

Balbriggan Estates Property Limited
Abridged Financial Statements
for the financial year ended 30 April 2025

Balbriggan Estates Property Limited

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Balbriggan Estates Property Limited

DIRECTORS AND OTHER INFORMATION

Directors	Brian McCartan Eoin McCartan
Company Secretary	Brian McCartan
Company Number	405617
Registered Office	McCartan's Pharmacy Office Unit 10 North Street Business Park Swords Ireland
Business Address	11 Howth Road, Sutton, Dublin 13
Auditors	Dains Ireland Chartered Accountants and Statutory Audit Firm 38 Main Street Swords Co.Dublin
Bankers	Bank of Ireland Sutton Cross Dublin 13 Allied Irish Bank Sutton Dublin 13
Solicitors	Sherwin O'Riordan 74 Pembroke Road Dublin 4

Balbriggan Estates Property Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2025

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 and enable the financial statements to be readily and properly 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.

Disclosure of Information to Auditor

Each persons who are directors at the date of approval of this report confirms that:

- there is no relevant audit information (information needed by the company's auditor in connection with preparing the auditor's report) of which the company's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Signed on behalf of the board

Eoin McCartan
Director

7 April 2026

Brian McCartan
Director

7 April 2026

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF BALBRIGGAN ESTATES PROPERTY LIMITED

pursuant to section 356(1) and 356(2) of the Companies Act 2014

Opinion

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex the abridged financial statements to the annual return of Balbriggan Estates Property Limited ('the company') and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

Basis of opinion

We have examined :

- (i) the abridged financial statements for the financial year ended 30 April 2025 on pages 8 to 15 which the directors of Balbriggan Estates Property Limited propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

The scope of our work for the purpose of this report was limited to confirming that the directors are entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to section 353 of the Companies Act 2014, from the financial statements to be laid before the Annual General Meeting.

Respective responsibilities of directors and auditors

It is your responsibility to prepare abridged financial statements which comply with section 352 of the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to sections 352 and 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors, as a body, in accordance with section 356(2) of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters we are required to state to them in our report under section 356(2) of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions we have formed.

Other Information required by the Companies Act 2014

On 7 April 2026 we reported to the members on the company's financial statements for the financial year ended 30 April 2025 and our report was as follows:

"Report on the audit of the financial statements

Opinion

We have audited the financial statements of Balbriggan Estates Property Limited ('the company') for the financial year ended 30 April 2025 which comprise the Income Statement, the Balance Sheet, the Statement of Changes in Equity and the related notes to the financial statements, including the summary of significant accounting policies set out in note 2. 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, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 30 April 2025 and of its profit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; and
- have been properly 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.

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF BALBRIGGAN ESTATES PROPERTY LIMITED

pursuant to section 356(1) and 356(2) of the Companies Act 2014

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.

Other Information

The directors are responsible for the other information. 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.

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 4, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they 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, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF BALBRIGGAN ESTATES PROPERTY LIMITED

pursuant to section 356(1) and 356(2) of the Companies Act 2014

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the 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.

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the company's shareholders, 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 shareholders 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 any responsibility to anyone other than the company and the company's shareholders, as a body, for our audit work, for this report, or for the opinions we have formed."

Deirdre McGinley
for and on behalf of
DAINS IRELAND

Chartered Accountants and Statutory Audit Firm
38 Main Street
Swords
Co.Dublin

7 April 2026

We certify that the auditor's report on pages 5 - 7 made pursuant to section 356(1) of the Companies Act 2014 is a true copy of the original.

Brian McCartan
Secretary

7 April 2026

Eoin McCartan
Director

7 April 2026

Balbriggan Estates Property Limited

BALANCE SHEET

as at 30 April 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	<u>224,160</u>	<u>310,343</u>
Current Assets			
Stocks	6	252,992	227,526
Debtors	7	2,525,117	2,198,620
Cash and cash equivalents		157,878	162,968
		<u>2,935,987</u>	<u>2,589,114</u>
Creditors: amounts falling due within one year	8	<u>(1,715,973)</u>	<u>(1,600,141)</u>
Net Current Assets		<u>1,220,014</u>	<u>988,973</u>
Total Assets less Current Liabilities		<u>1,444,174</u>	<u>1,299,316</u>
Capital and Reserves			
Called up share capital presented as equity		301	301
Retained earnings		1,443,873	1,299,015
Equity attributable to owners of the company		<u>1,444,174</u>	<u>1,299,316</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 Balbriggan Estates Property Limited, state that -

The company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that it 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 and the small companies' regime.

