

Company Number: 426611

Pembroke Hall Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 August 2025

Pembroke Hall Limited
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Pembroke Hall Limited
DIRECTORS AND OTHER INFORMATION

Directors	Robert Manson Thomas Lenehan
Company Secretary	Thomas Lenehan
Company Number	426611
Registered Office	38 Fitzwilliam Square Dublin 2 Ireland
Business Address	38/39 Fitzwilliam Square Dublin 2 Ireland
Accountants	DMFN Limited Chartered Accountants 7 Lower Fitzwilliam Street Dublin 2
Bankers	Bank of Ireland University Branch Montrose Stillorgan Road Dublin 4

Pembroke Hall Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 August 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

Robert Manson
Director

Thomas Lenehan
Director

28 January 2026

Pembroke Hall Limited
BALANCE SHEET

as at 31 August 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	5,554,758	5,480,930
Investments	7	200,000	200,000
Fixed Assets		5,754,758	5,680,930
Current Assets			
Debtors	8	1,941,424	1,918,077
Cash and cash equivalents		1,064,868	431,390
		3,006,292	2,349,467
Creditors: amounts falling due within one year	9	(3,202,826)	(3,070,067)
Net Current Liabilities		(196,534)	(720,600)
Total Assets less Current Liabilities		5,558,224	4,960,330
Creditors:			
amounts falling due after more than one year	10	(32,018)	(144,892)
Provisions for liabilities	11	(290,395)	(265,375)
Net Assets		5,235,811	4,550,063
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings		5,235,711	4,549,963
Equity attributable to owners of the company		5,235,811	4,550,063

Pembroke Hall Limited

BALANCE SHEET

as at 31 August 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 Pembroke Hall 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 28 January 2026 and signed on its behalf by:

Robert Manson
Director

Thomas Lenehan
Director

Pembroke Hall Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 August 2025

	Called up share capital €	Retained earnings €	Total €
At 1 September 2023	100	4,678,157	4,678,257
Profit for the financial year	-	1,011,806	1,011,806
Payment of dividends	-	(1,140,000)	(1,140,000)
At 31 August 2024	100	4,549,963	4,550,063
Profit for the financial year	-	1,935,748	1,935,748
Payment of dividends	-	(1,250,000)	(1,250,000)
At 31 August 2025	100	5,235,711	5,235,811

Pembroke Hall Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

1. General Information

Pembroke Hall Limited is a company limited by shares incorporated in Ireland and its company registration number is 426611. The company is engaged in the provision of serviced offices. The company's registered office is 38/39 Fitzwilliam Square, Dublin 2.

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 31 August 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, 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.

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, 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:

Fixtures & fittings	-	12.5% Straight Line
Leasehold Improvements	-	Term of the lease
Motor vehicles	-	12.5% Straight Line
Computer equipment	-	12.5% 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.

Leasing and hire purchases

Tangible assets held under leasing and Hire Purchases arrangements which transfer substantially all the risks and rewards of ownership to the company are capitalised and included in the Balance Sheet at their cost or valuation, less depreciation. The corresponding commitments are recorded as liabilities. Payments in respect of these obligations are treated as consisting of capital and interest elements, with interest charged to the Profit and Loss Account.

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.

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.

Pembroke Hall Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 August 2025

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.

Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

Trade and other creditors

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

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.

3. Operating profit	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	760,530	725,229
	<u> </u>	<u> </u>
4. Interest payable and similar expenses	2025	2024
	€	€
Interest	22,629	47,027
	<u> </u>	<u> </u>

5. Employees

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

	2025	2024
	Number	Number
Directors	2	2
Employees	32	31
	<u> </u>	<u> </u>
	34	33
	<u> </u>	<u> </u>

