

Registered number: 492837

Beech Lodge Care Facility Limited
Directors' Report and Financial Statements
For the Year Ended 30 November 2025

Beech Lodge Care Facility Limited

Company Information

Directors	James Moore Anne Maria Moore
Company secretary	James Moore
Registered number	492837
Registered office	Beech Lodge Nursing Home Bruree Limerick
Independent auditors	DSB Registered Auditors and Chartered Accountants (AI No. 3008858) 98 Henry Street Limerick
Bankers	Bank of Ireland O'Connell Street Limerick
Solicitors	Sellors Solicitors 6/7 Glenworth Street Limerick

Beech Lodge Care Facility Limited

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Beech Lodge Care Facility Limited

Directors' Report For the Year Ended 30 November 2025

The Directors' present their annual report and the audited financial statements for the year ended 30 November 2025.

Principal activities

The principal activity of the company is the operation of two nursing homes Ennis Road Care Facility and Beech Lodge Care Facility. There has been no significant change in this activity during the year.

Business review

The Directors are satisfied with the performance of the business during the year. The company has continued to improve performance in recent years, turnover has increased on prior year and the company is happy with profitability levels.

Results and dividends

The profit for the year, after taxation, amounted to €1,023,422 (2024 - €1,411,578).

The trading results, the financial position of the company and the transfer to reserves are shown in the annexed financial statements.

The Directors do not propose to pay any dividends in respect of the year ended 30 November 2025 (2024: €Nil).

Directors, secretary and their interests

In accordance with Section 329 of the Companies Act 2014, the Directors' and company secretary's ultimate shareholdings and the movements therein in the issued share capital of the company and sharholding company Rathlahan Limited (which holds 90% of the issued share capital) during the year ended 30 November 2025 were as follows:

	Ordinary shares of €1 each	
	30/11/25	1/12/24
James Moore (also company secretary)	50	50
Anne Maria Moore	50	50
	<hr/>	<hr/>
	100	100
	<hr/> <hr/>	<hr/> <hr/>

The names of the person who were Directors and secretary at any time during the year ended 30 November 2025 are set out the company information page. They served as Directors and secretary for the entire year unless otherwise noted on the company page. There was no change in shareholding during the year.

There were no changes in shareholding from 30 November 2025 to date of signing these financial statements.

Beech Lodge Care Facility Limited

Directors' Report (continued) For the Year Ended 30 November 2025

Principal risks and uncertainties

The Directors have undertaken a comprehensive assessment of the key risks facing the company. The key risks identified and related controls over these risk are as follows:

Market Risk

The industry in which the company operates is competitive however the Directors have a detailed knowledge and experience in the nursing home sector. The Directors' attend regular meetings with HIQA during the year end and post year end to stay up to date on any legal requirements and insights.

Liquidity risk

The company policy is to ensure that sufficient resources are available either from cash balances or cash flows to ensure all obligations can be met when they fall due. The company prepares yearly cash flows which are reviewed at each set of management accounts.

Credit Risk

The company has implemented policies that require appropriate credit checks where necessary on potential corporate customer before sales are made. Debtors listings are reviewed weekly.

Interest rate risk

The Company manages its exposure to interest rate risk by reviewing potential changes in base lending rates.

Foreign exchange risk

The company does not undertake transactions in foreign currencies so is not exposed to movements in exchange rates.

Accounting records

The measures taken by the Directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at Bruree, Co. Limerick.

Events since the end of the year

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

Future developments

There are no future material changes anticipated in the business of the company at this time.

Research and development activities

The company did not engage in any research and development activities during the year.

Statement on relevant audit information

Each of the persons who are Directors at the time when this Directors' Report is approved has confirmed that:

- so far as the Director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the Director has taken all the steps that ought to have been taken as a Director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

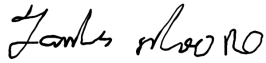
Beech Lodge Care Facility Limited

**Directors' Report (continued)
For the Year Ended 30 November 2025**

Auditors

The auditors, DSB, continue in office in accordance with section 383(2) of the Companies Act 2014.

