

**ATHLONE GREENWICH LIMITED**

**UNAUDITED**

**ABRIDGED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 JULY 2025**

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**ATHLONE GREENWICH LIMITED**

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**COMPANY INFORMATION**

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<b>Director</b>	Fiachra McLoughlin
<b>Company secretary</b>	Orla Donnelly
<b>Registered number</b>	589825
<b>Registered office</b>	RBK House Irishtown Athlone Co. Westmeath
<b>Accountants</b>	RBK Business Advisers Chartered Accountants and Statutory Audit Firm RBK House Irishtown Athlone Co. Westmeath
<b>Bankers</b>	Allied Irish Bank 1 Custume Place Athlone Co. Westmeath
<b>Solicitors</b>	Mathesons Solicitors 70 Sir John Rogerson's Quay Grand Canal Dock Dublin 2

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**ATHLONE GREENWICH LIMITED**

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## ATHLONE GREENWICH LIMITED

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### DIRECTOR'S DIRECTOR'S RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 31 JULY 2025

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The director is responsible for preparing the director's report and the financial statements in accordance with Irish law and regulations.

Irish company law requires the director to prepare the financial statements for each financial year. Under the law, the director has elected to prepare the financial statements in accordance with the Companies Act 2014 and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' .

Under company law, the director must not approve the financial statements unless he is 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, of the profit or loss for that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the director is required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments 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.

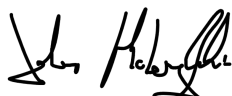
The director is responsible for ensuring that the Company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the Company, enable at any time the assets, liabilities, financial position and profit or loss of the Company to be determined with reasonable accuracy and enable them to ensure that the financial statements and director's 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.

#### **Director's declaration on unaudited financial statements**

In relation to the financial statements as set out on page 12:

- The director approves these financial statements and confirms that he is responsible for them, including selecting the appropriate accounting policies for the Company's financial statements, applying them consistently and making, on a reasonable and prudent basis, the judgments underlying them. They have been prepared on a going concern basis on the grounds that the Company will continue in business.
- The director confirms that he has made available to RBK Business Advisers, Chartered Accountants and Statutory Audit Firm, all the Company's accounting records and provided all the information necessary for the compilation of the financial statements.
- The director confirms that to the best of his knowledge and belief, the accounting records reflect all the transactions of the Company for the year ended 31 July 2025.

This report was approved by the board on 19 February 2026 and signed on its behalf.



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**Fiachra McLoughlin**  
Director

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**ATHLONE GREENWICH LIMITED**

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**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR ON THE UNAUDITED FINANCIAL  
STATEMENTS OF ATHLONE GREENWICH LIMITED  
FOR THE YEAR ENDED 31 JULY 2025**

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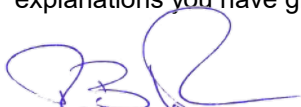
In order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements of Athlone Greenwich Limited for the year ended 31 July 2025 which comprise the balance sheet, the statement of changes in equity and the related notes from the Company's accounting records and from information and explanations you have given us.

This report is made solely to the director of Athlone Greenwich Limited in accordance with the terms of our engagement letter. Our work has been undertaken solely so that we might compile the financial statements of Athlone Greenwich Limited that we have been engaged to compile, report to the Company's Director that we have done so and state those matters that we have agreed to state to the director of Athlone Greenwich Limited in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Athlone Greenwich Limited and its director for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet as at 31 July 2025 your duty to ensure that Athlone Greenwich Limited has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2014 of Athlone Greenwich Limited. You consider that Athlone Greenwich Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit of the financial statements of Athlone Greenwich Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.



