

Company Number: 678584

Royalton Developments Dublin 4 Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 April 2025

Royalton Developments Dublin 4 Limited

CONTENTS

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

Royalton Developments Dublin 4 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

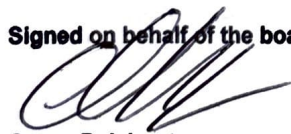
In relation to the financial statements which comprise the Balance Sheet, the Reconciliation of Shareholders' Funds and the related notes:

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



Conor Delahunty
Director



Andrew Fish
Director

26 August 2025



Michael Gallagher
Director

26 August 2025

Royalton Developments Dublin 4 Limited
BALANCE SHEET
as at 30 April 2025

	Notes	2025 €	2024 €
Current Assets			
Stocks	4	61,740,585	36,430,518
Debtors	5	201,922	165,852
Cash and cash equivalents		28,435	178
		<u>61,970,942</u>	<u>36,596,548</u>
Creditors: amounts falling due within one year	6	(61,997,382)	(36,612,768)
Net Current Liabilities		(26,440)	(16,220)
Total Assets less Current Liabilities		(26,440)	(16,220)
Capital and Reserves			
Called up share capital presented as equity		1,000	1,000
Retained earnings	7	(27,440)	(17,220)
Equity attributable to owners of the company		(26,440)	(16,220)

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 Dublin 4 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 26 August 2025 and signed on its behalf by:


Conor Delahunty
Director


Michael Gallagher
Director


Andrew Fish
Director

Royalton Developments Dublin 4 Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 30 April 2025

	Called up share capital €	Retained earnings €	Total €
At 1 May 2023	1,000	(9,159)	(8,159)
Loss for the financial year	-	(8,061)	(8,061)
At 30 April 2024	1,000	(17,220)	(16,220)
Loss for the financial year	-	(10,220)	(10,220)
At 30 April 2025	1,000	(27,440)	(26,440)

Royalton Developments Dublin 4 Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Royalton Developments Dublin 4 Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 678584. The registered office of the company is 3 Priory Office Park, Stillorgan Road, Blackrock, Co. Dublin. The principal activity of the company is residential property development. During the year ended 30 April 2025, the company has completed its residential scheme situated in Sandymount, Dublin 4. 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.

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.

Stocks

Stocks are valued at the lower of cost and net realisable value. Stocks are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

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 Dublin 4 Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

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. Operating loss	2025	2024
	€	€
Operating loss is stated after charging:		
Loss/(profit) on foreign currencies	<u>2,058</u>	<u>-</u>
4. Stocks	2025	2024
	€	€
Work in progress	<u>61,740,585</u>	<u>36,430,518</u>
The replacement cost of stock did not differ significantly from the figures shown.		
5. Debtors	2025	2024
	€	€
Other debtors	1,000	1,000
Deferred tax asset	3,920	2,459
Taxation	85,002	50,393
Dublin City Council - bond	<u>112,000</u>	<u>112,000</u>
	<u>201,922</u>	<u>165,852</u>
6. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	122,128	85,814
Amounts owed to group undertakings (Note 9)	61,807,716	34,654,451
Accruals	<u>67,538</u>	<u>1,872,503</u>
	<u>61,997,382</u>	<u>36,612,768</u>
7. Profit and loss account		
	2025	2024
	€	€
At 1 May 2024	(17,220)	(9,159)
Loss for the financial year	<u>(10,220)</u>	<u>(8,061)</u>
At 30 April 2025	<u>(27,440)</u>	<u>(17,220)</u>

Royalton Developments Dublin 4 Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

8. Capital commitments	2025	2024
	€	€

Details of capital commitments at the accounting date are as follows:

Contracted for but not provided in the financial statements	-	23,855,313
	<u> </u>	<u> </u>

At the end of the financial year, the amount remaining to be built on the project construction contract was €Nil (2024 €23,855,313).

9. Related party transactions

Transactions and balances with group companies:

	2025	2024
	€	€

Group Undertaking Creditors

Royalton Developments Ireland Limited	19,409	12,170
Stadium Parkgate (Holdings) Limited	32,882,357	31,281,918
Shore Club Financing Limited	28,905,950	3,360,363
	<u> </u>	<u> </u>
	61,807,716	34,654,451
	<u> </u>	<u> </u>

10. Parent company

The company regards AGHOCO 2214 Limited (UK) as its parent company.

11. Post-Balance Sheet Events

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

12. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 26 August 2025.