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



James Moore
Director



Anne Maria Moore
Director

Date: 25/2/2026

Beech Lodge Care Facility Limited

**Directors' Responsibilities Statement
For the Year Ended 30 November 2025**

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

Irish company law requires the Directors to prepare the 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 ("relevant financial reporting framework").

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, of the profit or loss for that financial year and otherwise comply with the Companies Act 2014.

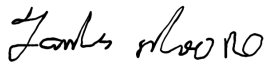
In preparing these financial statements, the Directors are required to:

- select suitable accounting policies for the Company's 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 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.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in Republic of Ireland governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

On behalf of the board



James Moore
Director



Anne Maria Moore
Director

Date: 25/2/2026

Independent Auditor's Special Report to the Directors of Beech Lodge Care Facility Limited Pursuant to Section 356(1) and 356(2) of the Companies Act 2014

We have examined:

- (i) the abridged financial statements for the year ended 30 November 2025 on pages 9-25, which the directors of Beech Lodge Care Facility Limited propose to annex to the annual return of the company; and
- (ii) the financial statements, which form the basis for those abridged financial statements.

Respective responsibilities of directors and auditors

It is your responsibility to prepare abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to section 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors as a body, in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's directors those matters we are required to state to them under section 356 of the Companies Act 2014 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 the company's directors as a body, for our work, for this report, or for the opinion we have formed.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to annex abridged financial statements to the annual return of the company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex to the annual return of the company, abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available for small companies).

27/02/2026

On _____ we reported, as auditors of Beech Lodge Care Facility Limited, to the members on the company's financial statements for the year ended 30 November 2025 and our report was as follows:

Independent Auditor's Special Report to the Directors of Beech Lodge Care Facility Limited Pursuant to Section 356(1) and 356(2) of the Companies Act 2014

"Independent Auditors' Report to the Members of Beech Lodge Care Facility Limited"

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Beech Lodge Care Facility Limited ('the company') for the year ended 30 November 2025, which comprise the Profit and Loss Account, Balance Sheet and notes to the financial statements, including the summary of significant accounting policies set out in the notes to the financial statements. 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, to the small-entities Regime".

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the Company as at 30 November 2025 and of its profit for the year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable to the Small-entities Regime"; 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 further described below in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with 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 were:

- 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 Company'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.

Independent Auditor's Special Report to the Directors of Beech Lodge Care Facility Limited Pursuant to Section 356(1) and 356(2) of the Companies Act 2014

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 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

Based solely on the work undertaken in the course of the audit, we report that:

- in our opinion, the information given in the directors' report is consistent with the financial statements; and
- in our opinion, the directors' report has been prepared in accordance with the Companies Act 2014

We have obtained all the information and explanations which we consider 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 financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the 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 disclosures of directors' remuneration and transactions required by sections 305 to 312 of the Act are not made. 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 on the previous page, the directors are responsible for the preparation of the financial statements and for being satisfied that they 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.

Independent Auditor's Special Report to the Directors of Beech Lodge Care Facility Limited Pursuant to Section 356(1) and 356(2) of the Companies Act 2014

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, 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 located on the IAASA's website at:

http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-98202de9c3a/Description_of_auditors_responsibilities_for_audit.pdf

This description forms part of our auditor's report.

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

Our report is made solely to the Company's members, 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 Company's members 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 responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed."

