

Holfad Limited
Annual Report and Consolidated Financial Statements
for the financial year ended 31 March 2020

Hollfad Limited

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Hollfad Limited
DIRECTORS AND OTHER INFORMATION

Directors	Mr Donal Ring Mr Patrick Tobin
Company Secretary	Mr Donal Ring
Company Number	541722
Registered Office	Cahereens Castleisland Kerry V92 YN76 Ireland
Business Address	Crowne Plaza Liverpool St. Nicholas Place Princess Dock Liverpool United Kingdom
Auditors	CSG Professional Services Limited Chartered Accountants and Statutory Auditors 3 Day Place Tralee Co.Kerry
Bankers	National Westminster Bank Plc 280 Bishopsgate London EC2M 4RB Lloyds Bank Plc 4 th Floor 25 Gresham Street London EC2V 7HN
Solicitors	Kelliher Coghlan Solicitors Kealgorm House Limerick Road Castleisland County Kerry

Hollfad Limited

DIRECTORS' REPORT

for the financial year ended 31 March 2020

The directors present their report and the audited financial statements for the financial year ended 31 March 2020.

Principal Activity and Review of the Business

The principal activity of the company is the holding of investments in unlisted companies.

The principal activity of the Hollfad Limited Group is the operation of hotels in the United Kingdom.

Turnover for the year increased to £17,507,078 (2019: £17,267,905), representing growth of £239,173 compared with the prior year. The increase reflects continued trading activity and stable demand across the business.

Gross profit increased to £16,467,705 (2019: £16,344,403). While the gross profit margin reduced slightly from 94.65% to 94.06%, overall gross profit improved in line with the increase in turnover.

Net assets increased to £31,236,928 at year end (2019: £28,313,383), an improvement of £2,923,545. The increase is primarily attributable to the profit retained within the business during the year, strengthening the group's overall financial position. The Directors consider the performance for the year to be satisfactory and the balance sheet position to remain robust.

There has been no significant change in these activities during the financial year ended 31 March 2020.

Principal Risks and Uncertainties

Market and Demand Risk

The Group's revenue is dependent on occupancy levels and average daily room rates, which are influenced by general economic conditions, business and leisure travel demand, seasonality, and geopolitical events. A downturn in economic activity or reduction in travel demand could materially reduce revenue and profitability.

Competitive Risk

The hotel sector is highly competitive. The Group competes with international hotel groups as well as alternative accommodation providers. Increased competition may result in pricing pressure, reduced occupancy rates, and higher marketing costs.

Cost Inflation Risk

The group is exposed to increases in operating costs, including payroll, utilities, food and beverage supplies, insurance, and maintenance. Significant cost inflation, particularly in wages and energy, may adversely affect margins if not offset by corresponding increases in room rates.

Liquidity and Cash Flow Risk

The hotel business has a high fixed cost base, including property costs, staffing, and utilities. A sustained reduction in occupancy or unexpected expenditure could place pressure on cash flows and working capital. Group monitors cash flow forecasts regularly to manage liquidity risk.

Financing and Interest Rate Risk

Since the Group has borrowings, it is exposed to interest rate fluctuations. Increases in interest rates may increase finance costs and impact profitability and covenant compliance.

Regulatory and Compliance Risk

The Group must comply with various health and safety, fire, licensing, employment, and data protection regulations. Failure to comply could result in fines, reputational damage, or suspension of operations.

Reputational Risk

The Group's performance is influenced by its brand reputation and guest satisfaction. Adverse publicity or negative reviews on online platforms such as Tripadvisor or Booking.com may adversely impact future bookings.

Cybersecurity and Data Protection Risk

The Group processes and stores customer personal and payment data. Cybersecurity breaches or system failures could result in financial loss, regulatory penalties, and reputational damage.

External Events Risk

The Group's operations may be adversely affected by events beyond its control, including pandemics, natural disasters, terrorism, or other force majeure events that reduce travel activity or disrupt operations.

The Group has in place risk management processes for identifying, assessing and controlling risks down to each level of operations. Systems are in place to assess perceived or potential economic threats so that immediate action can be taken to mitigate the impact of any change on the operation of its hotels

Hollfad Limited

DIRECTORS' REPORT

for the financial year ended 31 March 2020

Results and Dividends

The profit for the financial year after providing for depreciation and taxation amounted to £2,218,171 (2019 - £2,357,035).