Approved by the board on 7 April 2026 and signed on its behalf by:

Eoin McCartan
Director

Brian McCartan
Director

Balbriggan Estates Property Limited
STATEMENT OF CHANGES IN EQUITY

as at 30 April 2025

	Called up share capital €	Retained earnings €	Total €
At 1 May 2023	101	1,308,835	1,308,936
Loss for the financial year	-	(9,820)	(9,820)
Net proceeds of equity Ordinary share issue	200	-	200
At 30 April 2024	301	1,299,015	1,299,316
Profit for the financial year	-	144,858	144,858
At 30 April 2025	301	1,443,873	1,444,174

Balbriggan Estates Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Balbriggan Estates Property Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 405617. The registered office of the company is McCartan's Pharmacy Office, Unit 10, North Street Business Park, Swords, Ireland. The company continues to operate as a retailer of pharmaceutical products.

There has been no significant change in these activities during the financial year ended 30 April 2025. The financial statements have been presented in Euro (€) which is also the functional currency of the company. Its business address is Unit 11, Block B, Castle Mill, Shopping Centre, Balbriggan, Co. Dublin

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 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.

Turnover

Turnover is recognised at an amount that reflects the consideration to which the company expects to be entitled in exchange for the transferring goods or services to the customer, net of discounts, VAT and other sales-related taxes. Turnover estimations are reduced for estimated customer returns, rebates and other similar allowances.

Turnover from the sale of goods is recognised when the control is transferred to the customer.

Turnover from HSE drug scheme claims is recognised in the month of the claim and received in the following month by the HSE.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Equipment	-	33.33% Straight Line
Fixtures and fittings	-	12.5% Straight Line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Leasing

Rentals payable under operating leases are dealt with in the Income Statement as incurred over the period of the rental agreement.

Stocks

Stocks are valued at the lower of cost and net realisable value. 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.

Balbriggan Estates Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

Cash and cash equivalents

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.

Employee benefits

The company provides a wide range of short term benefits to certain employees including paid holidays pay and this is recognised when the service is provided.

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

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 Income Statement.

Ordinary share capital

The ordinary share capital of the company is presented as equity.

3.	Operating profit/(loss)	2025	2024
		€	€
	Operating profit/(loss) is stated after charging:		
	Depreciation of tangible assets	86,183	86,683
		<u> </u>	<u> </u>
4.	Employees		

The average monthly number of employees, including directors, during the financial year was 10 (2024: 12). The directors are remunerated through a related party, Stationview Construction Limited. Some of the remuneration is recharged by way of management charge, along with other costs.

Balbriggan Estates Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

5. Tangible assets

	Equipment	Fixtures and fittings	Total
	€	€	€
Cost			
At 1 May 2024	137,725	327,002	464,727
At 30 April 2025	137,725	327,002	464,727
Depreciation			
At 1 May 2024	77,652	76,732	154,384
Charge for the financial year	45,308	40,875	86,183
At 30 April 2025	122,960	117,607	240,567
Net book value			
At 30 April 2025	14,765	209,395	224,160
At 30 April 2024	60,073	250,270	310,343

6. Stocks

	2025	2024
	€	€
Finished goods and goods for resale	252,992	227,526

There is no impairment or provisions included in the above figures in both years.

7. Debtors

	2025	2024
	€	€
Amounts owed by group undertakings (Note 12)	2,299,899	1,997,805
Other debtors	41,567	200
Taxation	59,921	78,831
Prepayments	20,734	26,275
Accrued income	102,996	95,509
	2,525,117	2,198,620

The above amounts owed by related parties are unsecured, interest free and have no agreed repayment terms. While the amounts fall due to be received in less than one year, they may not be recovered in the short term.

8. Creditors

	2025	2024
	€	€
Amounts falling due within one year		
Trade creditors	184,351	180,754
Amounts owed to group undertakings (Note 12)	1,421,767	1,304,456
Taxation	79,057	47,578
Other creditors	(5,387)	150
Accruals	36,185	67,203
	1,715,973	1,600,141

The above amounts owed to related parties are unsecured, interest free and have no agreed repayment terms. While the amounts fall due to be paid in less than one year, they may not be paid in the short term.

Balbriggan Estates Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

9. Details of creditors

Security given in respect of creditors

AIB holds security by way of a personal guarantee of €250,000 plus interest and costs and mortgage debenture over Unit 11, Ground Floor Block B, Castle Mill, Balbriggan, Co. Dublin for the bank facilities in the related party company, Stationview Construction Limited.