William Duggan

William Duggan (AI No. 3008858)

For and on behalf of DSB

Registered Auditors and Chartered Accountants
98 Henry Street
Limerick
Co. Limerick

Date: 27/02/2026

Beech Lodge Care Facility Limited

**Profit and Loss Account and Retained Earnings
For the Year Ended 30 November 2025**

	Note	2025 €	2024 €
Turnover		9,199,992	8,479,332
Gross profit		9,199,992	8,479,332
Administrative expenses		(8,427,210)	(7,134,857)
Other operating income	4	540,815	498,372
Operating profit	5	1,313,597	1,842,847
Interest payable		(128,449)	(162,333)
Profit on ordinary activities before taxation		1,185,148	1,680,514
Tax on profit		(161,726)	(268,936)
Profit on ordinary activities for the financial year after taxation		1,023,422	1,411,578
Retained earnings at the beginning of the financial year		7,129,537	5,717,959
		7,129,537	5,717,959
Profit for the financial year		1,023,422	1,411,578
Retained earnings at the end of the financial year		8,152,959	7,129,537

There were no recognised gains and losses for 2025 or 2024 other than those included in the profit and loss account and retained earnings.

The notes on pages 13 to 25 form part of these financial statements.

Beech Lodge Care Facility Limited

**Balance Sheet
As at 30 November 2025**

	Note	2025 €	2024 €
Fixed assets			
Tangible assets	11	10,499,416	10,079,912
		<u>10,499,416</u>	<u>10,079,912</u>
Current assets			
Debtors: amounts falling due within one year	12	1,889,755	1,800,907
Cash at bank and in hand	13	706,011	779,847
		<u>2,595,766</u>	<u>2,580,754</u>
Creditors: amounts falling due within one year	14	(1,840,876)	(1,695,253)
Net current assets		<u>754,890</u>	<u>885,501</u>
Total assets less current liabilities		<u>11,254,306</u>	<u>10,965,413</u>
Creditors: amounts falling due after more than one year	15	(3,102,960)	(3,818,142)
Provisions for liabilities			
Deferred tax	17	1,713	(17,634)
		<u>1,713</u>	<u>(17,634)</u>
Net assets		<u>8,153,059</u>	<u>7,129,637</u>
Capital and reserves			
Called up share capital presented as equity	18	100	100
Profit and loss account		8,152,959	7,129,537
Shareholders' funds		<u>8,153,059</u>	<u>7,129,637</u>

The financial statements were approved and authorised for issue by the board:

James Moore

James Moore
Director

Anne Maria Moore

Anne Maria Moore
Director

Date: 25/2/2026

The notes on pages 13 to 25 form part of these financial statements.

Beech Lodge Care Facility Limited

**Statement of Changes in Equity
For the Year Ended 30 November 2025**

	Called up share capital	Profit and loss account	Total equity
	€	€	€
At 1 December 2023	100	5,717,959	5,718,059
Comprehensive income for the year			
Profit for the year	-	1,411,578	1,411,578
At 1 December 2024	100	7,129,537	7,129,637
Comprehensive income for the year			
Profit for the year	-	1,023,422	1,023,422
At 30 November 2025	100	8,152,959	8,153,059

The notes on pages 13 to 25 form part of these financial statements.

Beech Lodge Care Facility Limited

**Statement of Cash Flows
For the Year Ended 30 November 2025**

	2025 €	2024 €
Cash flows from operating activities		
Profit for the financial year	1,023,422	1,411,578
Adjustments for:		
Depreciation of tangible assets	322,747	305,201
Interest paid	128,449	162,333
Taxation charge	161,726	268,936
(Increase)/decrease in debtors	(9,921)	20,694
Increase/(decrease) in creditors	50,371	(163,870)
Increase in amounts owed to groups	184,865	9,965
Corporation tax (paid)	(349,373)	(79,847)
Net cash generated from operating activities	1,512,286	1,934,990
Cash flows from investing activities		
Purchase of tangible fixed assets	(742,254)	(992,626)
Net cash from investing activities	(742,254)	(992,626)
Cash flows from financing activities		
Repayment of loans	(715,181)	(685,503)
Interest paid	(128,449)	(162,333)
Net cash used in financing activities	(843,630)	(847,836)
Net (decrease)/increase in cash and cash equivalents	(73,598)	94,528
Cash and cash equivalents at beginning of year	779,609	685,081
Cash and cash equivalents at the end of year	706,011	779,609
Cash and cash equivalents at the end of year comprise:		
Cash at bank and in hand	706,011	779,847
Bank overdrafts	-	(238)
	706,011	779,609

The notes on pages 13 to 25 form part of these financial statements.