The directors do not recommend payment of a dividend.

At the end of the financial year, the company has assets of £94,015,341 (2019 - £93,809,784) and liabilities of £62,778,413 (2019 - £65,496,401). The net assets of the company have increased by £2,923,545.

Directors and Secretary

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

Mr Donal Ring
Mr Patrick Tobin

The secretary who served throughout the financial year was Mr Donal Ring.

The directors' and the secretary's interests in the shares of the company are as follows:

Name	Class of Shares	Number Held At 31/03/20	Number Held At 01/04/19
Mr Donal Ring	Ordinary shares	<u>1</u>	<u>1</u>

On 1 January 2019 Mr Patrick Tobin transferred his share to Gameside Unlimited Company.

On 20 June 2023 there was a group restructure and shares held by Gameside Unlimited Company were transferred to Bolkan Holdings - an Isle of Man registered company.

There were no further changes in shareholdings between 31 March 2020 and the date of signing the financial statements.

In accordance with the Constitution, the directors are not required to retire by rotation.

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

Subsequent to year end in year 2020/2021 Covid 19 has continued to be an emerging and evolving event causing disruption and uncertainty to businesses and the community. In line with Government measures there was closures but the group has continued to operate as a going concern to date.

Subsequent to year end on 20 June 2023 there was a group restructure. From that date, the company's immediate parent undertaking became Bolkan Holdings and the ultimate parent of the Company became Bolkan One. Both entities are registered in the Isle of Man.

The ultimate controlling party became the directors of Bolkan One.

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

Auditors

The auditors, CSG Professional Services Limited, (Chartered Accountants) have indicated their willingness to continue in office in accordance with the provisions of 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.

Hollfad Limited **DIRECTORS' REPORT**

for the financial year ended 31 March 2020

Compliance Statement

The directors are responsible for securing the company's compliance with its relevant obligations (compliance with both company and tax law) and with respect to each of the following three items, we confirm that it has/has not been done. We confirm:"

- the existence of a compliance policy statement;
- appropriate arrangements or structures put in place to secure material compliance with the company's relevant obligations;
- a review of such arrangements and structures has taken place during the financial year

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 Cahereens, Castleisland, Kerry, V92 YN76.

Signed on behalf of the board

Mr Donal Ring
Director

16 January 2026

Mr Patrick Tobin
Director

16 January 2026

Hollfad Limited
DIRECTORS' RESPONSIBILITIES STATEMENT
for the financial year ended 31 March 2020

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 the 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. 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.

Signed on behalf of the board

Mr Donal Ring
Director

16 January 2026

Mr Patrick Tobin
Director

16 January 2026

INDEPENDENT AUDITOR'S REPORT to the Shareholders of Hollfad Limited

Report on the audit of the financial statements

Opinion

We have audited the group and parent company financial statements of Hollfad Limited and its subsidiaries ('the group') for the financial year ended 31 March 2020 which comprise the Group Profit and Loss Account, the Group Balance Sheet, the Company Balance Sheet, the Group Statement of Changes in Equity, the Company Statement of Changes in Equity, the Group 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".

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the group and parent company as at 31 March 2020 and of the group's 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"; 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 group 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.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which ISAs (Ireland) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the group's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

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.

In connection with our audit of the financial statements, 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 Shareholders of Hollfad Limited

Matters on which we are required to report by exception

Based on the knowledge and understanding of the group and the parent 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 7, 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 group'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 group 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 contained in the appendix to this report, located at page 10, which is to be read as an integral part of our report.

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

Our report is made solely to the group'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 group'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 group and the group's shareholders, as a body, for our audit work, for this report, or for the opinions we have formed.

Christopher Murray
for and on behalf of
CSG PROFESSIONAL SERVICES LIMITED
Chartered Accountants and Statutory Auditors
3 Day Place
Tralee
Co.Kerry

16 January 2026

Hollfad Limited

APPENDIX TO THE INDEPENDENT AUDITOR'S REPORT

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 consolidated 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 group and the parent 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 group and the parent 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 group and the parent 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.

