

DELVIN CONSULTANTS LIMITED
UNAUDITED ABRIDGED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025

DELVIN CONSULTANTS LIMITED

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DELVIN CONSULTANTS LIMITED DIRECTORS AND OTHER INFORMATION

Directors	John Gallagher Adrian Gallagher Karen Victory
Company Secretary	Adrian Gallagher
Company Number	594849
Registered Office	45 Whitebeam Road Clonskeagh Dublin 14 Ireland
Accountants	Owen Sweetman & Company Chartered Accountants 67 Dublin Street Balbriggan Co Dublin Ireland
Bankers	Allied Irish Banks p.l.c. 60 Clonskeagh Road Clonskeagh Dublin 14 Ireland

DELVIN CONSULTANTS LIMITED
UNAUDITED ABRIDGED BALANCE SHEET
AS AT 31 MARCH 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	5	1,900	2,388
Investments	6	260,000	260,000
		<u>261,900</u>	<u>262,388</u>
Current Assets			
Debtors	7	41,880	44,606
Cash at bank and in hand		1,066,541	1,036,533
		<u>1,108,421</u>	<u>1,081,139</u>
Creditors: amounts falling due within one year	8	<u>(383,191)</u>	<u>(388,759)</u>
Net Current Assets		<u>725,230</u>	<u>692,380</u>
Total Assets less Current Liabilities		<u><u>987,130</u></u>	<u><u>954,768</u></u>
Capital and Reserves			
Called up share capital presented as equity		600	600
Other reserves	9	600,000	600,000
Profit and loss account		386,530	354,168
Shareholders' Equity		<u><u>987,130</u></u>	<u><u>954,768</u></u>

The unaudited 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 Delvin Consultants 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 unaudited 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 unaudited 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 unaudited 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 22 December 2025 and signed on its behalf by:

John Gallagher
Director

Adrian Gallagher
Director

DELVIN CONSULTANTS LIMITED

NOTES TO THE UNAUDITED ABRIDGED FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025

1. GENERAL INFORMATION

The unaudited financial statements comprising the Profit and Loss Account, the Balance Sheet and the related notes constitute the individual unaudited financial statements of Delvin Consultants Limited for the financial year ended 31 March 2025.

Delvin Consultants Limited is a company limited by shares (registered under Part 2 of Companies Act 2014), incorporated and registered in the Republic of Ireland (CRO number 594849). The registered office of the company is 45 Whitebeam Road, Clonskeagh, Dublin 14, Ireland which is also the principal place of business of the company. The principal activity of the company consists of the provision of investment properties in Ireland and the United Kingdom.

Statement of Compliance

The unaudited financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102), applying section 1A of that Standard.

Currency

The unaudited 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 unaudited financial statements.

Basis of preparation

The unaudited 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 comprises the invoice value of services provided by the company, exclusive of trade discounts and value added tax.

Turnover on supply of services is recognised by reference to the stage of completion of the service at the end of the financial year. The stage of completion is determined primarily on the basis of time costs applied to individual service assignments. Deposits received from customers in advance of the stage of completion of services at the end of the financial year are not recognised as income and are included in creditors.

Tangible fixed assets and depreciation

All tangible fixed assets are initially recorded at historic cost. This includes legal fees, stamp duty and other non-refundable purchase taxes, and also any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management, which can include the costs of site preparation, initial delivery and handling, installation and assembly, and testing of functionality.

Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost or valuation, less estimated residual value, of each asset systematically over its expected useful life, on a straight-line basis, as follows:

Fixtures, fittings and equipment	-	15% Straight line
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Where factors indicate that the residual values or useful lives of tangible assets may have changed, a review will be carried out of the residual values, depreciation methods and useful lives, and these will be amended if necessary. Changes in depreciation rates arising from this review are accounted for prospectively over the remaining useful lives of the assets.

DELVIN CONSULTANTS LIMITED

NOTES TO THE UNAUDITED ABRIDGED FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025

Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Profit and Loss Account in the year in which it is receivable.

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.

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.

Financial Instruments

Ordinary share capital

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

Cash and cash equivalents

Cash consists of cash on hand and demand deposits. Cash equivalents consist of short term highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value.