Beech Lodge Care Facility Limited

Notes to the Financial Statements For the Year Ended 30 November 2025

1. Accounting policies

General Information

These financial statements comprising the Profit and Loss Account and Retained Earnings, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes to the financial statements, including a summary of significant accounting policies constitute the individual financial statements of Beech Lodge Care Facility Limited for the year ended 30 November 2025.

Beech Lodge Care Facility Limited is a private company limited by shares (registered under Part 2 of Companies Act 2014), incorporated and registered in the Republic of Ireland (CRO No. 492837). The registered office is Beech Lodge Care Facility Limited, Beech Lodge Nursing Home, Bruree, Limerick which is also one of 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.

Statement of compliance

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

Currency

The financial statements have been presented in Euro (€) which is also the functional currency of the Company.

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.

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 (the Act) and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland issued by the Financial Reporting Council.

Beech Lodge Care Facility Limited

Notes to the Financial Statements For the Year Ended 30 November 2025

1. Accounting policies (continued)

1.1 Revenue

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:

Rendering of services

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

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

1.2 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

1.3 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

1.4 Taxation

The yearly charge for taxation is based on the profit for the year and is calculated with reference to the tax rates applying at the balance sheet date. Deferred taxation is calculated on the differences between the company's taxable profits and the results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. The full deferred tax effect is recognised on differences between amounts funded and amounts charged to the profit and loss account in relation to pensions and other post retirement benefits. In calculating the amount of deferred tax, discounting is not used. Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

1.5 Intangible assets

Goodwill

Goodwill represents the difference between amounts paid on the cost of a business combination and the acquirer's interest in the fair value of its identifiable assets and liabilities of the acquiree at the date of acquisition. Subsequent to initial recognition, goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is amortised on a straight-line basis to the Profit and Loss Account over its useful economic life.

Beech Lodge Care Facility Limited

Notes to the Financial Statements For the Year Ended 30 November 2025

1. Accounting policies (continued)

1.6 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

1.7 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	- 2% Straight line
Plant and machinery	- 12.5% Straight line
Motor vehicles	- 12.5% Straight line
Furnitures and fittings	- 12.5% Straight Line
Leasehold equipment	- 2% Straight Line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

1.8 Debtors

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

1.9 Cash and cash equivalents

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

In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Company's cash management.

Beech Lodge Care Facility Limited

**Notes to the Financial Statements
For the Year Ended 30 November 2025**

1. Accounting policies (continued)

1.10 Creditors

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

1.11 Share capital of the company

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

1.12 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

Beech Lodge Care Facility Limited

Notes to the Financial Statements For the Year Ended 30 November 2025

1. Accounting policies (continued)

1.13 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.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a Director in the case of a small company, or a public benefit entity concessionary loan.

Investments in non-derivative instruments that are equity to the issuer are measured:

at fair value with changes recognised in the Profit and Loss Account if the shares are publicly traded or their fair value can otherwise be measured reliably;

at cost less impairment for all other investments.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Profit and Loss Account.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Beech Lodge Care Facility Limited

**Notes to the Financial Statements
For the Year Ended 30 November 2025**

2. Judgements in applying accounting policies and key sources of estimation uncertainty

The Directors having considered the judgements used in presenting these financial statements believe that none of them are material and require disclosure in these financial statements.

3. Income

The whole of the company's turnover is attributable to its market in the Republic of Ireland and is derived from principal business activity of operating a nursing home.