Hollfad Limited
CONSOLIDATED PROFIT AND LOSS ACCOUNT
for the financial year ended 31 March 2020

	Notes	2020 £	2019 £
Turnover	5	17,507,078	17,267,905
Cost of sales		<u>(1,039,373)</u>	<u>(923,502)</u>
Gross profit		16,467,705	16,344,403
Administrative expenses		<u>(12,547,681)</u>	<u>(12,422,458)</u>
Group operating profit	6	3,920,024	3,921,945
Investment income	7	274,686	69,714
Interest receivable and similar income	8	14,847	5,901
Interest payable and similar expenses	9	<u>(1,390,712)</u>	<u>(1,074,998)</u>
Profit before taxation		2,818,845	2,922,562
Tax on profit	11	<u>(600,674)</u>	<u>(565,527)</u>
Profit for the financial year		<u>2,218,171</u>	<u>2,357,035</u>

Approved by the board on 16 January 2026 and signed on its behalf by:

Mr Donal Ring
Director

Mr Patrick Tobin
Director

Hollfad Limited
CONSOLIDATED BALANCE SHEET
as at 31 March 2020

	Notes	2020 £	2019 £
Fixed Assets			
Tangible assets	14	<u>76,606,159</u>	<u>77,908,347</u>
Current Assets			
Stocks	16	42,209	38,478
Debtors	17	3,865,206	4,357,082
Cash and cash equivalents		13,501,767	11,505,877
		<u>17,409,182</u>	<u>15,901,437</u>
Creditors: amounts falling due within one year	19	<u>(23,139,392)</u>	<u>(24,076,923)</u>
Net Current Liabilities		<u>(5,730,210)</u>	<u>(8,175,486)</u>
Total Assets less Current Liabilities		70,875,949	69,732,861
Creditors:			
amounts falling due after more than one year	20	(35,202,902)	(37,012,591)
Provisions for liabilities	22	<u>(4,436,119)</u>	<u>(4,406,887)</u>
Net Assets		<u><u>31,236,928</u></u>	<u><u>28,313,383</u></u>
Capital and Reserves			
Called up share capital presented as equity	23	825	825
Revaluation reserve		14,897,178	14,897,178
Retained earnings		16,338,925	13,415,380
Equity attributable to owners of the company		<u><u>31,236,928</u></u>	<u><u>28,313,383</u></u>

Approved by the board on 16 January 2026 and signed on its behalf by:

Mr Donal Ring
Director

Mr Patrick Tobin
Director

Hollfad Limited
COMPANY BALANCE SHEET
as at 31 March 2020

	Notes	2020 £	2019 £
Fixed Assets			
Investments	15	<u>5,300,002</u>	<u>5,300,002</u>
Current Assets			
Debtors	17	<u>12,387,295</u>	<u>12,234,348</u>
Creditors: Amounts falling due within one year	19	<u>(16,524,882)</u>	<u>(13,959,652)</u>
Net Current Liabilities		<u>(4,137,587)</u>	<u>(1,725,304)</u>
Total Assets less Current Liabilities		1,162,415	3,574,698
Creditors			
Amounts falling due after more than one year	20	-	(3,204,249)
Provisions for liabilities	22	<u>(157,330)</u>	<u>(93,696)</u>
Net Assets		<u><u>1,005,085</u></u>	<u><u>276,753</u></u>
Capital and Reserves			
Called up share capital presented as equity	24	825	825
Retained earnings		<u>1,004,260</u>	<u>275,927</u>
Shareholders' Funds		<u><u>1,005,085</u></u>	<u><u>276,753</u></u>

Approved by the board on 16 January 2026 and signed on its behalf by:

Mr Donal Ring
Director

Mr Patrick Tobin
Director

Hollfad Limited
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
as at 31 March 2020

	Called up share capital £	Revaluation reserve £	Retained earnings £	Total £
At 1 April 2018	825	14,897,178	11,058,345	25,956,348
Profit for the financial year	-	-	2,357,035	2,357,035
At 31 March 2019 as previously stated	825	14,897,178	13,415,380	28,313,383
Prior financial year error correction (Note 13)	-	-	705,374	705,374
At 31 March 2019	825	14,897,178	14,120,754	29,018,757
Profit for the financial year	-	-	2,218,171	2,218,171
At 31 March 2020	825	14,897,178	16,338,925	31,236,928