Other financial assets

Other financial assets including trade debtors arising from services provided to customers on short-term credit, are initially measured at the undiscounted amount of cash receivable from that debtor, which is normally the invoice price. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial assets are measured at amortised cost less impairment, where there is objective evidence of impairment.

Other financial liabilities

Other financial liabilities, including trade creditors arising from goods purchased from suppliers on short-term credit, are initially measured at the undiscounted amount owed to the creditor, which is normally the invoice price. Liabilities that are settled within one year are not discounted. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial liabilities are measured at amortised cost.

Impairment of financial assets

At the end of each reporting year, the company assesses whether there is objective evidence of impairment of any financial assets that are measured at cost or amortised cost, including unlisted investments, loans, trade debtors and cash. If there is objective evidence of impairment, impairment losses are recognised in the Unaudited Profit and Loss Account in that financial year.

3. OPERATING PROFIT	2025	2024
	€	€
Operating profit is stated after charging/(crediting):		
Depreciation of tangible fixed assets	488	488
Profit on foreign exchange	(16,951)	(20,314)
	<u> </u>	<u> </u>

DELVIN CONSULTANTS LIMITED
NOTES TO THE UNAUDITED ABRIDGED FINANCIAL STATEMENTS
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4. EMPLOYEES

The average monthly number of employees, including directors, during the financial year was:

	2025 Number	2024 Number
Directors	1	1

5. TANGIBLE FIXED ASSETS

	Fixtures, fittings and equipment €	Total €
Cost or Valuation		
At 31 March 2024 and 31 March 2025	3,251	3,251
Accumulated depreciation		
At 1 April 2024	863	863
Charge for the year	488	488
At 31 March 2025	1,351	1,351
Net book value		
At 31 March 2025	1,900	1,900
At 31 March 2024	2,388	2,388

6. INVESTMENTS

	Other unlisted investments €	Total €
Investments		
Cost or Valuation		
At 31 March 2024 and 31 March 2025	260,000	260,000
Net book value		
At 31 March 2025	260,000	260,000
At 31 March 2024	260,000	260,000

7. DEBTORS

	2025 €	2024 €
Trade debtors	-	10,993
Taxation	2,670	10
Prepayments	13,441	831
Accrued income	25,769	32,772
	41,880	44,606

All debtors are due within one year.

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NOTES TO THE UNAUDITED ABRIDGED FINANCIAL STATEMENTS
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8. CREDITORS	2025	2024
Amounts falling due within one year	€	€
Amounts owed to connected parties (Note 12)	272,140	270,148
Taxation	1,090	6,150
Other creditors	107,130	107,130
Accruals	2,831	5,331
	<u>383,191</u>	<u>388,759</u>

9. RESERVES	Profit and loss account	Capital contribution reserve	Total
	€	€	€
At 1 April 2024	354,168	600,000	954,168
Profit for the year	32,362	-	32,362
At 31 March 2025	<u>386,530</u>	<u>600,000</u>	<u>986,530</u>

10. CAPITAL COMMITMENTS

The company had no material capital commitments at 31 March 2025.

11. DIRECTORS' REMUNERATION	2025	2024
	€	€
Salary	44,000	44,000
Pension contributions	34,001	19,500
	<u>78,001</u>	<u>63,500</u>

12. RELATED PARTY TRANSACTIONS

The following amounts are due to other connected parties:

	2025	2024
	€	€
Horsley Estates Limited	<u>272,140</u>	<u>270,148</u>

During the year the company charged a management fee to Horsley Estates Limited of €49,815 (2024: €45,500), Owenroe Estates Limited of €27,060 (2024: €22,500), JP and MJ Gallagher (Holdings) Limited of €1,169 (2024: €950), Arnall Structures of €615 (2024: €500). The directors of the Delvin Consultants are also the directors of the above named companies.

13. PARENT COMPANY

The company regards JP and MJ Gallagher (Holdings) Limited as its parent company.

14. POST-BALANCE SHEET EVENTS

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

15. APPROVAL OF UNAUDITED FINANCIAL STATEMENTS

The unaudited financial statements were approved and authorised for issue by the board of directors on 22 December 2025.