

Company Registration No. 335870 (Republic of Ireland)

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

COMPANY INFORMATION

Directors	Ronan Webster Pierce O'Leary
Secretary	Pierce O'Leary
Company number	335870
Registered office	32 Molesworth Street Dublin 2 D02Y512
Auditors	Carney Walsh & Company Limited Chartered Accountants 1 Clonskeagh Square Clonskeagh Dublin 14 D14 P8X9
Bankers	AIB 33 College Green Dublin 2 D02 KX20 Barclays Bank Ireland Plc 1 Molesworth Street Dublin 2
Solicitors	Arthur Cox 10 Earlsfort Terrace Dublin 2 D02 T380

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

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GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The directors present their report and audited financial statements for the year ended 31 December 2025.

Principal activities, review of the business and future developments

The company is an incorporated body limited by guarantee, with no share capital in issue.

The principal activity of the company is the management of commercial premises at Georges Quay, Dublin 2. Expenditure incurred on services is recharged and apportioned to the tenants in full, and costs associated with void periods are reimbursed to the Company by the property owners. Therefore neither a surplus or deficit arises in the company's financial statements. Expenditure is monitored closely throughout the period against budgeted expenditure which is agreed with the tenants annually in advance.

Principal risks and uncertainties

In common with all companies the current global economic environment is a risk to the company. The directors however are satisfied that the company has implemented appropriate measures to address this risk.

Directors and secretary

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Ronan Webster
Pierce O'Leary

Results and dividends

The results for the year are set out on page 7.

Supplier payment policy

The directors acknowledge their responsibility for ensuring compliance, in all material respects, with the provisions of the European Communities (Late Payment in Commercial Transactions) Regulations 2012. Procedures have been implemented to identify the dates upon which invoices fall due for payment and to ensure that payments are made by such dates. Such procedures provide reasonable assurance against material non-compliance with the Regulations. The payment policy during the year under review was to comply with the requirements of the Regulations.

Accounting records

The company's directors are aware of their responsibilities, under sections 281 to 285 of the Companies Act 2014 as to whether in their opinion, the accounting records of the company are sufficient to permit the financial statements to be readily and properly audited and are discharging their responsibility by liaising with accounting personnel with appropriate expertise and by providing adequate resources to the finance function.

The accounting records are held at ARAMARK Property, 5th Floor, St. Stephens Green House, Earlsfort Terrace, Dublin 2.

Post reporting date events

The Russian invasion of Ukraine has continued since the prior period and continues to create considerable uncertainty, with the extent and severity of the impact to the global economy still being assessed and understood. The ongoing conflict in Gaza post year end has created further uncertainty in the global economy. The directors continue to monitor developments and have not identified any material concerns to be highlighted. There are no other significant events to report.

Auditor

In accordance with the Companies Act 2014, section 383(2), Carney Walsh & Company Limited continue in office as auditor of the company.

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

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

Statement of disclosure to auditor

Each of the directors in office at the date of approval of this annual report confirms that:

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the director has taken all the steps that he / she ought to have taken as a director in order to make himself / herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 330 of the Companies Act 2014.

Going Concern

The board have reviewed the company's current cash position, future budgets and related cashflows and are satisfied that the company can continue as a going concern for a period of at least twelve months from the date of approving these financial statements.

By order of the board

Ronan Webster
Director

Pierce O'Leary
Director

31 March 2026

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

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 financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with 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 surplus or deficit 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 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 surplus or deficit 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 and enable the financial statements to be audited. 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.

Ronan Webster
Director

Pierce O'Leary
Director

31 March 2026

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

Opinion

We have audited the financial statements of Georges Quay Management Company Limited by Guarantee ('the company') for the year ended 31 December 2025, which comprise the income and expenditure account, the balance sheet and notes to the financial statements, including the summary of significant accounting policies set out in note 1. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* issued in the United Kingdom by the Financial Reporting Council.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

Other information

The directors are responsible for the other information in the annual report. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited, and the financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions, are not complied with by the company. We have nothing to report in this regard.

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the company's financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the company's financial statements is located on the IAASA's website at: <https://iaasa.ie/publications/description-of-the-auditors-responsibilities-for-the-audit-of-the-financial-statements/>. This description forms part of our auditor's report.

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Paul Cunningham
For and on behalf of
Carney Walsh & Company Limited
Chartered Accountants
Statutory audit firm

31 March 2026

1 Clonskeagh Square
Clonskeagh
Dublin 14

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 €	2024 €
Income		2,000,100	1,874,841
Administrative expenses		(2,000,100)	(1,874,841)
Operating surplus	3	-	-
Taxation		-	-
Surplus for the financial year	10	-	-
Total comprehensive income for the year		-	-

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

The notes on pages 9 to 12 form part of these financial statements.

