

SPECTRUM DEVELOPMENTS LIMITED
ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

Company registration number 166743 (Republic of Ireland)

SPECTRUM DEVELOPMENTS LIMITED

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SPECTRUM DEVELOPMENTS LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT AND DECLARATION ON UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Financial Reporting Council.

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 Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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 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 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 profit and loss account, the balance sheet, the statement of changes in equity 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 judgments 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 Moore, 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 transactions of the company for the year ended 31 December 2025.

On behalf of the board

Shaun Greene
Director

Gary Conway
Director

17 February 2026

SPECTRUM DEVELOPMENTS LIMITED**BALANCE SHEET****AS AT 31 DECEMBER 2025**

	Notes	€	2025 €	€	2024 €
Current assets					
Debtors	6	48,347		317,315	
Cash at bank and in hand		115,765		136,021	
		<u>164,112</u>		<u>453,336</u>	
Creditors: amounts falling due within one year	7	(11,419,069)		(26,591,250)	
Net current liabilities			<u>(11,254,957)</u>		<u>(26,137,914)</u>
Capital and reserves					
Called up share capital presented as equity	8		3		3
Profit and loss reserves			<u>(11,254,960)</u>		<u>(26,137,917)</u>
Shareholders' (deficit)			<u>(11,254,957)</u>		<u>(26,137,914)</u>

We, as directors of Spectrum Developments Limited, state that:

(a) the company is availing itself of the exemption from audit 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 358 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); and

(d) the directors acknowledge the obligations of the company, under the Companies Act 2014, to:

(i) 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 year; and

(ii) to otherwise comply with the provisions of this Act relating to financial statements so far as they are applicable to the company.

(e) we have relied on the specified exemption contained in section 352 Companies Act 2014 on the grounds that the company is entitled to the benefit of that exemption as a small company and confirm that the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the board of directors and authorised for issue on 17 February 2026 and are signed on its behalf by:

Shaun Greene
Director

Gary Conway
Director

SPECTRUM DEVELOPMENTS LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2025

	Share capital	Profit and loss reserves	Total
	€	€	€
Balance at 1 January 2024	3	(25,244,229)	(25,244,226)
Year ended 31 December 2024:			
Loss and total comprehensive income	-	(893,688)	(893,688)
Balance at 31 December 2024	3	(26,137,917)	(26,137,914)
Year ended 31 December 2025:			
Profit and total comprehensive income	-	14,882,957	14,882,957
Balance at 31 December 2025	3	(11,254,960)	(11,254,957)

SPECTRUM DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 General Information

Company information

Spectrum Developments Limited is a limited company domiciled and incorporated in the Republic of Ireland. The registered office is Office 8, Ashleaf Shopping Centre, Crumlin, Dublin, Ireland, D12 A5RN and its company registration number is 166743. The nature of the company's operations and its principal activities are set out in the Directors' Report.

Statement of Compliance

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

Currency

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

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.

2.1 Basis of preparation

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

2.2 Going concern

The financial statements are prepared on the going concern basis. Please refer Note 3.

2.3 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

2.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

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.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

SPECTRUM DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

2 Accounting policies

(Continued)

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

2.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

2.6 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

SPECTRUM DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

3 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The directors consider the accounting estimates and assumptions below to be its critical accounting estimates and judgments:

Going concern

The company made a profit for the year of €14,882,957 (2024: €893,688 loss) and had a deficit in the net assets in the sum of €11,254,957 (2024: €26,137,914).

At the time of approving the financial statements, the directors have a reasonable expectation that the company have adequate resources to continue in operational existence for the foreseeable future. They are committed to providing any financial support required to ensure that the company can carry out its operations. Accordingly, the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

4 Exceptional item

	2025	2024
	€	€
Income		
Exceptional item - Other operating income	15,058,607	-

An exceptional income amount of €15,058,607 has been recognised, which relates to the write-off of loans following a settlement agreement. During the year, the company settled its loans payable to financial institutions. These loans had a balance of €14,990,146 at the beginning of the year. Following a settlement payment, a remaining balance of €15,058,607, representing the outstanding principal and accrued interest, was written off. This gain is recognised in the profit and loss account.

5 Employees

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

SPECTRUM DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

6 Debtors

	2025	2024
	€	€
Amounts falling due within one year:		
Trade and other debtors	28,750	297,718
Amounts owed by undertakings in which the company has a participating interest	-	19,597
Other debtors	19,597	-
	<u>48,347</u>	<u>317,315</u>

Trade and other debtors are shown net of impairment in respect of any doubtful debts.

7 Creditors: amounts falling due within one year

	2025	2024
	€	€
Amounts owed to credit institutions	-	14,990,146
Other borrowings	107,367	-
Trade creditors	46,247	46,247
Amounts owed to group undertakings	10,714,144	10,714,144
Other creditors including tax and social insurance	13,752	-
Accruals	537,559	840,713
	<u>11,419,069</u>	<u>26,591,250</u>

8 Called up share capital

	2025	2024	2025	2024
	Number	Number	€	€
Ordinary share capital				
Authorised equity				
Ordinary shares of €1.269738 each	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,269,738</u>	<u>1,269,738</u>
Issued and fully paid				
Ordinary shares of €1.269738 each	<u>2</u>	<u>2</u>	<u>3</u>	<u>3</u>

9 Events after the reporting date

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations or the assets, liabilities and financial position of the entity.

SPECTRUM DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

10 Related party transactions

	2025	2024
	€	€
Amounts due to related parties		
Entities with control, joint control or significant influence over the company	10,714,144	10,714,144

The following amounts were outstanding at the reporting end date:

	2025	2024
	€	€
Amounts due from related parties		
Other related parties	19,597	19,597

Other information

The directors have availed of the exemption under section 33.1A of FRS 102 not to disclose details of transactions entered into between two or more members of a group provided that any subsidiary which is a party to the transaction is wholly owned.

11 Ultimate controlling party

The Ultimate controlling parties are Damien Conway, Gary Conway, Kevin Carron and Shaun Greene each having a 25% shareholding in Rosserm Limited, which is the company's ultimate parent.

12 Approval of financial statements

The board of directors approved these financial statements and authorised them for issue on 17 February 2026