

MELBROOK PROPERTY DEVELOPMENTS LIMITED

UNAUDITED

ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

MELBROOK PROPERTY DEVELOPMENTS LIMITED

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MELBROOK PROPERTY DEVELOPMENTS LIMITED


ABRIDGED BALANCE SHEET
AS AT 31 MARCH 2025

	Note	2025 €	2024 €
Current assets			
Cash at bank and in hand	5	149	210
		<u>149</u>	<u>210</u>
Creditors: amounts falling due within one year	6	(1,020,345)	(1,018,569)
		<u>(1,020,196)</u>	<u>(1,018,359)</u>
Net current liabilities		<u>(1,020,196)</u>	<u>(1,018,359)</u>
Total assets less current liabilities		<u>(1,020,196)</u>	<u>(1,018,359)</u>
Net liabilities		<u><u>(1,020,196)</u></u>	<u><u>(1,018,359)</u></u>
Capital and reserves			
Called up share capital presented as equity		100	100
Profit and loss account		(1,020,296)	(1,018,459)
		<u>(1,020,196)</u>	<u>(1,018,359)</u>
Shareholders' funds		<u><u>(1,020,196)</u></u>	<u><u>(1,018,359)</u></u>


We, as directors of Melbrook Property Developments Limited, state that:

- (a) these financial statements have been prepared in accordance with the small companies regime.
 (b) the Company is availing itself of the exemption provided for by Chapter 16 of Part 6 of the Companies Act 2014.
 (c) the Company is availing itself of the exemption on the grounds that the conditions specified in section 365(2) are satisfied.
 (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 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 year and to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the Company.
 (e) We hereby certify that we have relied on the specific exemption contained in section 365 Companies Act 2014 on the grounds that the Company is entitled to the benefits of that exemption as a dormant Company.
 (f) 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.

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

Signed by:

 A0806D0A0C8C426...
Thomas G. Ronan
 Director

Date: 27-11-2025

Signed by:

 B825D4E43BE54D1...
Paul Ronan
 Director

Date: 18-11-2025

The notes on pages 2 to 5 form part of these financial statements.

MELBROOK PROPERTY DEVELOPMENTS LIMITED**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025****1. General information**

These financial statements comprising the Statement of Income and Retained Earnings, the Balance Sheet and the related notes constitute the individual financial statements of Melbrook Property Developments Limited for the financial year ended 31 March 2025.

Melbrook Property Developments 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 number 379197). The registered office is Dudleys Mills, Clonmel, Co. Tipperary, E91 T2C8, which is also 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.

The financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and the Republic of Ireland" (FRS102), applying section 1A of that standard.

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

2. Accounting policies**2.1 Basis of preparation of financial statements**

The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and Irish statute comprising of the Companies Act 2014. The company qualifies as a small company for the year, as defined by Section 280A of the Act, and has applied the rules of the 'Small Companies Regime' in accordance with Section 280C of the Act and Section 1A of FRS 102.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 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.

2.3 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.

2.4 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.

2.5 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

MELBROOK PROPERTY DEVELOPMENTS LIMITED

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

2. Accounting policies (continued)

2.5 Financial instruments (continued)

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.

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 Statement of Income and Retained Earnings.

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, with the net amounts presented in the financial statements, when there is a legally 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.

MELBROOK PROPERTY DEVELOPMENTS LIMITED**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025****3. Judgements in applying accounting policies 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. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Going Concern

The company is insolvent at 31st March 2025 but continues to be supported by its shareholders/directors who are the major stakeholders in the company. The development activity of the company is on hold for the moment but it is the intention of the Directors that development activity will take place in the future should a market become available.

The financial statements have been prepared on a going concern basis.

4. Employees

The Company has no employees other than the directors, who did not receive any remuneration (2024 - €NIL).

5. Cash and cash equivalents

	2025	2024
	€	€
Cash at bank and in hand	149	210
	<u>149</u>	<u>210</u>
	<u><u>149</u></u>	<u><u>210</u></u>

6. Creditors: Amounts falling due within one year

	2025	2024
	€	€
Trade creditors	20,614	20,614
Other creditors	998,131	996,555
Accruals	1,600	1,400
	<u>1,020,345</u>	<u>1,018,569</u>
	<u><u>1,020,345</u></u>	<u><u>1,018,569</u></u>

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**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025**

7. Appropriation of Profit and loss account

	2025	2024
	€	€
Profit and loss account brought forward at the beginning of the year	(1,018,459)	(1,016,949)
Other movement in the profit and loss account	(1,837)	(1,510)
Profit and loss account carried forward at the end of the year	<u>(1,020,296)</u>	<u>(1,018,459)</u>

8. Related party transactions and controlling party

Ultimate controlling party

No one individual either directly or indirectly own more than 50% of the ordinary share capital. Therefore, no one is deemed to be the ultimate controlling party.

Key management personnel compensation

The Company did not trade in the current or preceding year therefore no directors remuneration was taken.

Other related party transactions

No guarantees have been given or received.

The following related party balances are included in these financial statements:

Kalaman Limited

Included in trade creditors is €20,614 owed to Kalaman Limited (a company of which Paul Ronan is also a director and shareholder) (2024: €20,614).

The Estate of Thomas J Ronan

Included in other creditors is €10,045 owed to the estate of Thomas J Ronan - father of both company directors Paul Ronan and Thomas G Ronan (2024: €10,045).

Directors Loan

The directors are owed €988,086 by the company (2024: €986,510). This balance is included in other creditors.

9. Approval of financial statements

The board of directors approved these financial statements for issue on 27-11-2025