

**CENTRAL BUSINESS PARK MANAGEMENT SERVICES (BLOCK 6)
COMPANY LIMITED BY GUARANTEE**

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

CENTRAL BUSINESS PARK MANAGEMENT SERVICES (BLOCK 6) COMPANY LIMITED BY GUARANTEE

CONTENTS

| | Page |
|--|--------|
| Company information | 1 |
| Directors' report | 2 - 3 |
| Accountants' report | 4 |
| Income & expenditure account | 5 |
| Balance sheet | 6 |
| Statement of changes in equity | 7 |
| Notes to the financial statements | 8 - 12 |

CENTRAL BUSINESS PARK MANAGEMENT SERVICES (BLOCK 6) COMPANY LIMITED BY GUARANTEE

COMPANY INFORMATION

| | |
|--------------------------|--|
| Directors | Dominic Doheny John P Flanagan |
| Company secretary | Dominic Doheny |
| Registered number | 682627 |
| Registered office | Block 6 Central Business Park Clonminch Tullamore Co. Offaly |
| Accountants | RBK Business Advisors Chartered Accountants & Statutory Adit Firm RBK House Irishtown Athlone Co. Westmeath |
| Solicitors | Hoey & Denning High Street Tullamore Co. Offaly |

CENTRAL BUSINESS PARK MANAGEMENT SERVICES (BLOCK 6) COMPANY LIMITED BY GUARANTEE

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2025

The directors present their annual report and unaudited financial statements for the year ended 31 March 2025.

Principal activities

The principal activity of the company is the management of real estate.

Directors and Secretary

The directors who served during the year were:

Dominic Doheny
John P Flanagan

Company Secretary

Dominic Doheny held the position of company secretary for the duration of the financial year.

Accounting records

The measures taken by the directors to ensure compliance with the requirements of Sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The company's accounting records are maintained at the company's registered office at Central Business Park, Clonminch, Tullamore, Co. Offaly.

Directors' responsibilities statement

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 the UK and Republic of Ireland' applying section 1A of that standard.

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 then apply them consistently;
- make judgments 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 and enable them to ensure that the financial statements and Directors' report comply with the Companies Act 2014.

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2025**

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.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Profit and loss account, the Balance sheet and the related notes:

- The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies for the Company's financial statements, applying them consistently and making, on a reasonable and prudent basis, the judgments underlying them. They have been prepared on a going concern basis on the grounds that the Company will continue in business.
- The directors confirm that they have made available to RBK Business Advisors, Chartered Accountants & Statutory Audit Firm, all the Company's accounting records and provided all the information 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 year ended 31 March 2025.

Post balance sheet events

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

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


John P Flanagan
Director

Date: 15 January 2026


Dominic Doherty
Director

Date: 15 January 2026

CENTRAL BUSINESS PARK MANAGEMENT SERVICES (BLOCK 6) COMPANY LIMITED BY GUARANTEE

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED
FINANCIAL STATEMENTS OF CENTRAL BUSINESS PARK MANAGEMENT SERVICES (BLOCK 6)
COMPANY LIMITED BY GUARANTEE
FOR THE YEAR ENDED 31 MARCH 2025**

In order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements of Central Business Park Management Services (Block 6) Company Limited By Guarantee for the year ended 31 March 2025 which comprise the Profit and loss account, the Balance sheet, the Statement of changes in equity and the related notes from the Company's accounting records and from information and explanations you have given us.

This report is made solely to the Board of directors of Central Business Park Management Services (Block 6) Company Limited By Guarantee, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely so that we might compile the financial statements of Central Business Park Management Services (Block 6) Company Limited By Guarantee that we have been engaged to compile, report to the Company's Board of Directors that we have done so and state those matters that we have agreed to state to the Board of directors of Central Business Park Management Services (Block 6) Company Limited By Guarantee, as a body, in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Central Business Park Management Services (Block 6) Company Limited By Guarantee and its Board of directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance sheet as at 31 March 2025 your duty to ensure that Central Business Park Management Services (Block 6) Company Limited By Guarantee has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2014 of Central Business Park Management Services (Block 6) Company Limited By Guarantee. You consider that Central Business Park Management Services (Block 6) Company Limited By Guarantee is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit of the financial statements of Central Business Park Management Services (Block 6) Company Limited By Guarantee. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.



RBK Business Advisors

Chartered Accountants & Statutory Adit Firm

RBK House
Irishtown
Athlone
Co. Westmeath
15 January 2026

CENTRAL BUSINESS PARK MANAGEMENT SERVICES (BLOCK 6) COMPANY LIMITED BY GUARANTEE

INCOME & EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025

| | Note | 2025 € | 2024 € |
|---|------|---------------|---------------|
| Income | | 33,454 | 28,382 |
| Gross income | | <u>33,454</u> | <u>28,382</u> |
| Expenditure | | (33,454) | (24,052) |
| Transfer to sinking fund | | - | (4,330) |
| Excess of income over expenditure | | <u>-</u> | <u>-</u> |
| Total income over expenditure for the year | | <u>-</u> | <u>-</u> |

The notes on pages 8 to 12 form part of these financial statements.