Hollfad Limited
COMPANY STATEMENT OF CHANGES IN EQUITY
as at 31 March 2020

	Called up share capital £	Retained earnings £	Total £
At 1 April 2018 as previously stated	826	(66,616)	(65,790)
Prior financial year error correction (Note 13)	-	232,187	232,187
	<u>826</u>	<u>165,571</u>	<u>165,571</u>
At 1 April 2018			
Profit for the financial year	-	110,356	110,356
	<u>-</u>	<u>110,356</u>	<u>110,356</u>
At 31 March 2019 as previously stated	826	275,927	276,753
Prior financial year error correction (Note 13)	-	705,374	705,374
	<u>826</u>	<u>981,301</u>	<u>982,127</u>
At 31 March 2019			
Profit for the financial year	-	22,959	22,959
	<u>-</u>	<u>22,959</u>	<u>22,959</u>
At 31 March 2020	<u><u>826</u></u>	<u><u>1,004,260</u></u>	<u><u>1,005,086</u></u>

Hollfad Limited
CONSOLIDATED STATEMENT OF CASH FLOWS
for the financial year ended 31 March 2020

	Notes	2020 £	2019 £
Cash flows from operating activities			
Profit for the financial year		2,218,171	2,357,035
Adjustments for:			
Investment income		(274,686)	(69,714)
Interest receivable and similar income		(14,847)	(5,901)
Interest payable and similar expenses		1,390,712	1,074,998
Tax on profit on ordinary activities		600,674	565,527
Depreciation		1,641,624	1,686,778
		<u>5,561,648</u>	<u>5,608,723</u>
Movements in working capital:			
Movement in stocks		(3,731)	8,043
Movement in debtors		491,876	(522,394)
Movement in creditors		(145,307)	(295,572)
		<u>5,904,486</u>	<u>4,798,800</u>
Cash generated from operations		5,904,486	4,798,800
Interest paid		(1,471,078)	(1,074,998)
Tax paid		(642,632)	(77,617)
Tax repaid		-	(77,488)
		<u>3,790,776</u>	<u>3,568,697</u>
Net cash generated from operating activities		3,790,776	3,568,697
Cash flows from investing activities			
Interest received		289,533	76,027
Payments to acquire tangible assets		(339,436)	(229,774)
		<u>(49,903)</u>	<u>(153,747)</u>
Net cash used in investment activities		(49,903)	(153,747)
Cash flows from financing activities			
New long term loan		(1,753,660)	(364,000)
Repayment of long term loan		-	(464,740)
Repayment of short term loan		-	(763,000)
Prior Year Adjustment in funding form group companies		705,374	-
Movement in funding from subsidiaries/group companies		(696,697)	-
		<u>(1,744,983)</u>	<u>1,591,740</u>
Net cash (used in)/generated from financing activities		(1,744,983)	1,591,740
Net increase in cash and cash equivalents		1,995,890	1,823,210
Cash and cash equivalents at beginning of financial year		11,505,877	9,682,666
Cash and cash equivalents at end of financial year	18	13,501,767	11,505,876

Hollfad Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

1. General Information

Hollfad Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 541722. The registered office of the company is Cahereens, Castleisland, Kerry, V92 YN76, Ireland. 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 Pound Sterling (£) 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 group's financial statements.

Statement of compliance

The financial statements of the company for the financial year ended 31 March 2020 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

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" issued by the Financial Reporting Council.

The company qualifies as a medium company as defined by section 280G of the Companies Act 2014 in respect of the financial year.

Group reconstruction and merger accounting

Group reconstructions may be accounted for by using merger accounting method provided:

- the use of the merger accounting method is not prohibited by company law or other relevant legislation;
- the ultimate equity holders remain the same and the rights of each equity holder, relative to the others, are unchanged; and
- no non-controlling interest in the net assets of the group is altered by the transfer.

Merger Accounting

The carrying values of the assets and liabilities of the parties to the combination are carried at book value and are not adjusted to fair value. The results and cash flows of all the combining entities are brought into the financial statements of the Group from the beginning of the financial year in which the combination occurred. The comparative information is restated by including the total comprehensive income for all the combining entities for the previous reporting period and their statement of financial position for the previous reporting date.

