

Company Number: 240358

EJ Inns Limited

Abridged Unaudited Financial Statements

for the financial year ended 31 December 2025

EJ Inns Limited

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EJ Inns Limited
DIRECTORS AND OTHER INFORMATION

Directors	Edward Valentine Caroline Valentine
Company Secretary	Edward Valentine
Company Number	240358
Registered Office and Business Address	65 Main Street Longford Co. Longford
Accountants	O'Boyle & Co Chartered Accountants Church Street Longford Co. Longford
Bankers	AIB 58 Main Street Longford Co. Longford
Solicitors	John J. Quinn & Co. Earl Street Longford Co. Longford

EJ Inns Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2025

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

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

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the board

Edward Valentine
Director

10 February 2026

Caroline Valentine
Director

10 February 2026

EJ Inns Limited
CHARTERED ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited Abridged financial statements of EJ Inns Limited for the financial year ended 31 December 2025

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 31 December 2025 as set out on pages 6 to 12 which comprise the Balance Sheet and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member firm of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of EJ Inns Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them 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 the Company and its Board of Directors, as a body, for our work or for this report.

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

You have acknowledged on the Balance Sheet for the year ended 31 December 2025 your duty to ensure that EJ Inns Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of EJ Inns Limited. You consider that EJ Inns Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of EJ Inns Limited. For this reason, we have not verified the adequacy, 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 statutory abridged financial statements.

O'BOYLE & CO
Chartered Accountants
Church Street
Longford
Co. Longford

10 February 2026

EJ Inns Limited

BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	7	<u>284,468</u>	<u>324,935</u>
Current Assets			
Stocks	8	58,367	49,324
Debtors	9	1,892	1,892
Cash and cash equivalents		<u>112,658</u>	<u>110,034</u>
		<u>172,917</u>	<u>161,250</u>
Creditors: amounts falling due within one year	10	<u>(199,999)</u>	<u>(213,874)</u>
Net Current Liabilities		<u>(27,082)</u>	<u>(52,624)</u>
Total Assets less Current Liabilities		257,386	272,311
Creditors:			
amounts falling due after more than one year	11	<u>(295,638)</u>	<u>(352,890)</u>
Net Liabilities		<u><u>(38,252)</u></u>	<u><u>(80,579)</u></u>
Capital and Reserves			
Called up share capital presented as equity		127	127
Retained earnings		<u>(38,379)</u>	<u>(80,706)</u>
Shareholders' Deficit		<u><u>(38,252)</u></u>	<u><u>(80,579)</u></u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of EJ Inns Limited, state that -

- (a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,
- (b) the company is availing itself of the exemption on the grounds that the conditions specified in section 359 are satisfied,
- (c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),
- (d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,
- (e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

Approved by the board on 10 February 2026 and signed on its behalf by:

Edward Valentine
Director

Caroline Valentine
Director

EJ Inns Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

EJ Inns Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 240358. The registered office of the company is 65 Main Street, Longford, Co. Longford which is also the principal place of business of the company. The nature of the company's operations and its principal activity is the operation of a bar and nightclub. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

2. Summary of Significant Accounting Policies

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

Statement of compliance

The financial statements of the company for the financial year ended 31 December 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention modified to include certain items at fair value. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280B of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

Turnover

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue 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 revenue is recognised:

Sale of goods

Revenue 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 revenue 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.

Consolidation

In accordance with Section 280B of the Companies Act 2014, the company does not prepare consolidated financial statements as the company and its subsidiary combined meet the size exemption criteria for a group. As a result, these financial statements present information relating to the company as an individual undertaking and do not contain consolidated information as the parent of a group.

Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Administrative expenses

All administrative expenses are recognised in the Profit and Loss Account on the accruals basis.

EJ Inns Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2025

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:

Building	-	5% Straight line
Fixtures and fittings	-	20% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable. If such an indication exists, the recoverable amount of the asset, or the asset's cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in profit or loss unless the asset is carried at a revalued amount where the impairment loss is a revaluation decrease.

Profits and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Profit and Loss Account.

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.

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.

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund.

Short term benefits, including holiday pay, are recognised as an expense in the period in which employees have become entitled to the benefits as a result of service rendered to the company.

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.

Government grants

Capital grants received and receivable are treated as deferred income and amortised to the Profit and Loss Account annually over the useful economic life of the asset to which it relates. Revenue grants are credited to the Profit and Loss Account when received.

EJ Inns Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2025

Ordinary share capital

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

3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make estimates and judgements that affect the reported amounts of assets and liabilities at the date of financial statements and the reported amount of income and expenses during the reporting period. Management evaluates its estimates and judgements on an ongoing basis.

Management bases its estimates and judgements on historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates under different assumption or conditions.

The following estimate and judgements are considered important to the portrayal of the company's financial condition:

Useful lives of depreciable assets

The directors have estimated the useful lives of the tangible fixed assets to be the period over which the assets are expected to be available for use.

Going Concern

The company experienced a profit after tax of €42,327 (2024: €28,044) during the financial year and had a shareholders deficit at the financial year end of €38,252 (2024: deficit €80,579).

The financial statements have been prepared on a going concern basis. In making this assessment, the directors of the company have conducted a review of the company's current trading results and the directors are willing to continue their financial support to the company.

