	(2)	(2)
At 30 June 2025	95,691	95,691

Western Parkway Business Centre Management Company Limited by Guarantee
STATEMENT OF CASH FLOWS
for the financial year ended 30 June 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
(Deficit)/surplus for the financial year		(2)	2
Adjustments for:			
Depreciation		5,033	5,033
		<u>5,031</u>	<u>5,035</u>
Movements in working capital:			
Movement in debtors		(8,476)	71,679
Movement in creditors		(9,516)	1,599
		<u>(12,961)</u>	<u>78,313</u>
Cash (used in)/generated from operations			
		<u>(12,961)</u>	<u>78,313</u>
Net (decrease)/increase in cash and cash equivalents		(12,961)	78,313
Cash and cash equivalents at beginning of financial year		152,501	74,188
		<u>152,501</u>	<u>74,188</u>
Cash and cash equivalents at end of financial year	11	139,540	152,501
		<u>139,540</u>	<u>152,501</u>

Western Parkway Business Centre Management Company Limited by Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Western Parkway Business Centre Management Company Limited by Guarantee is a company limited by guarantee incorporated in Ireland. Suite A, Ashtown Business Centre, Navan Road, Dublin 15 is the registered office, which is also the principal place of business of the company. 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 June 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.

Income

Turnover represents service charges invoiced net of Value Added Tax.

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:

Plant and machinery	- 15% Straight Line
Business Centre Improvements	- 5% 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.

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 Income and Expenditure Account in the year in which it is receivable.

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.

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

Current tax represents the amount expected to be paid or recovered in respect of taxable income 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.

Western Parkway Business Centre Management Company Limited by Guarantee
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 30 June 2025

3. Departure from Companies Act 2014 Presentation

The directors have elected to present an Income and Expenditure Account instead of a Profit and Loss Account in these financial statements as this company is a not-for-profit entity.

4. Provisions Available for Audits of 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 to assist with the preparation of the financial statements.

5. Income

The whole of the company's income is attributable to its market in the Republic of Ireland and is derived from the principal activity of provision of management services.

6. Operating (deficit)/surplus	2025	2024
	€	€
Operating (deficit)/surplus is stated after charging:		
Depreciation of tangible assets	<u>5,033</u>	<u>5,033</u>

7. Employees

The average monthly number of employees, including directors, during the financial year was 0.00|0, (2024 - 0).

8. Tangible assets

	Plant and machinery	Business Centre Improvement s	Total
	€	€	€
Cost			
At 1 July 2024	<u>120,977</u>	<u>205,310</u>	<u>326,287</u>
At 30 June 2025	<u>120,977</u>	<u>205,310</u>	<u>326,287</u>
Depreciation			
At 1 July 2024	120,977	144,098	265,075
Charge for the financial year	-	5,033	5,033
At 30 June 2025	<u>120,977</u>	<u>149,131</u>	<u>270,108</u>
Net book value			
At 30 June 2025	<u>-</u>	<u>56,179</u>	<u>56,179</u>
At 30 June 2024	<u>-</u>	<u>61,212</u>	<u>61,212</u>

continued

Western Parkway Business Centre Management Company Limited by Guarantee
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 30 June 2025

9. Investments

Investments	Other unlisted investments €
Cost	
At 30 June 2025	174,986
Net book value	
At 30 June 2025	<u>174,986</u>
At 30 June 2024	<u>174,986</u>

Investments in the form of prize bonds are held by the company.

10. Debtors	2025 €	2024 €
Trade debtors	25,315	16,839
Prepayments	221	221
	<u>25,536</u>	<u>17,060</u>

All amounts fall due within one year.

11. Cash and cash equivalents	2025 €	2024 €
Cash and bank balances	<u>139,540</u>	<u>152,501</u>

12. Creditors	2025 €	2024 €
Amounts falling due within one year		
Trade creditors	5,281	2,000
Taxation	12,343	23,572
Service charges in advance	281,226	282,794
Accruals	1,700	1,700
	<u>300,550</u>	<u>310,066</u>

The repayment terms of trade creditors vary between on demand and ninety days. No interest is payable on trade creditors.

Taxes are subject to the terms of the relevant legislation. Interest accrues on late payment at the designated Revenue rate per month. No interest was due at the financial year end date.

The terms of the accruals are based on the underlying contracts.

Other amounts included within creditors not covered by specific note disclosures are unsecured, interest free and repayable on demand.

13. Taxation	2025 €	2024 €
Creditors:		
VAT	<u>12,343</u>	<u>23,572</u>

Western Parkway Business Centre Management Company Limited by Guarantee
NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

14. Status

The liability of the members is limited.

Every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while they are members, or within one year thereafter, for the payment of the debts and liabilities of the company contracted before they ceased to be members, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributors among themselves, such amount as may be required, not exceeding € 2.

15. Capital commitments

The company had no material capital commitments at the financial year-ended 30 June 2025.

16. Post-Balance Sheet Events

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

17. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 25 September 2025.