The difference, if any between the nominal value of the shares issued plus the fair value of any other consideration given, and the nominal value of the shares received in exchange is shown as a movement on other reserves in statement of changes in equity.

Merger expenses, if applicable, are charged to the statement of comprehensive income as part of profit or loss of the combined entity at the effective date of the group reconstruction.

Turnover

Turnover represents sales (excluding VAT) of goods and services net of discounts provided in the normal course of business and is recognised when services have been rendered. Turnover is derived from hotel operations and includes the rental of rooms, food and beverage sales, and leisure centre membership in hotels operated by the Group. Turnover is recognised when rooms are occupied, and food and beverages are sold. Leisure centre membership revenue is recognised over the life of the membership. Other income revenue is recognised at the sale of good or when the service is provided.

Hollfad Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

Interest receivable / Interest Payable

Interest receivable or interest payable is credited or charged to the profit and loss account in the financial year to which it relates.

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:

Long leasehold property	-	Not depreciated
Fixtures, fittings and equipment	-	4-8 years Straight line
Motor vehicles	-	25% 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.

Impairment

At each reporting date fixed assets are reviewed to determine whether there is any indication that those assets have suffered an impairment loss. If there is an indication of possible impairment, the recoverable amount of any affected asset is estimated and compared with its carrying amount. If estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss.

If an impairment loss subsequently reverses, the carry amount of the asset is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Depreciation is not provided on leasehold buildings where the term of the lease is more than 50 years as it is not material, nor on land. In accordance with FRS 102, an impairment review is performed on such assets. Where the results of this review demonstrate that the recoverable amounts of these assets are less than the relevant carrying amount in the financial statements a full provision is made for such a shortfall. The gain or loss 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.

Leasing

Rentals payable under operating leases are dealt with in the Profit and Loss Account as incurred over the period of the rental agreement.

Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments is recognised in the Profit and Loss Account in the year in which it is receivable.

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.

Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. 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

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NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

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

Short term employee benefits, including wages and salaries, paid holiday arrangements and post-employment benefits (in the form of a defined contribution pension plan) are recognised as an expense in the financial year in which employees render the related service.

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.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet 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 Profit and Loss Account.

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.

Basis of consolidation

The consolidated financial statements include the financial statements of the holding company and all its subsidiary companies made up to 31 March 2020. The merger accounting method has been used to prepare the consolidated financial statements.

Ordinary share capital

The ordinary share capital of the company is presented as equity.

3. Significant accounting judgements and key sources of estimation uncertainty

In the application of the Group's accounting policies, the directors are required to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. Judgements and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results.

The main judgements applied in preparing these financial statements concern the carrying value of the Group's long leasehold land and buildings and the rate of depreciation applied to the hotels fixtures, fittings and equipment. The basis on which these items have been reflected in these financial statements is set out in Note 14.

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NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

4. Going concern

The Directors have prepared the financial statements on a going concern basis. Although the year ended 31 March 2020 coincided with the emergence of COVID-19, the financial results for the year demonstrate continued profitability, with turnover of £17.5 million (2019: £17.3 million) and an operating profit of £3.9 million (2019: £3.9 million). The Group generated a profit after taxation of £2.2 million and increased its cash balances to £13.5 million at the year end (2019: £11.5 million).

While COVID-19 restrictions impacted trading conditions subsequent to the year end, the Group maintained strong gross margins and positive cash generation. Net current liabilities reduced significantly during the year from £8.2 million to £5.7 million, and net assets increased to £31.2 million (2019: £28.3 million), strengthening the overall financial position.

The Directors have reviewed post year-end trading performance, cash flow forecasts and available banking facilities. Trading has since returned to normal levels and the Group continues to meet its liabilities as they fall due.

Accordingly, the Directors are satisfied that the Group has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months from the date of approval of these financial statements, and therefore the going concern basis of accounting remains appropriate.

5. Turnover

Turnover has not been analysed by class or market as in the opinion of the directors it would be prejudicial to the interests of the company in line with paragraph 65(6) of the Companies Act 2014.