**RBK Business Advisers**

Chartered Accountants and Statutory Audit Firm

RBK House

Irishtown

Athlone

Co. Westmeath

19 February 2026

**ATHLONE GREENWICH LIMITED**

**ABRIDGED BALANCE SHEET  
AS AT 31 JULY 2025**

	Note	2025 €	2024 €
<b>Fixed assets</b>			
Financial assets	5	4,253,916	4,253,916
		4,253,916	4,253,916
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	1,366,323	1,167,823
Current asset investments	7	4,551	4,605
Cash at bank and in hand		19,203	167,146
		1,390,077	1,339,574
Creditors: amounts falling due within one year	8	(6,430,559)	(6,529,846)
		(5,040,482)	(5,190,272)
<b>Net current liabilities</b>			
		(786,566)	(936,356)
<b>Total assets less current liabilities</b>			
		(786,566)	(936,356)
<b>Net liabilities</b>			
		(786,566)	(936,356)
<b>Capital and reserves</b>			
Called up share capital presented as equity		100	100
Profit and loss account		(786,666)	(936,456)
		(786,566)	(936,356)
<b>Shareholders' funds</b>			
		(786,566)	(936,356)

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**ATHLONE GREENWICH LIMITED**

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**ABRIDGED BALANCE SHEET (CONTINUED)  
AS AT 31 JULY 2025**

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I, as director of Athlone Greenwich Limited, state that:

(a) these financial statements have been prepared in accordance with the small companies regime.

(b) the Company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014.

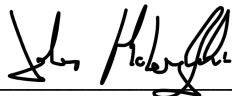
(c) the Company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied.

(d) the members of the Company have not served a notice on the Company under section 334(1) in accordance with section 334(2).

(e) I 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 state 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 to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the Company.

(f) the Company has relied on the specific exemptions contained in section 352 of the 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 the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The financial statements were approved on 19 February 2026.



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**Fiachra McLoughlin**  
Director

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**ATHLONE GREENWICH LIMITED**

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**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 JULY 2025**

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	Called up share capital €	Profit and loss account €	Total equity €
<b>At 1 August 2023</b>	100	(1,053,717)	(1,053,617)
Profit for the year	-	117,261	117,261
<b>At 1 August 2024</b>	<u>100</u>	<u>(936,456)</u>	<u>(936,356)</u>
Profit for the year	-	149,790	149,790
<b>At 31 July 2025</b>	<u><u>100</u></u>	<u><u>(786,666)</u></u>	<u><u>(786,566)</u></u>

The notes on pages 6 to 12 form part of these financial statements.

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## ATHLONE GREENWICH LIMITED

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### NOTES TO THE ABRIDGED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2025

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#### 1. General information

The financial statements comprising the Profit and Loss account, Balance Sheet, the Statement of Changes in Equity and the related notes constitute the financial statements of Athlone Greenwich Limited for the financial year ended 31st July 2025.

Athlone Greenwich Limited is a limited company incorporated and domiciled in Ireland. The registered office is located at RBK House, Irishtown, Athlone, Co. Westmeath. The company registration number is 589825. The nature of the company's operations and its principal activities are set out in the Directors' Report.

#### Statement of Compliance

The financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102), applying section 1A of that Standard.

#### Currency

The financial statements have been presented in the Euro currency (€) which is also the functional currency of the company. In instances where amounts have been rounded to the nearest thousand Euro, this is indicated by the symbol €'000.

#### 2. Accounting policies

##### 2.1 Basis of preparation of financial statements

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

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention modified to include certain items at fair value. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 (the Act) and FRS 102 The financial Reporting Standard applicable in the UK and Republic of Ireland issued by the Financial Reporting Council. The company qualifies as a small company for the period, as defined by Section 280A of the Act, in respect of the financial period, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and section 1A of FRS 102.

##### 2.2 Going concern

The directors have considered the financial position of the company and in particular the excess of liabilities over assets of € at 31 July 2025.

The company will therefore require the continued support of its creditors. However, having made enquires, the directors are satisfied that the ongoing support of its creditors will be available to the company for the foreseeable future.

##### 2.3 Foreign currency translation

#### Functional and presentation currency

The Company's functional and presentational currency is Euros.

#### Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2025

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2. Accounting policies (continued)

2.3 Foreign currency translation (continued)

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the profit and loss account within 'finance income or costs'. All other foreign exchange gains and losses are presented in profit or loss within 'other operating income'.

