

Company Number: 545397

Tyrrelstown Development Project Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 June 2025

Tyrrelstown Development Project Limited

CONTENTS

	Page
Directors and Other Information	3
Directors' Responsibilities Statement	4
Statement of Financial Position	5 - 6
Notes to the Financial Statements	7 - 10

Tyrrelstown Development Project Limited
DIRECTORS AND OTHER INFORMATION

Directors	Liam O'Leary David Dickenson
Company Secretary	Liam O'Leary
Company Number	545397
Registered Office	Sleepy Hollow Dunganstown Co. Wicklow
Business Address	Sleepy Hollow Dunganstown Co. Wicklow
Accountants	Clifford Desmond & Associates Chartered Accountants 185 Rathmines Road Lower Dublin 6

Tyrrelstown Development Project Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 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 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", 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

Liam O'Leary
Director

David Dickenson
Director

3 March 2026

Tyrrelstown Development Project Limited

STATEMENT OF FINANCIAL POSITION

as at 30 June 2025

	Notes	2025 €	2024 €
Non-Current Assets			
Property, plant and equipment	4	55,000	55,000
Financial assets	5	1,000	1,000
		<u>56,000</u>	<u>56,000</u>
Current Assets			
Inventories	6	4,045,555	3,959,584
Receivables	7	4,706	6,422
Cash and cash equivalents		373,758	7,292
		<u>4,424,019</u>	<u>3,973,298</u>
Payables: amounts falling due within one year	8	<u>(4,462,331)</u>	<u>(4,093,212)</u>
Net Current Liabilities		<u>(38,312)</u>	<u>(119,914)</u>
Total Assets less Current Liabilities		<u>17,688</u>	<u>(63,914)</u>
Equity			
Called up share capital presented as equity		100	100
Retained earnings		17,588	(64,014)
Equity attributable to owners of the company		<u>17,688</u>	<u>(63,914)</u>

Tyrrelstown Development Project Limited

STATEMENT OF FINANCIAL POSITION

as at 30 June 2025

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 Tyrrelstown Development Project 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 3 March 2026 and signed on its behalf by:

Liam O'Leary
Director

David Dickenson
Director

Tyrrelstown Development Project Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Tyrrelstown Development Project Limited is a company limited by shares incorporated in Ireland. Sleepy Hollow, Dunganstown, Co. Wicklow is the registered office, which is also the principal place of business of the company. 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 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 year ended 30 June 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

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

Revenue

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of property, plant and equipment, less their estimated residual value, over their expected useful lives as follows:

Plant and machinery	-
---------------------	---

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.

Financial assets

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the profit and loss account in the year in which it is receivable.

Inventories

Stocks are valued at the lower of cost and net realisable value. 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 receivables

Trade and other receivables 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.

Tyrrelstown Development Project Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

Trade and other payables

Trade and other payables 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.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Statement of Financial Position date.

Foreign currencies

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

Ordinary share capital

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

3. Employees

The average monthly number of employees, including directors, during the financial year was 0.00|0, (2024 - 0).

4. Property, plant and equipment

	Plant and machinery	Total
	€	€
Cost		
At 1 July 2024	55,000	55,000
	<hr/>	<hr/>
At 30 June 2025	55,000	55,000
	<hr/>	<hr/>
Depreciation		
At 1 July 2024	-	-
	<hr/>	<hr/>
At 30 June 2025	-	-
	<hr/>	<hr/>
Carrying amount		
At 30 June 2025	55,000	55,000
	<hr/> <hr/>	<hr/> <hr/>
At 30 June 2024	55,000	55,000
	<hr/> <hr/>	<hr/> <hr/>

Tyrrelstown Development Project Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

5. Financial fixed assets

	Subsidiary undertakings shares	Total
	€	€
Investments		
Cost		
At 30 June 2025	1,000	1,000
Carrying amount		
At 30 June 2025	<u>1,000</u>	<u>1,000</u>
At 30 June 2024	<u>1,000</u>	<u>1,000</u>

5. Holdings in related undertakings

Name	Registered office / Principal place of business and address of Registered Office	Nature of business	Details of investment	Proportion held by company
Subsidiary undertaking				
CGTD Limited	River House Eastwall Road Dublin 3.	Real estate	1000	50%

In the opinion of the directors, the shares of the company's unlisted investments are worth at least the amount at which they are stated in the Statement of Financial Position.

6. Inventories	2025	2024
	€	€
Finished goods and goods for resale	<u>4,045,555</u>	<u>3,959,584</u>

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

7. Receivables	2025	2024
	€	€
Taxation	<u>4,706</u>	<u>6,422</u>

8. Payables	2025	2024
Amounts falling due within one year	€	€
Amounts owed to group undertakings	(326,258)	(661,134)
Taxation	2,338	-
Directors' current accounts (Note 11)	4,773,195	4,741,290
Other creditors	13,056	13,056
	<u>4,462,331</u>	<u>4,093,212</u>

Tyrrelstown Development Project Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

9. Income Statement

	2025 €	2024 €
At 1 July 2024	(64,014)	(28,059)
Profit/(loss) for the financial year	<u>81,602</u>	<u>(35,955)</u>
At 30 June 2025	<u><u>17,588</u></u>	<u><u>(64,014)</u></u>

10. Capital commitments

The company had no material capital commitments at the financial year-ended 30 June 2025.

11. Directors' remuneration and transactions

	2025 €	2024 €
Remuneration	<u><u>30,180</u></u>	<u><u>-</u></u>

The following amounts are repayable to the directors:

	2025 €	2024 €
David Dickenson	<u><u>4,773,195</u></u>	<u><u>4,741,290</u></u>

12. Related party transactions

Transactions with group companies include the intercompany loans as follows;

CGTD Limited owes Tyrrelstown Development Project Limited €3,950,000.
Ballinahinch Development Project Limited owes Tyrrelstown Development Project Limited €453,342.
Tyrrelstown Development Project Limited owe Sweetspot Developments Limited €4,077,084.

13. Parent company

The company regards Sweetspot Developments Limited as its parent company.

14. Events After the End of the Reporting Period

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

15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 3 March 2026.