The whole of the company's turnover is attributable to its market in the United Kingdom and is derived from the principal activity of operation of hotels

6. Operating profit	2020	2019
	£	£
Operating profit is stated after charging:		
Depreciation of tangible assets	1,641,624	1,686,778
Operating lease rentals		
- Land and buildings	60,402	21,658
	<u>1,702,026</u>	<u>1,708,436</u>
7. Income from investments	2020	2019
	£	£
Interest from subsidiary companies	274,686	69,714
	<u>274,686</u>	<u>69,714</u>
8. Interest receivable and similar income	2020	2019
	£	£
Bank interest	14,827	4,762
Other interest	20	1,139
	<u>14,847</u>	<u>5,901</u>
9. Interest payable and similar expenses	2020	2019
	£	£
On amounts payable to group companies	339,269	148,716
On bank loans and overdrafts	1,048,506	926,282
Interest on overdue tax	2,937	-
	<u>1,390,712</u>	<u>1,074,998</u>

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NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

10. Employees and remuneration

Number of employees

The average number of persons employed (including executive directors) during the financial year was as follows:

	2020 Number	2019 Number
Operations Staff	140	172
Administrative Staff	10	10
	<u>150</u>	<u>182</u>

	2020 £	2019 £
The staff costs comprise:		
Wages and salaries	3,505,781	3,421,367
Social welfare costs	161,390	187,142
Pension costs	54,566	41,010
	<u>3,721,737</u>	<u>3,649,519</u>

11. Tax on profit

	2020 £	2019 £
(a) Analysis of charge in the financial year		
Current tax:		
Corporation tax at 19.00% (2019 - 19.00%)	573,672	546,440
Under/over provision in prior financial year	(2,230)	(109)
Total current tax	<u>571,442</u>	<u>546,331</u>
Deferred tax:		
Origination and reversal of timing differences	246	20,048
Effect of increased tax rate on opening liability	28,986	(852)
Total deferred tax	<u>29,232</u>	<u>19,196</u>
Tax on profit (Note 11 (b))	<u>600,674</u>	<u>565,527</u>

(b) Factors affecting tax charge for the financial year

The tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland 19.00% (2019 - 19.00%). The differences are explained below:

	2020 £	2019 £
Profit taxable at 19.00%	<u>2,818,845</u>	<u>2,922,562</u>
Profit before tax multiplied by the standard rate of corporation tax in the Republic of Ireland at 19.00% (2019 - 19.00%)	535,581	555,287
Effects of:		
Expenses not deductible for tax purposes	34,955	566

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NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

Depreciation in excess of capital allowances for period	3,136	21,609
Deferred tax	29,232	19,196
Timing differences	-	(27,741)
Capitalised revenue expenses allowable	-	(3,279)
Additional deduction for land remediation expenditure	-	(2)
Adjustment to tax charge in respect of previous periods	(2,230)	(109)
	<u>600,674</u>	<u>565,527</u>
Total tax charge for the financial year (Note 11 (a))		

12. Profit attributable to members of the parent company

In accordance with section 304 of the Companies Act 2014 a separate Profit and Loss Account for the company has not been presented in these financial statements. The profit dealt with in the financial statements of the parent company was £22,959 (2019, £110,356).

13. Prior financial year error correction

During the year, the Company identified a prior period adjustment relating to the treatment of certain balances with group companies. As a result of a detailed review, amounts previously recorded within intercompany accounts were determined to require correction. An adjustment of £705,374 has therefore been recognised through opening retained earnings at the start of the financial year. The comparative figures for the prior year have not been restated. Accordingly, the adjustment has been reflected solely in the opening reserves of the current year. This adjustment is non-cash in nature and relates to the accounting treatment and classification of intercompany balances. It does not affect the Company's operating performance for the current year

14. Tangible assets Group

	Long leasehold property £	Fixtures, fittings and equipment £	Motor vehicles £	Total £
Cost				
At 1 April 2019	72,696,019	14,633,042	117,124	87,446,185
Additions	-	299,456	39,980	339,436
At 31 March 2020	<u>72,696,019</u>	<u>14,932,498</u>	<u>157,104</u>	<u>87,785,621</u>
Depreciation				
At 1 April 2019	-	9,433,511	104,327	9,537,838
Charge for the financial year	-	1,624,650	16,974	1,641,624
At 31 March 2020	<u>-</u>	<u>11,058,161</u>	<u>121,301</u>	<u>11,179,462</u>
Net book value				
At 31 March 2020	<u>72,696,019</u>	<u>3,874,337</u>	<u>35,803</u>	<u>76,606,159</u>
At 31 March 2019	<u>72,696,019</u>	<u>5,199,531</u>	<u>12,797</u>	<u>77,908,347</u>

Leasehold land and buildings and related assets are pledged as security for the Group's bank and debenture loans.

