

Ferryhill Properties Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

Ferryhill Properties Limited

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Ferryhill Properties Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 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 DMB Chartered Accountants, (Chartered 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 31 December 2025."

Signed on behalf of the board

Joan Dalton
Director

Tom Murphy
Director

27 February 2026

Ferryhill Properties Limited

BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Fixed Assets			
Investment properties	5	<u>1,200,000</u>	<u>1,200,000</u>
Current Assets			
Cash at bank and in hand		40,107	11,036
Creditors: amounts falling due within one year	6	<u>(47,225)</u>	<u>(66,883)</u>
Net Current Liabilities		<u>(7,118)</u>	<u>(55,847)</u>
Total Assets less Current Liabilities		1,192,882	1,144,153
Creditors:			
amounts falling due after more than one year	7	(243,737)	(243,737)
Provisions for liabilities	9	<u>(251,659)</u>	<u>(253,131)</u>
Net Assets		<u>697,486</u>	<u>647,285</u>
Capital and Reserves			
Called up share capital presented as equity	10	2	2
Revaluation reserve	11	476,162	476,162
Retained earnings		<u>221,322</u>	<u>171,121</u>
Shareholders' Funds		<u>697,486</u>	<u>647,285</u>

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 Ferryhill Properties 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 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),

(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 27 February 2026 and signed on its behalf by:

Joan Dalton
Director

Tom Murphy
Director

Ferryhill Properties Limited
RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 31 December 2025

	Called up share capital €	Revaluation reserve €	Retained earnings €	Total €
At 1 January 2024	2	174,662	196,270	370,934
Loss for the financial year	-	-	(25,149)	(25,149)
Other movements in Shareholders' Funds	-	301,500	-	301,500
At 31 December 2024	2	476,162	171,121	647,285
Profit for the financial year	-	-	50,201	50,201
At 31 December 2025	2	476,162	221,322	697,486

Ferryhill Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Ferryhill Properties Limited is a company limited by shares incorporated in Ireland. Landscape, Passage Road, Waterford is the registered office of the company. The principal activity includes the making of Investments in real estate. The financial statements have been presented in Euro (€) which is also the functional currency of the company. The company is tax resident in Ireland and its company's registration number is 568163.

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 year ended 31 December 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.

Turnover

Rental Income is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Income comprises the invoice value of rent charged by the company.

Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Profit and Loss Account as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

Cash at bank and in hand

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

Borrowing costs

All borrowing costs are recognised in profit or loss in the period in which they are incurred.

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.

Ferryhill Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

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.

Foreign currencies

The financial statements are presented in euro, which is the company's functional and presentation currency and is denoted by the symbol "€".

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. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from proceeds.

3. Significant accounting judgements 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:

(a) Debt Instruments

Debt instruments that are payable or receivable within one year are measured at the undiscounted amount of the cash or other consideration expected to be paid or received.

(b) Fair Value of Investment Properties

Investment property whose fair value can be measured reliably without undue cost or effort is measured at fair value with changes in fair value recognised in the Profit and Loss Account. Revalued investment properties are not depreciated or amortised, unless the fair value cannot be measured reliably or without undue cost or effort. The valuations are carried out by the company directors by reference to location of the property and market conditions.

4. Turnover

The whole of the company's turnover is attributable to its market in the Republic of Ireland and is derived from the principal activity of letting its properties in return of rental income

Ferryhill Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

5. Investment Properties

	Investment properties
	€
Valuation	
At 31 December 2025	1,200,000
Net book value	
At 31 December 2025	<u>1,200,000</u>
At 31 December 2024	<u>1,200,000</u>

6. Creditors	2025	2024
Amounts falling due within one year	€	€
Taxation	3,075	24,083
Directors' current accounts (Note 14)	40,000	40,000
Accruals	4,150	2,800
	<u>47,225</u>	<u>66,883</u>

7. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Directors' loan accounts (Note 14)	<u>243,737</u>	<u>243,737</u>

8. Taxation	2025	2024
	€	€
Creditors:		
Corporation tax	<u>3,075</u>	<u>24,083</u>

9. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Other differences	Property revaluations	Total	Total
	€	€	2025 €	2024 €
At financial year start	18,604	234,527	253,131	99,103
Charged to profit and loss	(1,472)	-	(1,472)	154,028
At financial year end	<u>17,132</u>	<u>234,527</u>	<u>251,659</u>	<u>253,131</u>

10. Share capital		2025	2024
Description	Number of shares	€	€
Allotted, called up and fully paid			
Ordinary Shares	2	€1.00 each	<u>2</u>
			<u>2</u>

Ferryhill Properties Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

The directors' and the secretary's interests in the shares of the company are as follows:-

Name	Class of Shares	Number Held	
		At 31/12/25	01/01/25
Tom Murphy	Ordinary Shares	1	1
Joan Dalton	Ordinary Shares	1	1
		<u>2</u>	<u>2</u>

11. Reserves

	Revaluation reserve	Profit and loss account	Total
	€	€	€
At 1 January 2025	476,162	171,121	647,283
Profit/(loss) for the financial year	-	50,201	50,201
At 31 December 2025	<u>476,162</u>	<u>221,322</u>	<u>697,484</u>

12. Capital commitments

There were no capital commitments at the financial year ended 31 December 2025.

13. Contingent liabilities

There were no contingent liabilities affecting the company at the year ended 31 December 2025.

14. Directors' remuneration and transactions

	2025 €	2024 €
Remuneration	2,500	-
Social welfare costs	223	-
	<u>2,723</u>	<u>-</u>

The following amounts are repayable to the directors:

	2025 €	2024 €
Tom Murphy	109,990	109,990
Joan Dalton	173,747	173,747
	<u>283,737</u>	<u>283,737</u>

15. Post-Balance Sheet Events

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

16. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 27 February 2026.