Pembroke Hall Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 August 2025

6. Tangible assets

	Fixtures & fittings	Leasehold Improvements	Motor vehicles	Computer equipment	Total
	€	€	€	€	€
Cost					
At 1 September 2024	1,882,064	7,062,291	82,116	224,658	9,251,129
Additions	71,397	691,701	-	71,260	834,358
At 31 August 2025	<u>1,953,461</u>	<u>7,753,992</u>	<u>82,116</u>	<u>295,918</u>	<u>10,085,487</u>
Depreciation					
At 1 September 2024	854,043	2,850,026	10,004	56,126	3,770,199
Charge for the financial year	208,885	512,339	10,265	29,041	760,530
At 31 August 2025	<u>1,062,928</u>	<u>3,362,365</u>	<u>20,269</u>	<u>85,167</u>	<u>4,530,729</u>
Net book value					
At 31 August 2025	<u>890,533</u>	<u>4,391,627</u>	<u>61,847</u>	<u>210,751</u>	<u>5,554,758</u>
At 31 August 2024	<u>1,028,021</u>	<u>4,212,265</u>	<u>72,112</u>	<u>168,532</u>	<u>5,480,930</u>

6.1. Tangible assets continued

Included above are assets held under finance leases or hire purchase contracts as follows:

	2025 Net book value	Depreciation charge	2024 Net book value	Depreciation charge
	€	€	€	€
Fixtures & fittings	38,541	5,781	44,323	5,781
Leasehold Improvements	253,089	59,102	312,192	59,103
Motor vehicles	61,247	10,171	71,420	5,933
Computer equipment	85,122	11,006	63,282	11,006
	<u>437,999</u>	<u>86,060</u>	<u>491,217</u>	<u>81,823</u>

7. Investments

	Other unlisted investments	Total
	€	€
Investments Cost		
At 31 August 2025	<u>200,000</u>	<u>200,000</u>
Net book value		
At 31 August 2025	<u>200,000</u>	<u>200,000</u>
At 31 August 2024	<u>200,000</u>	<u>200,000</u>

Pembroke Hall Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 August 2025

8. Debtors	2025	2024
	€	€
Trade debtors	596,327	675,652
Amounts owed by group undertakings	547,040	572,040
Deposits paid	213,877	-
Taxation	-	50,618
Prepayments	566,029	619,767
Accrued income	18,151	-
	<u>1,941,424</u>	<u>1,918,077</u>
9. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	56,631	225,350
Net obligations under finance leases and hire purchase contracts	76,560	150,777
Trade creditors	601,956	596,282
Taxation	406,135	253,212
Directors' current accounts (Note 14)	77,020	77,021
Other creditors	1,944,732	1,699,323
Accruals	39,792	68,102
	<u>3,202,826</u>	<u>3,070,067</u>
<p>Bank of Ireland holds a floating debenture of €1,020,000 over the undertaking, property and assets of the company, both present and future including goodwill and the uncalled capital of the company.</p> <p>The Directors hold reducing personal guarantees to the value of the loans.</p>		
10. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loans	-	42,983
Finance leases and hire purchase contracts	32,018	101,909
	<u>32,018</u>	<u>144,892</u>
Loans		
Repayable in one year or less, or on demand	56,631	225,350
Repayable between one and two years	-	42,983
	<u>56,631</u>	<u>268,333</u>
Net obligations under finance leases and hire purchase contracts		
Repayable within one year	76,560	150,777
Repayable between one and five years	32,018	101,909
	<u>108,578</u>	<u>252,686</u>

Pembroke Hall Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 August 2025

11. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Capital allowances	Total	Total
	€	2025 €	2024 €
At financial year start	265,375	265,375	207,468
Charged to profit and loss	25,020	25,020	57,907
At financial year end	<u>290,395</u>	<u>290,395</u>	<u>265,375</u>

12. Income Statement

	2025 €	2024 €
At 1 September 2024	4,549,963	4,678,157
Profit for the financial year	1,935,748	1,011,806
Payment of dividends	(1,250,000)	(1,140,000)
At 31 August 2025	<u>5,235,711</u>	<u>4,549,963</u>

13. Capital commitments

There were no capital commitments at the year ended 31st August 2024.

14. Directors' remuneration and transactions

	2025 €	2024 €
Remuneration	<u>144,000</u>	<u>136,739</u>

The following amounts are repayable to the directors:

	2025 €	2024 €
Robert Manson	37,391	37,391
Thomas Lenehan	39,629	39,630
	<u>77,020</u>	<u>77,021</u>

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.

16. Post-Balance Sheet Events

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

17. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 28 January 2026.