

**Abridged Unaudited Financial Statements**  
**Swords Town Centre Mall Owners**  
**Management CLG**

For the year ended 31 December 2025

**Registered Number 722108**

**Swords Town Centre Mall Owners Management CLG**

**Company Information**

<b>Directors</b>	Patrick Burke Maurice Cassidy
<b>Company secretary</b>	Patrick Burke
<b>Registered number</b>	722108
<b>Registered office</b>	39 Dawson Street Dublin 2 D02 X067
<b>Solicitors</b>	Whitney Moore 2 Shelbourne Buildings Ballsbridge, Dublin 4

**Swords Town Centre Mall Owners Management CLG**

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## Directors' responsibilities statement

For the year ended 31 December 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 Financial Reporting Standard 102 ;The Financial Reporting Standard applicable in UK and Republic of Ireland' and promulgated by the Institute of Chartered Accountants in Ireland and Irish law.

Under company law, the directors must not approve the financial statements unless they are satisfied 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.

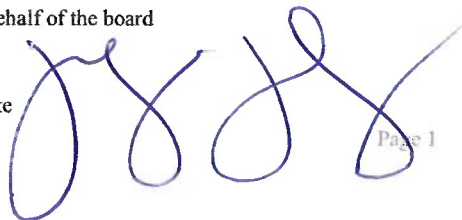
In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and 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 a 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 and 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.

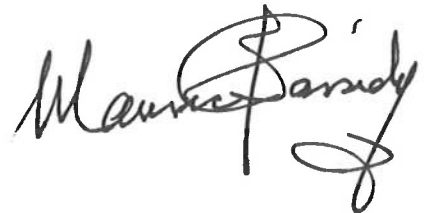
Signed on behalf of the board

Patrick Burke



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Maurice Cassidy



Swords Town Centre Mall Owners Management CLG

**Abridged statement of financial position**

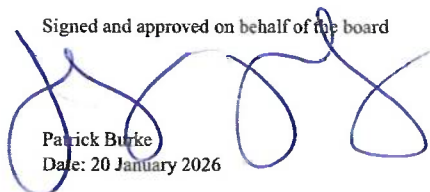
For the year ended 31 December 2025

	Note	2025 €	2024 €
<b>Current assets</b>			
Debtors: amounts falling due within one year		-	-
Cash at bank and in hand		-	-
		<hr/>	<hr/>
		-	-
Creditors: amounts falling due within one year	5	(51,749)	(28,552)
		<hr/>	<hr/>
<b>Net assets</b>		<b>(51,749)</b>	<b>(28,552)</b>
		<hr/> <hr/>	<hr/> <hr/>
<b>Capital and reserves</b>			
Capital reserves and funds		-	-
Profit and loss account		(51,749)	(28,552)
		<hr/>	<hr/>
		<b>(51,749)</b>	<b>(28,552)</b>
		<hr/> <hr/>	<hr/> <hr/>

We, as directors of Swords Town Mall Owners CLG, state that:

- these financial statements have been prepared in accordance with the small companies regime.
- the Company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014.
- the Company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied.
- the members of the Company have not served a notice on the Company under section 334(1) in accordance with section 334(2).
- We acknowledge the Company's obligations under the Companies Acts 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the state 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.
- the Company has relied on the specific exemptions contained in section 352 of the Companies Act 2014; the Company has done so on the grounds that it 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 of the Companies Act 2014.

Signed and approved on behalf of the board

  
Patrick Burke  
Date: 20 January 2026

Maurice Cassidy



**Swords Town Centre Mall Owners Management CLG**

## Notes to the abridged financial statements

For the year ended 31 December 2025

### 1 General Information

Swords Town Centre Mall Owners Management CLG is a company limited by guarantee incorporated and registered in the Republic of Ireland with a registered address of 39 Dawson Street, Dublin 2. The financial statements have been presented in Euro (€) which is the functional currency of the company

### 2 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 period ended 31 December 2024 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard for Micro-Entities applicable in the UK and Republic of Ireland" (FRS 105).

#### 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 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial period, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

#### Accounting convention

The financial statements are prepared under the historical cost convention

#### Income

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

#### 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.

#### 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

Current tax represents the amount expected to be paid or recovered in respect of taxable income for the financial period and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date. Foreign currencies Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date

#### Sinking fund contributions

In accordance with Section 19 of the Multi - Unit Developments Act 2011, the company must establish a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time. The Sinking Fund is not guaranteed to cover all unexpected costs of a non-recurring nature. These funds are allocated to a special reserve titled "sinking fund reserve". Sinking fund contributions are recognized as income in the Income and Expenditure account in the period in which large, non-regular repair and maintenance work is undertaken. The company has not set up a separate designated bank account.

## Notes to the abridged financial statements

For the year ended 31 December 2025

### 3 Status

The liability of the members is limited.

Every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while they are members, or within one financial year thereafter, for the payment of the debts and liabilities of the company contracted before they ceased to be members, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributors among themselves, such amount as may be required, not exceeding €1.

### 4 Income statement

At 1 January 2025  
Deficit for the financial year  
Other movements

€
(28,552)
(23,197)
-
<u>(51,749)</u>

### 5 Creditors

Directors Loan  
Accruals

	2025	2024
	€	€
Directors Loan	28,552	28,552
Accruals	23,197	-
	<u>51,749</u>	<u>28,552</u>

### 6 Related Party Transactions

At the year end an amount of €28,552 (2024: €28,552) was owed to Maurice Cassidy.

### 7 Capital commitments

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

### 8 Post balance sheet events

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

### 9 Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 20 January 2026.

**OVERALL CERTIFICATE  
FOR FINANCIAL STATEMENTS  
SECTION 347(2)(b), COMPANIES ACT 2014**

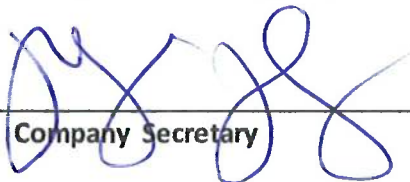
Company Name: Swords Town Centre Mall Owners Management Company CLG

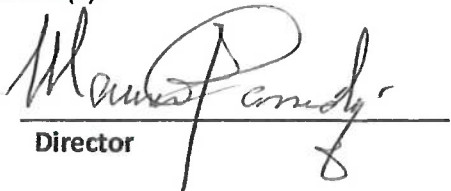
Company Number: 722108

Financial Year: 31 December 2025

**CERTIFICATE:**

WE HEREBY CERTIFY that all financial statement documents which are required under Part 6 of the Companies Act 2014 to be annexed to this annual return, have been so annexed, and that they are true copies of the originals, or information extracted from the originals, laid or to be laid before the relevant general meeting, or presented to the member(s).

Signature:   
Company Secretary

Signature:   
Director

Name: Patrick Burke

Name: Maurice Cassidy

Date: 20/1/26

Date: 20/01/2026

*This document requires two signatures. The same person cannot sign as both Director and Secretary.*