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NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

14.1. Tangible assets continued

Tangible assets included at a valuation would have been included on a historical cost basis at:

	2020 £	2019 £
Cost	<u>54,926,725</u>	<u>54,926,725</u>

Properties which are stated at valuation were independently valued by Lambert Smith Hampton and CBRE Hotels Limited, Chartered Surveyors, in 2015 on an open market value basis.

15. Investments Company

	Subsidiary undertakings shares £	Total £
Investments Cost		
At 31 March 2020	<u>5,300,002</u>	<u>5,300,002</u>
Net book value		
At 31 March 2020	<u>5,300,002</u>	<u>5,300,002</u>
At 31 March 2019	<u>5,300,002</u>	<u>5,300,002</u>

15.1. Holdings in related undertakings

The company holds 20% or more of the share capital of the following companies:

Name	Registered office / Principal place of business and address of Registered Office	Nature of business	Details of investment	Proportion held by company
Subsidiary undertaking Shudehill Hotel Company Limited	Crowne Plaza Liverpool St. Nicholas Place Princess Dock Liverpool L31QW	Hotel	Ordinary	100
DRPT Birmingham Limited	Crowne Plaza Liverpool St. Nicholas Place Princess Dock Liverpool L31QW	Hotel	Ordinary	100
DRPT Properties Limited	Crowne Plaza Liverpool St. Nicholas Place Princess Dock Liverpool L31QW	Hotel	Ordinary	100
HP Manchester Limited	Crowne Plaza Liverpool St. Nicholas Place Princess Dock Liverpool L31QW	Dormant	Ordinary	100

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NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

16. Stocks	2020	2019
	£	£
Group		
Finished goods and goods for resale	<u>42,209</u>	<u>38,478</u>

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

17. Debtors	2020	2019
	£	£
Group		
Trade debtors	291,336	409,109
Amounts owed by group undertakings	3,000,826	3,000,826
Other debtors	-	436,800
Prepayments	573,044	510,347
	<u>3,865,206</u>	<u>4,357,082</u>

All trade debtors are due within one year and are due within the company's normal trade terms. Trade debtors are shown net of any impairment in respect of doubtful debts.

Within group undertaking debtors is a sum of £3,000,000 (2019:£3,000,000) receivable from a fellow subsidiary of Gameside Unlimited Company.

	2020	2019
	£	£
Company		
Amounts owed by group undertakings	11,745,484	11,745,484
Prepayments	641,811	488,864
	<u>12,387,295</u>	<u>12,234,348</u>

All trade debtors are due within one year and are due within the company's normal trade terms. Trade debtors are shown net of any impairment in respect of doubtful debts.

Within group undertaking debtors is a sum of £3,000,000 (2019:£3,000,000) receivable from a fellow subsidiary of Gameside Unlimited Company.

18. Cash and cash equivalents	2020	2019
	£	£
Cash and bank balances	<u>13,501,767</u>	<u>11,505,877</u>

19. Creditors	2020	2019
Amounts falling due within one year	£	£
Group		
Amounts owed to credit institutions	1,809,689	1,753,660
Trade creditors	1,358,518	1,131,361
Amounts owed to group undertakings	18,743,715	19,440,412
Taxation (Note 21)	755,573	980,575
Other creditors	2,873	27,592
Accruals	469,024	743,323
	<u>23,139,392</u>	<u>24,076,923</u>

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NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