4. Other operating income

	2025	2024
	€	€
Other operating income	464,018	415,722
Retirement village income	76,797	82,650
	<u>540,815</u>	<u>498,372</u>

5. Profit on ordinary activities before taxation

The operating profit is stated after charging:

	2025	2024
	€	€
Depreciation of tangible fixed assets owned	<u>322,750</u>	<u>305,200</u>

Beech Lodge Care Facility Limited

**Notes to the Financial Statements
For the Year Ended 30 November 2025**

6. Employees

Staff costs, including Directors' remuneration, were as follows:

	2025	2024
	€	€
Wages and salaries	5,542,287	4,822,725
Directors' pension costs	250,000	-
	<u>5,792,287</u>	<u>4,822,725</u>

Capitalised employee costs during the year amounted to €NIL (2024 - €NIL).

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

	2025	2024
	No.	No.
Directors	2	2
Employees	146	134
	<u>148</u>	<u>136</u>

7. Directors' remuneration

	2025	2024
	€	€
Directors' emoluments	351,199	295,521
Company contributions to defined contribution pension schemes	250,000	-
	<u>351,199</u>	<u>295,521</u>

8. Interest payable and similar expenses

	2025	2024
	€	€
Interest payable to credit institutions	128,449	162,333
	<u>128,449</u>	<u>162,333</u>

Beech Lodge Care Facility Limited

**Notes to the Financial Statements
For the Year Ended 30 November 2025**

9. Taxation

	2025 €	2024 €
Corporation tax		
Current tax on profits for the year	181,073	245,397
Adjustments in respect of previous periods	-	9,804
Total current tax	<u>181,073</u>	<u>255,201</u>
Deferred tax		
Origination and reversal of timing differences	(19,347)	13,735
Total deferred tax	<u>(19,347)</u>	<u>13,735</u>
Tax on profit	<u>161,726</u>	<u>268,936</u>

Factors affecting tax charge for the year

The tax assessed for the year is the same as (2024 - the same as) the standard rate of corporation tax in Ireland of 12.5% (2024 - 12.5%) as set out below:

	2025 €	2024 €
Profit on ordinary activities before tax	<u>1,185,148</u>	<u>1,680,514</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in Ireland of 12.5% (2024 - 12.5%)	148,144	210,064
Effects of:		
Capital allowances for year in excess of depreciation	32,929	35,333
Deferred Tax - current year	(19,347)	13,735
Corporation tax - prior year	-	9,804
Total tax charge for the year	<u>161,726</u>	<u>268,936</u>

Factors that may affect future tax charges

There were no factors that may affect future tax charges.

Beech Lodge Care Facility Limited

**Notes to the Financial Statements
For the Year Ended 30 November 2025**

10. Intangible assets

	Goodwill €
Cost	
At 1 December 2024	575,000
At 30 November 2025	575,000
Amortisation	
At 1 December 2024	575,000
At 30 November 2025	575,000
Net book value	
At 30 November 2025	-

11. Tangible fixed assets

	Freehold property €	Plant and machinery €	Motor vehicles €	Fixtures and fittings €	Leased Equipment €	Total €
Cost or valuation						
At 1 December 2024	11,562,591	21,000	23,857	797,550	196,647	12,601,645
Additions	547,515	-	14,206	180,533	-	742,254
At 30 November 2025	12,110,106	21,000	38,063	978,083	196,647	13,343,899
Depreciation						
At 1 December 2024	1,778,966	877	18,825	563,514	159,551	2,521,733
Charge for the year on owned assets	222,804	2,625	4,758	69,179	23,384	322,750
At 30 November 2025	2,001,770	3,502	23,583	632,693	182,935	2,844,483
Net book value						
At 30 November 2025	10,108,336	17,498	14,480	345,390	13,712	10,499,416
At 30 November 2024	9,783,625	20,123	5,032	234,036	37,096	10,079,912

Beech Lodge Care Facility Limited

Notes to the Financial Statements For the Year Ended 30 November 2025

11. Tangible fixed assets (continued)

The net book value of land and buildings may be further analysed as follows:

	2025 €	2024 €
Freehold	<u>10,108,336</u>	<u>9,783,625</u>

12. Debtors

	2025 €	2024 €
Trade debtors	749,160	746,405
Other debtors	127,287	54,742
Amounts owed by group companies	852,677	852,677
Prepayments	120,471	107,983
Accrued income	40,160	39,100
Deferred taxation	1,713	-
	<u>1,891,468</u>	<u>1,800,907</u>

All debtors are due within one year. All trade debtors are due within the Company's normal terms, which is thirty days. Trade debtors are shown net of impairment in respect of doubtful debts. Trade debtors are shown net of impairment in respect of doubtful debts.