4. Operating profit	2025	2024
	€	€
Operating profit is stated after charging/(crediting):		
Depreciation of tangible assets	48,846	54,298
Government grants received	-	(14,400)
	<u><u> </u></u>	<u><u> </u></u>
5. Interest payable and similar expenses	2025	2024
	€	€
Interest	20,774	28,588
	<u><u> </u></u>	<u><u> </u></u>

6. Employees

The average monthly number of employees, including directors, during the financial year was 16, (2024 - 11).

	2025	2024
	Number	Number
Directors	2	2
General staff	14	9
	<u><u> </u></u>	<u><u> </u></u>
	16	11
	<u><u> </u></u>	<u><u> </u></u>

EJ Inns Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

7. Tangible assets

	Building	Fixtures and fittings	Total
	€	€	€
Cost			
At 1 January 2025	850,697	545,530	1,396,227
Additions	4,168	4,211	8,379
At 31 December 2025	<u>854,865</u>	<u>549,741</u>	<u>1,404,606</u>
Depreciation			
At 1 January 2025	534,739	536,553	1,071,292
Charge for the financial year	42,743	6,103	48,846
At 31 December 2025	<u>577,482</u>	<u>542,656</u>	<u>1,120,138</u>
Net book value			
At 31 December 2025	<u><u>277,383</u></u>	<u><u>7,085</u></u>	<u><u>284,468</u></u>
At 31 December 2024	<u><u>315,958</u></u>	<u><u>8,977</u></u>	<u><u>324,935</u></u>

8. Stocks

	2025	2024
	€	€
Finished goods and goods for resale	<u><u>58,367</u></u>	<u><u>49,324</u></u>

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

9. Debtors

	2025	2024
	€	€
Other debtors	<u><u>1,892</u></u>	<u><u>1,892</u></u>

All debtors are due within one year.

10. Creditors Amounts falling due within one year

	2025	2024
	€	€
Amounts owed to credit institutions	37,226	17,200
Trade creditors	54,061	74,717
Taxation	32,542	32,930
Directors' current accounts (Note 14)	31,395	39,825
Other creditors	38,713	43,213
Accruals	6,062	5,989
	<u><u>199,999</u></u>	<u><u>213,874</u></u>

Trade creditors include amounts owing to suppliers, who purport to include reservation of title clauses in their conditions of sales. It is not practicable to quantify this amount, or how much of it is included in stocks.

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

Tax and social insurance are subject to the terms of the relevant legislation. Interest accrues on late payment at the rate of 0.0274% per day. No interest was due at the financial year end date.

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

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

EJ Inns Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2025

11. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	295,638	352,890
	<u> </u>	<u> </u>
Loans		
Repayable in one year or less, or on demand	37,226	17,200
Repayable between one and two years	37,226	17,200
Repayable between two and five years	111,678	51,600
Repayable in five years or more	146,734	284,090
	<u> </u>	<u> </u>
	332,864	370,090
	<u> </u>	<u> </u>

The company's total bank loans at 31 December 2025 were €332,864 (2024: €370,090). The loan is subject to a variable interest rate and is due for repayment in monthly instalments of €4,768.93.

Bank Security

- Legal charge over the company's commercial licenced property located at 64/65 Main Street Longford.
- Letter of guarantee from the company directors Edward and Caroline Valentine.

12. Profit and loss account

	2025	2024
	€	€
At 1 January 2025	(80,706)	(108,750)
Profit for the financial year	42,327	28,044
	<u> </u>	<u> </u>
At 31 December 2025	(38,379)	(80,706)
	<u> </u>	<u> </u>

13. Capital commitments

The company had no material capital commitments at the financial year-ended 31 December 2025.

14. Directors' remuneration and transactions

	2025	2024
	€	€
Remuneration	51,175	43,750
Pension contributions	4,768	4,540
	<u> </u>	<u> </u>
	55,943	48,290
	<u> </u>	<u> </u>

The following amounts are repayable to the directors:

	2025	2024
	€	€
Edward Valentine	15,698	19,913
Caroline Valentine	15,697	19,912
	<u> </u>	<u> </u>
	31,395	39,825
	<u> </u>	<u> </u>

EJ Inns Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2025

Where a director is owed monies by the company, they have agreed to allow the company to repay at its convenience.

The company operates a defined contribution pension scheme in respect of the qualifying services of its directors. The number of directors whom retirement benefits are accruing in respect of qualifying services is 2 (2024: 2).

Remuneration in respect of persons connected to directors was €Nil (2024: €Nil) and is not included in the above.

Other than the amounts disclosed above, any further required disclosures under section 305 and 306 of the Companies Act 2014 were €Nil for both the current and preceeding financial years.

15. Related party transactions

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

EJ Inns Limited owns 100% of the share capital of The Spiral Tree Limited.

16. Controlling interest

The company is ultimately controlled by Edward and Caroline Valentine.

17. Post-Balance Sheet Events

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

18. Taxation

	2025	2024
	€	€
Net profit taxed at 12.5%	6,751	4,027
Plus depreciation in excess of capital allowances for period	4,905	5,580
Plus expenses not deductible for tax purposes	25	-
Less tax losses utilisation	-	(5,432)
	<u>11,681</u>	<u>4,175</u>

19. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 10 February 2026.