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	€	2025 €	€	2024 €
Current assets					
Debtors	7	198,319		211,655	
Cash at bank and in hand		2,059,839		1,859,594	
		<u>2,258,158</u>		<u>2,071,249</u>	
Creditors: amounts falling due within one year	8	<u>(1,145,608)</u>		<u>(1,175,407)</u>	
Net current assets			<u>1,112,550</u>		<u>895,842</u>
Sinking fund					
Sinking fund	11		<u>1,112,550</u>		<u>895,842</u>

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 Statement 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 9 to 12 form part of these financial statements.

The financial statements were approved by the board of directors and authorised for issue on 31 March 2026 and are signed on its behalf by:

Ronan Webster
Director

Pierce O'Leary
Director

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

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

1 Accounting policies

Company information

Georges Quay Management Company Limited by Guarantee is a limited company domiciled and incorporated in the Republic of Ireland. The registered office is 32 Molesworth Street, Dublin 2, D02Y512 and its company registration number is 335870.

1.1 Accounting convention

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.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Income and expenditure

Income and expenses are included in the financial statements as they become receivable or due.

Expenses include VAT where applicable as the company cannot reclaim it.

1.4 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. Bank overdrafts are shown within borrowings in current liabilities.

1.5 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.

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 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.

Other 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.

1.6 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.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

1.7 Taxation

The company is limited by guarantee under the Companies Act 2014 and is not established for the profit or gain of its members. The company is only liable to corporation tax to the extent that it is in receipt of investment income.

2 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.

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

3 Operating surplus

	2025	2024
	€	€
Operating surplus for the year is stated after charging/(crediting):		
Fees payable to the company's auditor for the audit of the company's financial statements	4,985	6,296

4 Employees

The company had no employees during the year.

5 Insurance

The amount of insurance premium which was paid in respect of the premises at George's Quay for the year was €73,914 (2024: €76,516). The level of insurance cover has been agreed with the insurance broker and is thought to be sufficient.

6 Fire safety

There is a fire alarm system, emergency lighting and fire extinguishers installed in the building. Automatic heat detection units are installed in each apartment. Contracts are in place for quarterly maintenance of all fire safety equipment.

7 Debtors

	2025	2024
	€	€
Amounts falling due within one year:		
Service charges due	27,042	4,217
Amounts owed by group undertakings	13,740	132,316
Other debtors	33,175	65,643
Prepayments	124,362	9,479
	<u>198,319</u>	<u>211,655</u>

8 Creditors: amounts falling due within one year

	2025	2024
	€	€
Trade creditors	496,930	193,727
Other creditors and accruals	648,678	981,680
	<u>1,145,608</u>	<u>1,175,407</u>

9 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding €1.

GEORGES QUAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

10 Sinking Fund

	2025	2024
	€	€
At the beginning of the year	895,842	736,823
Transfer to sinking fund	206,888	157,707
Deposit Interest received	9,820	1,312
	<hr/>	<hr/>
At the end of the year	1,112,550	895,842
	<hr/> <hr/>	<hr/> <hr/>

11 Sinking Fund

	€
At 1 January 2024	736,823
Increase in year	159,019
	<hr/>
At 31 December 2024	895,842
Increase in year	216,708
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At 31 December 2025	1,112,550
	<hr/> <hr/>

12 Events after the reporting date

The Russian invasion of Ukraine has continued since the prior period and continues to create considerable uncertainty, with the extent and severity of the impact to the global economy still being assessed and understood. The ongoing conflict in Gaza post year end has created further uncertainty in the global economy. The directors continue to monitor developments and have not identified any material concerns to be highlighted. There are no other significant events to report.

13 Related party transactions

During the year ARAMARK Property and ARAMARK Workplace Solutions invoiced Georges Quay Management Company Limited by Guarantee €298,376 (2024: €284,719), in respect of management fees of €133,431 (2024: €130,440) and recharges of other costs incurred by ARAMARK Property and ARAMARK Workplace Solutions on behalf of the company totalling €164,946 (2024: €154,279). At the year end amounts owed of €12,366 (2024: €42,184) and accruals of €11,747 (2024: €25,725) remained outstanding to ARAMARK Property and ARAMARK Workplace Solutions .

The commercial premises managed by the company at George's Quay, Dublin 2, is owned by HPREF Ireland (George's Quay and Court) DAC. HPREF Ireland (George's Quay and Court) DAC and Georges Quay Management Company Limited by Guarantee are related companies as they both form part of a group of which the ultimate parent entity is HPREF ICAV. At 31 December 2025 the net amount due from HPREF Ireland (George's Quay and Court) DAC to Georges Quay Management Company Limited by Guarantee was €13,740 (2024: €132,316).

The above transactions were on an arms length basis in the normal course of business.

14 Approval of financial statements

The directors approved the financial statements on 31 March 2026