13. Cash and cash equivalents

	2025 €	2024 €
Cash at bank and in hand	706,011	779,847
Less: credit card	-	(238)
	<u>706,011</u>	<u>779,609</u>

Beech Lodge Care Facility Limited

**Notes to the Financial Statements
For the Year Ended 30 November 2025**

14. Creditors: Amounts falling due within one year

	2025 €	2024 €
Credit card	-	238
Loans owed to credit institutions	848,314	848,313
Trade creditors	98,270	193,729
Amounts owed to group undertakings	194,830	9,965
Corporation tax	-	89,376
Taxation and social insurance	133,606	113,918
Other creditors	135,699	68,774
Accruals	430,157	370,940
	1,840,876	1,695,253

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

Trade creditors include amounts in respect of goods for which ownership is not passed until payment is made.

Tax and social insurance are subject to terms of the relevant legislation. Interest accrues on late payment at the rate of 0.0219% per day. No interest was due at the financial year end date.

The terms of the accruals are based on underlying contracts.

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

15. Creditors: Amounts falling due after more than one year

	2025 €	2024 €
Loans owed to credit institutions	3,102,960	3,818,142

16. Details of creditors

Analysis of the maturity of loans is given below:

	2025 €	2024 €
Amounts falling due within one year		
Loans owed to credit institutions	848,314	848,313
Amounts falling due after more than one year		
Loans owed to credit institutions	3,102,960	3,818,142
	3,951,274	4,666,455

Beech Lodge Care Facility Limited

**Notes to the Financial Statements
For the Year Ended 30 November 2025**

17. Deferred taxation

	2025 €
At beginning of year	(17,634)
Charged to profit or loss	19,347
At end of year	1,713

The deferred taxation balance is made up as follows:

	2025 €	2024 €
Accelerated capital allowances	<u>1,713</u>	<u>(17,634)</u>

Accelerated capital allowances arise due to excess of depreciation over capital allowances.

18. Share capital

	2025 €	2024 €
Authorised, allotted, called up and fully paid		
100 (2024 - 100) Ordinary shares shares of €1.00 each	<u>100</u>	<u>100</u>

19. Reserves

The opening balance, closing balance and movements in each reserve are shown in the Statement of Changes in Equity on page 10. A description of each reserve is outlined below.

Profit and loss account

The profit and loss account represents cumulative gains and losses recognised in the profit and loss account net of transfers to other reserves and dividend paid.

20. Capital commitments

At 30 November 2025 the Company had no capital commitments.

Beech Lodge Care Facility Limited

**Notes to the Financial Statements
For the Year Ended 30 November 2025**

21. Related party transactions

In the current accounting year the company paid rent of €120,000 (2024: €120,000) to Boneaset Limited. James Moore and Anne Maria Moore are Directors of Boneaset Limited.

O'Mordha Construction Limited is a related party due to commonality of Directors. During the year, the company was charged €606,750 (2024: €756,150) for construction services provided.

At the year end there was an amount owed from Boneaset Limited of €48,360 (2024: €48,360).

All transactions are at arm's length.

22. Post balance sheet events

There have been no significant events affecting the Company since the year end.

23. Controlling party

Anne Maria Moore and James Moore are regarded as the ultimate controlling parties of the company.

24. Key management personnel

The Directors are the key management in the company.

25. Security

The company bankers hold a fixed and floating charge over all the assets of the company.

26. Other services provided by auditors

In common with many other businesses of our size and nature we use our auditors to provide tax advice, prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

27. Approval of financial statements

The board of Directors approved these financial statements for issue on 25/2/2026.