

Company Number: 590330

Lahinch Property Holdings Ltd
Abridged Unaudited Financial Statements
for the financial year ended 30 April 2025

Lahinch Property Holdings Ltd
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Lahinch Property Holdings Ltd

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2025

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

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council. 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

Tom O'Keeffe
Director

Thomas O'Keeffe
Director

27 January 2026

Lahinch Property Holdings Ltd

BALANCE SHEET

as at 30 April 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	8	1,532,186	1,626,597
Investments	9	1,735,862	1,570,876
Fixed Assets		3,268,048	3,197,473
Creditors: amounts falling due within one year	10	(2,355,171)	(2,339,177)
Net Current Liabilities		(2,355,171)	(2,339,177)
Total Assets less Current Liabilities		912,877	858,296
Creditors:			
amounts falling due after more than one year	11	(45,303)	(75,128)
Net Assets		867,574	783,168
Capital and Reserves			
Called up share capital presented as equity		200	200
Retained earnings		867,374	782,968
Equity attributable to owners of the company		867,574	783,168

We as Directors of Lahinch Property Holdings Ltd, 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 27 January 2026 and signed on its behalf by:

Tom O'Keeffe
Director

Thomas O'Keeffe
Director

Lahinch Property Holdings Ltd
STATEMENT OF CHANGES IN EQUITY

as at 30 April 2025

	Called up share capital €	Retained earnings €	Total €
At 1 May 2023	200	653,809	654,009
Profit for the financial year	-	129,159	129,159
At 30 April 2024	200	782,968	783,168
Profit for the financial year	-	84,406	84,406
At 30 April 2025	200	867,374	867,574

Lahinch Property Holdings Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Lahinch Property Holdings Ltd is a company limited by shares incorporated in Ireland. Roslevan, Ennis, Co. Clare is the registered office, which is also the principal place of business of the company. To carry on all or any of the businesses of a holding company and all such related activities. 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 April 2025 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. 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 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.

Cash flow statement

The company has availed of the exemption in FRS 102 from the requirement to prepare a Cash Flow Statement because it is classified as a small company.

Consolidated accounts

The company is entitled to the exemption provided for in section 293 (1A) of the Companies Act 2014 from the obligation to prepare group accounts because it qualifies as a small company in accordance with the small companies' regime.

Turnover

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

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:

Land and buildings freehold	- 4% Straight line
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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.

Investments

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.

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.

Lahinch Property Holdings Ltd

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

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.

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.

Ordinary share capital

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

Exceptional item

Increase in Investment

The Investment in the company's subsidiary was valued at year - end at €1,735,862. The increase of €164,986 has been included in the Profit & Loss Account as an exceptional item.

3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results.

4. Operating loss	2025	2024
	€	€
Operating loss is stated after charging:		
Depreciation of tangible assets	<u>94,411</u>	<u>94,411</u>
5. Interest payable and similar expenses	2025	2024
	€	€
Interest	<u>6,977</u>	<u>9,305</u>

6. Employees

The average monthly number of employees, including directors, during the financial year was 0.00|0, (2024 - 2).

	2025	2024
	Number	Number
Directors	<u>2</u>	<u>2</u>

Lahinch Property Holdings Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

7. Tax on profit

	2025 €	2024 €
(a) Analysis of charge in the financial year		
Current tax:		
Corporation tax at 25.00% (2024 - 25.00%) (Note 7 (b))	<u>8,639</u>	<u>8,347</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 25.00% (2024 - 25.00%). The differences are explained below:

	2025 €	2024 €
Profit taxable at 25.00%	<u>93,045</u>	<u>137,506</u>
Profit before tax multiplied by the standard rate of corporation tax in the Republic of Ireland at 25.00% (2024 - 25.00%)	23,261	34,377
Effects of:		
Expenses not deductible for tax purposes	(41,246)	(52,944)
Depreciation in excess of capital allowances for period	23,603	23,603
Close company surcharge	3,021	3,311
Total tax charge for the financial year (Note 7 (a))	<u>8,639</u>	<u>8,347</u>

8. Tangible assets

	Land and buildings freehold €	Total €
Cost		
At 1 May 2024	<u>2,360,263</u>	<u>2,360,263</u>
At 30 April 2025	<u>2,360,263</u>	<u>2,360,263</u>
Depreciation		
At 1 May 2024	733,666	733,666
Charge for the financial year	94,411	94,411
At 30 April 2025	<u>828,077</u>	<u>828,077</u>
Net book value		
At 30 April 2025	<u>1,532,186</u>	<u>1,532,186</u>
At 30 April 2024	<u>1,626,597</u>	<u>1,626,597</u>

Lahinch Property Holdings Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

9. Investments

	Subsidiary undertakings shares	Total
	€	€
Investments		
Cost		
At 1 May 2024	1,570,876	1,570,876
Additions	164,986	164,986
	<u>1,735,862</u>	<u>1,735,862</u>
At 30 April 2025	1,735,862	1,735,862
	<u>1,735,862</u>	<u>1,735,862</u>
Net book value		
At 30 April 2025	<u>1,735,862</u>	<u>1,735,862</u>
At 30 April 2024	<u>1,570,876</u>	<u>1,570,876</u>

10. Creditors
Amounts falling due within one year

	2025 €	2024 €
Amounts owed to credit institutions	34,934	34,934
Amounts owed to group undertakings	1,456,567	1,295,968
Taxation	8,639	8,347
Directors' current accounts (Note 14)	853,531	998,428
Accruals	1,500	1,500
	<u>2,355,171</u>	<u>2,339,177</u>

11. Creditors
Amounts falling due after more than one year

	2025 €	2024 €
Bank loan	45,303	75,128
	<u>45,303</u>	<u>75,128</u>
Loans		
Repayable in one year or less, or on demand	34,934	34,934
Repayable between one and two years	34,934	34,934
Repayable between two and five years	10,369	40,194
	<u>80,237</u>	<u>110,062</u>

12. Income Statement

	2025 €	2024 €
At 1 May 2024	782,968	653,809
Profit for the financial year	84,406	129,159
	<u>867,374</u>	<u>782,968</u>
At 30 April 2025	867,374	782,968

13. Capital commitments

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

Lahinch Property Holdings Ltd
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

14. Directors' transactions

The following amounts are repayable to the directors:

	2025	2024
	€	€
Tom O'Keeffe	853,531	998,428
	<u> </u>	<u> </u>

15. Related party transactions

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

16. Post-Balance Sheet Events

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

17. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 27 January 2026.