

**Company Number: 723520**

**Royalton Developments Fairview Limited  
Abridged Unaudited Financial Statements  
for the financial year ended 30 April 2025**

# Royalton Developments Fairview Limited

## CONTENTS

	<b>Page</b>
Directors' Responsibilities Statement	3
Balance Sheet	4
Reconciliation of Shareholders' Funds	5
Notes to the Financial Statements	6 - 8

**Royalton Developments Fairview Limited**  
**DIRECTORS' RESPONSIBILITIES STATEMENT**  
for the financial year ended 30 April 2025

The directors made the following statement in respect of the unaudited financial statements:

**"General responsibilities**

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.

**Directors' declaration on unaudited financial statements**


In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Fortis Advisory, (Chartered Certified Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 April 2025."

**Signed on behalf of the board**

  
Kenneth Parker  
Director

  
Conor Delahunty  
Director

  
Jeremy Maxfield  
Director

6 March 2026

6 March 2026

**Royalton Developments Fairview Limited**  
**BALANCE SHEET**  
as at 30 April 2025


	Notes	2025 €	2024 €
<b>Current Assets</b>			
Debtors	4	25,442	1,430,582
Cash and cash equivalents		190	360
		<u>25,632</u>	<u>1,430,942</u>
<b>Creditors: amounts falling due within one year</b>	5	<b>(2,500)</b>	<b>(1,405,500)</b>
<b>Net Current Assets</b>		<b>23,132</b>	<b>25,442</b>
<b>Total Assets less Current Liabilities</b>		<b>23,132</b>	<b>25,442</b>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		1,000	1,000
Retained earnings	6	22,132	24,442
<b>Equity attributable to owners of the company</b>		<b>23,132</b>	<b>25,442</b>

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.

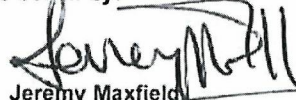
We as Directors of Royalton Developments Fairview Limited, state that -

- (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 6 March 2026 and signed on its behalf by:



**Kenneth Parker**  
Director



**Jeremy Maxfield**  
Director



**Conor Delahunty**  
Director

**Royalton Developments Fairview Limited**  
**RECONCILIATION OF SHAREHOLDERS' FUNDS**  
as at 30 April 2025

	<b>Called up share capital €</b>	<b>Retained earnings €</b>	<b>Total €</b>
<b>At 1 May 2023</b>	1,000	31,289	32,289
Loss for the financial year	-	(6,847)	(6,847)
<b>At 30 April 2024</b>	1,000	24,442	25,442
Loss for the financial year	-	(2,310)	(2,310)
<b>At 30 April 2025</b>	<b>1,000</b>	<b>22,132</b>	<b>23,132</b>

**Royalton Developments Fairview Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 April 2025

**1. General Information**

Royalton Developments Fairview Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 723520. The registered office of the company is 3 Priory Office Park, Stillorgan Road, Blackrock, Co. Dublin, Ireland. The principal activity of the company is the provision of property development management services. 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 financial year ended 30 April 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014. These are the company's first set of financial statements prepared in accordance with FRS 102.

**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.

**Turnover**

Turnover comprises the invoice value of services 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 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.

**Royalton Developments Fairview Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 April 2025

continued

**Foreign currencies**

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet 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 Profit and Loss Account.

**Ordinary share capital**

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

**3. Adoption of FRS 102**

This is the first set of financial statements prepared by Royalton Developments Fairview Limited in accordance with accounting standards issued by the Financial Reporting Council, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A (Small Entities). The company transitioned from previously extant Irish and UK GAAP to FRS 102 Section 1A as at 1 January 2016.

**4. Debtors**

	2025	2024
	€	€
Amounts owed by group undertakings (Note 8)		
Other debtors	23,934	1,424,934
Deferred tax asset	200	200
Taxation	1,308	978
	-	4,470
	<u>25,442</u>	<u>1,430,582</u>

**5. Creditors**

**Amounts falling due within one year**

	2025	2024
	€	€
Amounts owed to group undertakings (Note 8)		
Accruals	-	1,403,000
	2,500	2,500
	<u>2,500</u>	<u>1,405,500</u>

**6. Profit and loss account**

	2025	2024
	€	€
At 1 May 2024		
Loss for the financial year	24,442	31,289
	(2,310)	(6,847)
At 30 April 2025	<u>22,132</u>	<u>24,442</u>

**7. Capital commitments**

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

**8. Related party transactions**

Transactions and balances with group companies:

	2025	2024
	€	€
<b>Group Undertaking Debtors</b>		
Royalton Developments Ireland Limited	23,934	1,424,934
	<u>23,934</u>	<u>1,424,934</u>

**Royalton Developments Fairview Limited**  
**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**  
for the financial year ended 30 April 2025

continued

**Group Undertaking Creditors**

Royalton Limited (Incorporated in UK)

- 1,403,000

**9. Parent and ultimate parent company**

The company regards Royalton Developments Ireland Limited as its parent company.

The company's ultimate parent undertaking is Royalton Group Holdings Limited. Royalton Group Holdings Limited is registered in the United Kingdom.

**10. Post-Balance Sheet Events**

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

**11. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 6 March 2026.