2.4 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

**Sale of goods**

Turnover from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

**Rendering of services**

Turnover from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

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## ATHLONE GREENWICH LIMITED

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### NOTES TO THE ABRIDGED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2025

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#### 2. Accounting policies (continued)

##### 2.5 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the profit and loss account for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

##### 2.6 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

##### 2.7 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

##### 2.8 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

##### 2.9 Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligation can be estimated reliably.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

##### 2.10 Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the company's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

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**ATHLONE GREENWICH LIMITED**

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**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2025**

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**2. Accounting policies (continued)**

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is probable.

**2.11 Share capital**

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

**2.12 Cashflow statement exemption**

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

**2.13 Related party transactions**

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

**3. Profit on ordinary activities before taxation**

The operating loss is stated after charging:

	2025	2024
	€	€
Exchange differences	16	26
	<u>16</u>	<u>26</u>

**4. Employees**

The average monthly number of employees, including the director, during the year was as follows:

	2025	2024
	No.	No.
Employees	2	1
	<u>2</u>	<u>1</u>

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**ATHLONE GREENWICH LIMITED**

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**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2025**

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**5. Financial assets**

	Investments in subsidiary companies €
<b>Cost or valuation</b>	
At 1 August 2024	4,253,916
At 31 July 2025	4,253,916
<b>Net book value</b>	
At 31 July 2025	4,253,916
At 31 July 2024	4,253,916

**Subsidiary undertakings**

The following were subsidiary undertakings of the Company:

Name	Class of shares	Holding
UMACS Limited	40 ordinary shares at £1	100%
AGL Creggan Limited	100 ordinary share at €1	100%
AGL Arcadia Limited	1 ordinary share at €1	100%
AGL Arcadia Management Company Limited	95 ordinary shares at €1	95%
AGL Arcadia Sub Limited	1 ordinary shares at €1	100%
Moree Village Limited	100 ordinary shares at €1	100%
Moree Village Management Company Limited	100 ordinary shares at €1	100%
AGL Tpass Limited	1 ordinary shares at €1	100%
AGL Leed Limited	1 ordinary shares at €1	100%

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**ATHLONE GREENWICH LIMITED**

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**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2025**

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**6. Debtors**

	2025 €	2024 €
Amounts owed by group undertakings	177,085	167,085
Other debtors	1,188,500	1,000,000
Prepayments	738	738
	<u>1,366,323</u>	<u>1,167,823</u>

**7. Current asset investments**

	2025 €	2024 €
Other current asset investments	4,551	4,605
	<u>4,551</u>	<u>4,605</u>

**8. Creditors: Amounts falling due within one year**

	2025 €	2024 €
Amounts owed to group undertakings	1	1
Taxation and social insurance	1,435	722
Other creditors	6,426,632	6,526,632
Accruals	2,491	2,491
	<u>6,430,559</u>	<u>6,529,846</u>

**9. Contingent liabilities**

The company had no contingencies at the year end 31st July 2025.

**10. Capital commitments**

The company had no capital commitments at the year end 31st July 2025.

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**ATHLONE GREENWICH LIMITED**

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**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2025**

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**11. Related party transactions**

The company has availed of the exemption contained in FRS 102 'Related Party Transactions' from the requirement to disclose transactions with fellow group companies who are wholly owned members of the same group.

Also at 31 July 2025, Athlone Greenwich Limited is owed €1,008,7500 (2024: €1,000,000) by Arcadia Eleven LLP and €8,750 (2024: €Nil) by Arcadia Plaza LLP. Fiachra McLoughlin is a partner in Arcadia Eleven LLP and Arcadia Plaza LLP.

**12. Post balance sheet events**

There were no significant events affecting the company post year end.

**13. Controlling party**

Fiachra McLoughlin and Orla Donnelly are the controlling parties.

**14. Approval of financial statements**

The director approved these financial statements for issue on 19 February 2026