

MOA Modular Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

MOA Modular Limited
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MOA Modular Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 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 Statement of Financial Position 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 Business Accounts, (Chartered Accountants), 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 December 2025."

Signed on behalf of the board

Stephen Kelly
Director

19 March 2026

Frank Kelly
Director

19 March 2026

MOA Modular Limited
STATEMENT OF FINANCIAL POSITION

as at 31 December 2025

	Notes	2025 €	2024 €
Non-Current Assets			
Property, plant and equipment	5	221,829	165,071
Current Assets			
Stocks	6	287,340	259,435
Debtors	7	315,979	144,898
Cash and cash equivalents		13,173	93,458
		616,492	497,791
Creditors: amounts falling due within one year	8	(565,439)	(511,011)
Net Current Assets/(Liabilities)		51,053	(13,220)
Total Assets less Current Liabilities		272,882	151,851
Creditors:			
amounts falling due after more than one year	9	(250,000)	(250,000)
Net Assets/(Liabilities)		22,882	(98,149)
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		22,782	(98,249)
Equity attributable to owners of the company		22,882	(98,149)

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 MOA Modular Limited, 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 19 March 2026 and signed on its behalf by:

Stephen Kelly
Director

Frank Kelly
Director

MOA Modular Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

MOA Modular Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 676081. The registered office of the company is Cartronkeel, Moate, Westmeath which is also the principal place of business of the company. 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 financial year ended 31 December 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.

Revenue

Where the outcome of a construction contract can be estimated reliably, contract revenue and contract costs are recognised by reference to the stage of completion of the contract activity at the Balance Sheet date. Variations in contract work, claims and incentive payments are included to the extent that it is probable that they will result in revenue and they are capable of being reliably measured.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred and that it is probable it will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

Turnover is recognised to the extent that the company obtains the right to consideration in exchange for its performance. It comprises the fair value of consideration received and receivable exclusive of VAT and after discount and rebates.

Turnover from the provision of services is recognised in the accounting period in which the services are rendered and the outcome of the contract can be estimated reliably. This is done using the percentage of completion method based on the actual service performed as a percentage of the total services to be provided.

Property, plant and equipment and depreciation

Property, plant and equipment 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 property, plant and equipment, less their estimated residual value, over their expected useful lives as follows:

Land and buildings	-	2% Straight line
Plant and machinery	-	12.5% Straight line
Fixtures, fittings and equipment	-	12.5% Straight line
Motor vehicles	-	20% 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.

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NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

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.

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.

Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The company also operates a defined benefit pension scheme for its employees providing benefits based on final pensionable pay. The assets of this scheme are also held separately from those of the company, being invested with pension fund managers.

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 Statement of Financial Position 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 Statement of Financial Position date.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Statement of Financial Position date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Income Statement.

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/(crediting):		
Depreciation of property, plant and equipment	32,860	28,248
(Profit) on disposal of property, plant and equipment	(11,504)	-
	<u><u> </u></u>	<u><u> </u></u>

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NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

4. Employees

The average monthly number of employees, including directors, during the financial year was 5, (2024 - 4).

	2025 Number	2024 Number
Director	1	1
Employees	4	3
	<u>5</u>	<u>4</u>

5. Property, plant and equipment

	Land and buildings	Plant and machinery	Fixtures, fittings and equipment	Motor vehicles	Total
	€	€	€	€	€
Cost					
At 1 January 2025	83,825	40,310	45,883	78,982	249,000
Additions	-	17,669	3,957	69,496	91,122
Disposals	-	-	-	(39,348)	(39,348)
At 31 December 2025	<u>83,825</u>	<u>57,979</u>	<u>49,840</u>	<u>109,130</u>	<u>300,774</u>
Depreciation					
At 1 January 2025	3,277	20,068	21,178	39,406	83,929
Charge for the financial year	1,677	6,028	6,230	18,925	32,860
On disposals	-	-	-	(37,844)	(37,844)
At 31 December 2025	<u>4,954</u>	<u>26,096</u>	<u>27,408</u>	<u>20,487</u>	<u>78,945</u>
Net book value					
At 31 December 2025	<u>78,871</u>	<u>31,883</u>	<u>22,432</u>	<u>88,643</u>	<u>221,829</u>
At 31 December 2024	<u>80,548</u>	<u>20,242</u>	<u>24,705</u>	<u>39,576</u>	<u>165,071</u>

6. Stocks

	2025 €	2024 €
Stock - Land	231,340	208,435
Stock	56,000	51,000
	<u>287,340</u>	<u>259,435</u>

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

7. Debtors

	2025 €	2024 €
Trade debtors	289,305	97,952
Other debtors	11,547	34,402
Prepayments	15,127	12,544
	<u>315,979</u>	<u>144,898</u>

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NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

8. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	2,856	30
Trade creditors	33,470	23,157
Taxation	8,789	5,542
Directors' current accounts (Note 12)	517,614	478,797
Other creditors	710	1,485
Accruals	2,000	2,000
	<u>565,439</u>	<u>511,011</u>
9. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Amounts owed to connected parties (Note 13)	<u>250,000</u>	<u>250,000</u>
10. Income Statement	2025	2024
	€	€
At 1 January 2025	(98,249)	(195,256)
Profit for the financial year	121,031	97,007
At 31 December 2025	<u>22,782</u>	<u>(98,249)</u>
11. Capital commitments		
The company had no material capital commitments at the financial year-ended 31 December 2025.		
12. Directors' remuneration and transactions	2025	2024
	€	€
Remuneration	<u>44,000</u>	<u>42,000</u>
The following amounts are repayable to the directors:		
	2025	2024
	€	€
Stephen Kelly	384,329	391,637
Frank Kelly	133,285	87,160
	<u>517,614</u>	<u>478,797</u>
13. Related party transactions		
The following amounts are due to other connected parties:		
	2025	2024
	€	€
Amounts falling due after more than one year	<u>250,000</u>	<u>250,000</u>

As at 31 December 2024, MOA Modular Limited owed Tonsit Holdings Limited € 250,000 (31 December 2023: € 250,000).

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NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

14. Events After the End of the Reporting Period

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

15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 19 March 2026.