10. Income Statement

	2025 €	2024 €
At 1 May 2024	1,299,015	1,308,835
Profit/(loss) for the financial year	<u>144,858</u>	<u>(9,820)</u>
At 30 April 2025	<u><u>1,443,873</u></u>	<u><u>1,299,015</u></u>

11. Financial commitments

Total future minimum lease payments under non-cancellable operating leases are as follows:

	Land and Buildings	
	2025 €	2024 €
Due:		
Within one year	100,000	100,000
Between one and five years	<u>25,000</u>	<u>125,000</u>
	<u><u>125,000</u></u>	<u><u>225,000</u></u>

At 30 April 2025 the company had annual commitments with regards to its premises at Unit 11, Block D, Castle Mill Shopping Centre, Balbriggan, Co. Dublin to the amount of €100,000. This lease expires on 10 August 2026.

12. Related party transactions

The company pays rent of €100,000 per annum (2024: €100,000) to Balbriggan Property Construction Limited who is a related party by way of common directors

The movement in the balances with related parties result from wage recharges and money transfers between entities during the year.

In addition to the amounts listed in the note, the company has the below balances with related parties, all of these are related by way of common directors & ultimate beneficial owners:

Amounts due from Station View Properties Limited of €18,669 (2024: €16,318) at financial year end.

Amounts due from Hansfield Properties Limited of €234,584 (2024: €55,350) at financial year end.

Amounts due from Mack Pharmacy Limited of €2,521 (2024: €2,116) at financial year end.

Amounts due from Boroimhe Pharmacy Limited of €3,354 (2024: €1,932) at financial year end.

Amounts owed to Shankill Pharmacy Limited of €45,505 (2024: €49,054) at financial year end.

In the opinion of the directors these amounts arise in the ordinary course of business and the terms of the amounts due are in accordance with the terms ordinarily offered by the company.

Balbriggan Estates Property Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 April 2025

Transactions and balances with group companies:

	2025 €	2024 €
Boros Limited		
Amount due from Boros Limited	<u>875,153</u>	<u>675,153</u>
GLF Property Limited		
Amount (owed to) GLF Property Limited	<u>(250,383)</u>	<u>(250,723)</u>
RNJ Pharmacy Limited		
Amount (owed to) RNJ Pharmacy Limited	<u>(34,392)</u>	<u>(29,060)</u>
Evergreen Road Pharmacy Limited		
Amount due from Evergreen Road Pharmacy Limited	<u>-</u>	<u>15</u>
Ronfar Limited		
Amount due from Ronfar Limited	<u>20</u>	<u>7,313</u>
Stationview Construction Limited		
Amount (owed to)/due from Stationview Construction Limited	<u>(15,346)</u>	<u>101,039</u>
Balbriggan Property Holdings Limited		
Amount due from Balbriggan Property Holdings Limited	<u>62,705</u>	<u>56,722</u>
AED Pharmacy Limited		
Amount due from AED Pharmacy Limited	<u>223,532</u>	<u>211,943</u>
M Davis & Company Limited		
Amount due from M Davis & Company Limited	<u>380,163</u>	<u>379,351</u>
Donnellys Pharmacy Limited		
Amount (owed to) Donnellys Pharmacy Limited	<u>(246,380)</u>	<u>(247,918)</u>
Balbriggan Property Construction Limited		
Amount (owed to) Balbriggan Property Construction Limited	<u>(831,250)</u>	<u>(731,250)</u>

Balbriggan Estates Property Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

Healthy Herbal Options Limited

Amount due from Healthy Herbal Options Limited	<u>114,513</u>	<u>116,522</u>
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Northside Properties Limited

Amount due from Northside Properties Limited	<u>45,961</u>	<u>43,859</u>
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Braavos Limited

Amount due from Braavos Limited	<u>338,655</u>	<u>330,172</u>
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Shankill Pharmacy Limited

Amount due from Shankill Pharmacy Limited	<u>69</u>	<u>-</u>
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13. Parent and ultimate parent company

The company regards Boros Limited as its parent company, a company incorporated in the Republic of Ireland with an address located in Sutton, Dublin 13.

The company's ultimate parent undertaking is Stationview Construction Limited, a company incorporated in the Republic of Ireland.

The address of Stationview Construction Limited is McCartan's Pharmacy Office Unit 10 North Street Business Park Ireland K67C992.

The parent of the smallest and largest group in which the results are consolidated is Stationview Construction Limited.

14. Controlling interest

The director, Brian McCartan, has controlling interest over the company as he owns 100% of the share capital of the ultimate parent undertaking Stationview Construction Limited. Brian McCartan holds some of these shares in Stationview Construction Limited in trust for his children.

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 7 April 2026.