	2020	2019
	£	£
Amounts falling due within one year		
Company		
Amounts owed to group undertakings	16,347,964	13,840,412
Accruals	<u>176,918</u>	<u>119,240</u>
	<u>16,524,882</u>	<u>13,959,652</u>
Trade Creditors are payable between 30 and 90 days depending on the terms agreed with the suppliers.		
Amounts due to group undertakings and connected parties are unsecured, interest free and repayable on demand.		
Tax and social insurance are subject to the terms of the relevant legislation. Interest accrues on late payments at rates predetermined by the HMRC. 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 disclosure are unsecured, interest free and repayable on demand		
20. Creditors	2020	2019
Amounts falling due after more than one year	£	£
Group		
Bank loan	31,177,766	32,987,455
Amounts owed to group undertakings	<u>4,025,136</u>	<u>4,025,136</u>
	<u>35,202,902</u>	<u>37,012,591</u>
Loans		
Repayable in one year or less, or on demand (Note 19)	1,809,689	1,753,660
Repayable between one and two years	3,409,689	1,753,660
Repayable between two and five years	13,638,756	5,260,980
Repayable in five years or more	<u>14,129,321</u>	<u>25,972,815</u>
	<u>32,987,455</u>	<u>34,741,115</u>
	2020	2019
Amounts falling due after more than one year	£	£
Company		
Amounts owed to group undertakings	<u>-</u>	<u>3,204,249</u>
21. Taxation	2020	2019
	£	£
Group		
Creditors:		
VAT	443,772	563,410
Corporation tax	258,941	330,131
PAYE	<u>52,860</u>	<u>87,034</u>
	<u>755,573</u>	<u>980,575</u>

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NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 March 2020

22. Provisions for liabilities

Group

The amounts provided for deferred taxation are analysed below:

	Capital allowances	Other differences	Property revaluations	Total	Total
	£	£	£	2020 £	2019 £
At financial year start	3,779,405	93,548	533,934	4,406,887	4,387,691
Charged to profit and loss	67,081	63,391	-	130,472	61,304
Utilised during the financial year	(101,240)	-	-	(101,240)	(42,108)
At financial year end	<u>3,745,246</u>	<u>156,939</u>	<u>533,934</u>	<u>4,436,119</u>	<u>4,406,887</u>

Company

The amounts provided for deferred taxation are analysed below:

	Other differences	Total
	£	£
At 1 April 2019	93,696	93,696
Charged to profit and loss	63,634	63,632
At 31 March 2020	<u>157,330</u>	<u>157,328</u>

23. Share capital

Description	Number of shares	Value of units	2020 £	2019 £
Authorised				
Ordinary shares	1,000	£0.825 each	<u>825</u>	<u>825</u>
Allotted, called up and fully paid				
Ordinary shares	1,000	£0.825 each	<u>825</u>	<u>825</u>

24. Financial commitments

Group

Total future minimum lease payments under non-cancellable operating leases are as follows:

	Land and Buildings	
	2020 £	2019 £
Due:		
Within one year	7,603	7,401
Between one and five years	30,412	29,603
In over five years	1,790,246	1,750,031
	<u>1,828,261</u>	<u>1,787,035</u>

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NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2020

25. Capital commitments

Group

The group had no material capital commitments at the financial year-ended 31 March 2020.

Company

The company had no material capital commitments at the financial year-ended 31 March 2020

26. Related party transactions

The company has availed of the exemption under FRS 102 in relation to the disclosure of transactions with group undertakings.

27. Post-Balance Sheet Events

Subsequent to year end on 20 June 2023 there was a group restructure. From that date, the company's immediate parent undertaking became Bolkan Holdings and the ultimate parent of the Company became Bolkan One. Both entities are registered in the Isle of Man.

The ultimate controlling party became the directors of Bolkan One.

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

28 Reconciliation of Net Cash Flow to Movement in Net Debt

	Opening balance	Cash flows	Other changes	Closing balance
	£	£	£	£
Long-term borrowings	(32,987,455)	1,753,660	56,029	(31,177,766)
Short-term borrowings	(1,753,660)	-	(56,029)	(1,809,689)
Total liabilities from financing activities	(34,741,115)	1,753,660	-	(32,987,455)
Total Cash and cash equivalents (Note 18)				13,501,767
Total net debt				(19,485,688)

29. Parent and ultimate parent company

Subsequent to year end in year 2020/2021 Covid 19 has continued to be an emerging and evolving event causing disruption and uncertainty to businesses and the community. In line with Government measures there was closures but the group has continued to operate as a going concern to date.

Subsequent to year end on 20 June 2023 there was a group restructure. From that date, the company's immediate parent undertaking became Bolkan Holdings and the ultimate parent of the Company became Bolkan One. Both entities are registered in the Isle of Man.
The ultimate controlling party became the directors of Bolkan One.

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

30. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 16 January 2026.