

Company registration number 540327 (Republic of Ireland)

SERDANG LIMITED
ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

SERDANG LIMITED

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SERDANG LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 MARCH 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* issued by the Financial Reporting Council (Generally accepted Accounting Practice in Ireland). Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for that financial year and otherwise comply with the Companies Act 2014.

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

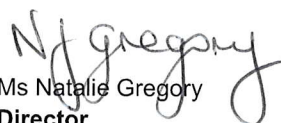
- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those 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.

On behalf of the board



Ms Shannen McCann
Director



Ms Natalie Gregory
Director

18 December 2025

SERDANG LIMITED

BALANCE SHEET

AS AT 31 MARCH 2025

			2025		2024
	Notes	€	€	€	€
Fixed assets					
Intangible assets			-		-
Tangible assets	4		1,730,351		1,745,166
Current assets					
Debtors	5	2,206,877		2,135,419	
Cash at bank and in hand		128,565		89,152	
		<u>2,335,442</u>		<u>2,224,571</u>	
Creditors: amounts falling due within one year	6	<u>(2,818,739)</u>		<u>(2,803,196)</u>	
Net current liabilities			<u>(483,297)</u>		<u>(578,625)</u>
Net assets			<u>1,247,054</u>		<u>1,166,541</u>
Capital and reserves					
Called up share capital presented as equity			1,670,000		1,670,000
Profit and loss reserves			<u>(422,946)</u>		<u>(503,459)</u>
Total equity			<u>1,247,054</u>		<u>1,166,541</u>

SERDANG LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2025

We, as directors of Serdang Limited, state that:

(a) The company is availing itself of the exemption from audit 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) the directors acknowledge the obligations of the company, under the Companies Act 2014, to:


(i) 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 year; and

(ii) to otherwise comply with the provisions of this Act 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.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the board of directors and authorised for issue on 18 December 2025 and are signed on its behalf by:


Ms Shannen McCann
Director


Ms Natalie Gregory
Director

SERDANG LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025

	Share capital	Profit and loss reserves	Total
	€	€	€
Balance at 1 April 2023	1,670,000	(752,165)	917,835
Year ended 31 March 2024:			
Profit and total comprehensive income	-	248,706	248,706
	<hr/>	<hr/>	<hr/>
Balance at 31 March 2024	1,670,000	(503,459)	1,166,541
Year ended 31 March 2025:			
Profit and total comprehensive income	-	80,513	80,513
	<hr/>	<hr/>	<hr/>
Balance at 31 March 2025	<u>1,670,000</u>	<u>(422,946)</u>	<u>1,247,054</u>

SERDANG LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Company information

Serdang Limited is a private limited company by shares domiciled, and incorporated in Republic of Ireland. The registered office is Coes Road Business Park, Coes Road, Lower Marshes, Dundalk, Louth, A91 RH64. The principal activity of the company continued to be the operation of a Spa & Golf Resort.

1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

The company has made a profit before tax of €80,513 (2024: €248,706), but has net current liabilities of €483,297 (2024: €578,625), however has total net assets of €1,247,054 (2024: €1,166,541) at the year end 31 March 2025. The directors are of the opinion that the company is still deemed to be a going concern. Serdang Limited is part of a group, and can draw upon group resources to fund operating requirements for the next 12 months.

1.3 Revenue

Revenue comprises sales of goods or services provided to customers net of value added tax and other sales taxes, less an appropriate deduction for actual and expected returns and discounts. Revenue is recognised when performance obligations are satisfied and the control of goods or services is transferred to the buyer. Where the performance obligation is satisfied over time, revenue is recognised in accordance with its progress towards complete satisfaction of that performance obligation.

When cash inflows are deferred and represent a financing arrangement, the promised consideration is adjusted for the effects of the time value of money, which is recognised as interest income.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% Straight Line
Fixtures and fittings	12.5% Straight Line
Golf Equipment	12.5% Straight Line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

SERDANG LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade debtors and creditors. These are measured at amortised cost and are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

Classification of financial liabilities

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

SERDANG LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.10 Foreign exchange

Transactions in currencies other than euros are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

SERDANG LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 8 (2024 - 8).

	2025 Number	2024 Number
Total	8	8

4 Tangible fixed assets

	Freehold land and buildings €	Fixtures and fittings €	Golf Equipment €	Total €
Cost				
At 1 April 2024	2,013,756	29,464	86,693	2,129,913
Additions	-	4,640	37,243	41,883
At 31 March 2025	2,013,756	34,104	123,936	2,171,796
Depreciation and impairment				
At 1 April 2024	325,044	20,568	39,135	384,747
Depreciation charged in the year	40,275	4,263	12,160	56,698
At 31 March 2025	365,319	24,831	51,295	441,445
Carrying amount				
At 31 March 2025	1,648,437	9,273	72,641	1,730,351
At 31 March 2024	1,688,712	8,896	47,558	1,745,166

5 Debtors

	2025 €	2024 €
Amounts falling due within one year:		
Trade debtors	112,897	53,710
Amounts owed by group undertakings	1,998,730	1,998,730
Other debtors	82,979	82,979
Prepayments	12,271	-
	2,206,877	2,135,419

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

SERDANG LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2025

6 Creditors: amounts falling due within one year

	2025	2024
	€	€
Other borrowings	900,000	900,000
Trade creditors	57,042	97,731
VAT	15,087	15,316
PAYE and social security	7,127	20,746
Other creditors	1,839,483	1,769,403
	<u>2,818,739</u>	<u>2,803,196</u>

Details of securities are a mortgage debenture incorporating a legal fixed and floating charge over all the company's property, assets and rights owned now or in the future.

7 Related Party Transactions

At the year end a balance of €1,192,448 (2024: €1,183,204) was due to related parties, related through common directorship. The amounts outstanding are unsecured, interest free and payable on demand. This is included in other creditors.

At the year end a balance of €641,973 (2024: €581,742) was due to related parties, related through common control. The amounts outstanding are unsecured, interest free and payable on demand. This is included in other creditors.

At the year end a balance of €1,998,730 (2024: €1,998,730) was due from group companies, related through common control. The amounts outstanding are unsecured, interest free and repayable on demand.

At the year end a balance of €82,979 (2024: €82,979) was due from related parties, related through common control. The amounts outstanding are unsecured, interest free and payable on demand.

8 Parent company

At the date of signing the financial statements, the 100% immediate parent company of Serdang Limited is BGR (NI) Limited, a company incorporated in Northern Ireland.

The ultimate parent company was Shantar Limited, a company incorporated in Northern Ireland.

Shannen McCann and Tara McCann are the ultimate controlling parties of Serdang Limited by virtue of their shareholdings in Shantar Limited, a company incorporated in Northern Ireland.

9 Approval of financial statements

The directors approved the financial statements on 18 December 2025.