CENTRAL BUSINESS PARK MANAGEMENT SERVICES (BLOCK 6) COMPANY LIMITED BY GUARANTEE

BALANCE SHEET
AS AT 31 MARCH 2025

| | Note | 2025 € | 2024 € |
|--|------|---------------|---------------|
| Current assets | | | |
| Debtors: amounts falling due within one year | 4 | 39,686 | 41,302 |
| Cash at bank and in hand | | 1,533 | 1,533 |
| | | <u>41,219</u> | <u>42,835</u> |
| Creditors: amounts falling due within one year | 5 | (36,886) | (38,502) |
| Net current assets | | <u>4,333</u> | <u>4,333</u> |
| Total assets less current liabilities | | <u>4,333</u> | <u>4,333</u> |
| Net assets | | <u>4,333</u> | <u>4,333</u> |
| Reserves | | | |
| Sinking fund | | <u>4,333</u> | <u>4,333</u> |
| Members funds | | <u>4,333</u> | <u>4,333</u> |

We, as directors of Central Business Park Management Services (Block 6) Company Limited By Guarantee, 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 15 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 358 are satisfied.
- (d) the members of the Company have not served a notice on the Company under section 334(1) in accordance with section 334(2).
- (e) 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.

The financial statements were approved and authorised for issue by the board on 15 January 2026.



John P Flanagan
Director



Dominic Doheny
Director

CENTRAL BUSINESS PARK MANAGEMENT SERVICES (BLOCK 6) COMPANY LIMITED BY GUARANTEE

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2025

| | Sinking fund | Total members funds |
|--------------------------|--------------|---------------------------|
| | € | € |
| Transfer to sinking fund | 4,333 | 4,333 |
| At 1 April 2024 | <u>4,333</u> | <u>4,333</u> |
| At 31 March 2025 | <u>4,333</u> | <u>4,333</u> |

The notes on pages 8 to 12 form part of these financial statements.

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

1. General information

The financial statements comprising of the income and expenditure account, the Balance Sheet, the Statement of Changes in Equity and the related notes constitute the individual financial statements of Central Business Park Management Services (Block 6) Company Limited by Guarantee for the financial year ended 31 March 2025

Central Business Park Management Services (Block 6) Company Limited by Guarantee is a private company limited by guarantee (registered under Part 2 of the Companies Act 2012). The registered office is Central Business Park, Clonminch, Tullamore, Co. Offaly. The company registered number is 682627.

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) applying section 1A of that standard.

Currency

The financial statements have been presented in Euro (€) which is also the functional currency of the company. In instances where amounts have been rounded to the nearest thousand Euro, this is indicated by the symbol €'000

2. Accounting policies

2.1 Basis of preparation of financial statements

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. The company qualifies as a small company for the period, as defined by section 280A of the Act, in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and Section 1A of FRS102

The following principal accounting policies have been applied:

2.2 Cash flow statement exemption

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have selected not to prepare a cash flow statement.

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

2. Accounting policies (continued)

2.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover 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 turnover is recognised:

Rendering of services

Turnover 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 turnover 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.

2.4 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.

2.5 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.

2.6 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.

2.7 Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events, not wholly within the company's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is probable.

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

2. Accounting policies (continued)

2.8 Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligation can be estimated reliably.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

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 time value of money and the risks specific to the obligation. The increase in provision due to passage of time is recognised as finance cost.

2.9 Related party transactions

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

3. Employees

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

4. Debtors

| | 2025 € | 2024 € |
|---------------|---------------|---------------|
| Trade debtors | 27,999 | 11,454 |
| Other debtors | 11,687 | 29,848 |
| | <u>39,686</u> | <u>41,302</u> |

5. Creditors: Amounts falling due within one year

| | 2025 € | 2024 € |
|-----------------|---------------|---------------|
| Trade creditors | 26,748 | 17,571 |
| Accruals | 10,138 | 20,931 |
| | <u>36,886</u> | <u>38,502</u> |

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

6. Reserves

The company is obliged under the Multi-Unit Development Act 2011 to establish a sinking fund. Although it has established a sinking fund of €4,330 it has been unable to ring fence this amount in a separate bank account due to cash flow constraints resulting from the level of service charge arrears.

7. Company status

The company is limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding €1.27 towards the assets of the company in the event of liquidation.

8. Contingent liabilities

There were no contingent liabilities at the year end 31st March 2025.

9. Capital commitments

There were no capital commitments at the year end 31st March 2025.

10. Related party transactions

Dominic Doheny and John Flanagan are Directors of the company and are also Directors of Central Business Park Limited, Central Business Park Management Limited and John Flanagan Developments Limited.

The balances as at the 31st March 2025 were as follows:

Debtor Balance:

John Flanagan Developments Limited €10,471
Central Business Park Limited €4,534

Creditor Balance:

Central Business Park Management Limited €107
John Flanagan Developments Limited €24,613

11. Post balance sheet events

There were no post balance sheet events affecting the company since the year end.

12. Controlling party

The directors have ultimate control over the company.

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

13. Approval of financial statements

The board of directors approved these financial statements for issue on 15 January 2026