

Company Number: 396038

Demco Construction Limited
Annual Report and Consolidated Financial Statements
for the financial year ended 28 February 2025

Lahiff & Company
Statutory Auditors & Chartered Certified Accountants
Block C
Cashel Business Centre
Cashel Road
Dublin 12

Demco Construction Limited

CONTENTS

	Page
Director and Other Information	3
Director's Report	4 - 5
Director's Responsibilities Statement	6
Independent Auditor's Report	7 - 9
Consolidated Profit and Loss Account	10
Consolidated Balance Sheet	11
Company Balance Sheet	12
Consolidated Reconciliation of Shareholders' Funds	13
Company Reconciliation of Shareholders' Funds	14
Consolidated Cash Flow Statement	15
Notes to the Financial Statements	16 - 27

Demco Construction Limited
DIRECTOR AND OTHER INFORMATION

Director	Paul Hogan
Company Secretary	Regina Hogan
Company Number	396038
Registered Office	46 Blackburne Square Rathfarnham Gate Rathfarnham, Dublin 14 Republic of Ireland
Business Address	46 Blackburn Square Rathfarnham Gate Rathfarnham Dublin 14
Auditors	Lahiff & Company Statutory Auditors & Chartered Certified Accountants Block C Cashel Business Centre Cashel Road Dublin 12
Bankers	AIB 219 Crumlin Road Dublin 12
Solicitors	Denis I Finn Solicitors 5 Lower Hatch Street Dublin 2

Demco Construction Limited

DIRECTOR'S REPORT

for the financial year ended 28 February 2025

The director presents their report and the audited financial statements for the financial year ended 28 February 2025.

Principal Activity

The company is a holding company. In the year, the company rented an office to its trading subsidiary

Principal Risks and Uncertainties

The company is a holding company.

The principal risks and uncertainties faced by it are the same as those of its subsidiary namely that the recovery in the construction industry in Ireland does not continue.

The subsidiary company is also at risk of credit risk predominantly from trade debtors. The company makes provision for bad debts based on historical evidence and any new events which might indicate a bad or doubtful debt.

Results and Dividends

The profit for the financial year after providing for depreciation and taxation amounted to €800,026 (2024 - €708,968).

The director has paid a final dividend amounting to €38,679.

At the end of the financial year, the group has assets of €19,310,809 (2024 - €18,063,400) and liabilities of €5,157,765 (2024 - €4,671,703). The net assets of the group have increased by €761,347.

Director and Secretary

The director who served throughout the financial year was as follows:

Paul Hogan

The secretary who served throughout the financial year was Regina Hogan.

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

Name	Class of Shares	Number Held At 28/02/25	Number Held At 01/03/24
Paul Hogan	Ordinary Shares of €0.01 each	2,750	2,750
Regina Hogan	Ordinary Redeemable Share of €0.01 each	1	1
		<u>2,751</u>	<u>2,751</u>

Future Developments

The company plans to continue its present activities and current trading levels. Employees are kept as fully informed as practicable about developments within the business.

Post Balance Sheet Events

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

Auditors

The auditors, Lahiff & Company, (Statutory Auditors & Chartered Certified Accountants), continue in office in accordance with section 383(2) of the Companies Act 2014.

Taxation Status

The company is a close company within the meaning of the Taxes Consolidation Act, 1997.

Research & Development

The company had not entered into or engaged in any research and development activities in the current or preceding financial year.

Demco Construction Limited

DIRECTOR'S REPORT

for the financial year ended 28 February 2025

Transactions involving Directors

No transactions involving directors have been entered into during the year.

There are no contracts or arrangements of any significance in relation to the business of the company in which the directors had any interests, as defined by the Companies Act 2014 at any time during the year ended 29th February 2024.

Branch Operations

The company has no branch incorporated or operating outside of the state in either the current or preceding financial year.

Statement on Relevant Audit Information

In accordance with section 330 of the Companies Act 2014, so far as the person who is director at the time this report is approved is aware, there is no relevant audit information of which the statutory auditors are unaware. The director has taken all steps that they ought to have taken to make themselves aware of any relevant audit information and they has established that the statutory auditors are aware of that information.

Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at 46 Blackburne Square, Rathfarnham Gate, Rathfarnham, Dublin 14.

Signed on behalf of the board

Regina Hogan
Company Secretary

3 November 2025

Paul Hogan
Director

3 November 2025

Demco Construction Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 28 February 2025

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has 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" issued by the Financial Reporting Council. Under company law, the director must not approve the financial statements unless they is 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 director is 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 director is 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 Director's Report comply with the Companies Act 2014 and enable the financial statements to be readily and properly audited. They is 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.

Signed on behalf of the board

Regina Hogan
Company Secretary

3 November 2025

Paul Hogan
Director

3 November 2025

INDEPENDENT AUDITOR'S REPORT

to the Shareholders of Demco Construction Limited

Report on the audit of the financial statements

Opinion

We have audited the group and parent company financial statements of Demco Construction Limited and its subsidiaries ('the group') for the financial year ended 28 February 2025 which comprise the Group Profit and Loss Account, the Group Balance Sheet, the Company Balance Sheet, the Group Reconciliation of Shareholders' Funds, the Company Reconciliation of Shareholders' Funds, the Group Cash Flow Statement 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.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the group and parent company as at 28 February 2025 and of the group's 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"; 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 group 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 director's 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 group's and the parent 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 director with respect to going concern are described in the relevant sections of this report.

Other Information

The director is 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 Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Director's 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.

INDEPENDENT AUDITOR'S REPORT

to the Shareholders of Demco Construction Limited

Matters on which we are required to report by exception

Based on the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified any material misstatements in the director's 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 director for the financial statements

As explained more fully in the Director's Responsibilities Statement set out on page 6, the director is 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 determines 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 director is responsible for assessing the group'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 group or to cease operation, or has no realistic alternative but to do so.

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 consolidated 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 group and the parent 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 director's 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 group and the parent 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 group and the parent 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.

INDEPENDENT AUDITOR'S REPORT

to the Shareholders of Demco Construction Limited

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

Our report is made solely to the group'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 group'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 group and the group's shareholders, as a body, for our audit work, for this report, or for the opinions we have formed.

Ciaran Lahiff

for and on behalf of

LAHIFF & COMPANY

Statutory Auditors & Chartered Certified Accountants

Block C

Cashel Business Centre

Cashel Road

Dublin 12

4 November 2025

Demco Construction Limited

CONSOLIDATED PROFIT AND LOSS ACCOUNT

for the financial year ended 28 February 2025

	Notes	2025 €	2024 €
Turnover	4	27,270,719	35,320,144
Cost of sales		(23,476,750)	(31,217,809)
Gross profit		3,793,969	4,102,335
Administrative expenses		(3,016,673)	(3,451,355)
Group operating profit	5	777,296	650,980
Investment income	6	60,847	-
Other gains and losses	7	92,912	164,749
Interest receivable and similar income	8	743	214
Interest payable and similar expenses	9	(204)	(6,532)
Profit before taxation		931,594	809,411
Tax on profit	11	(131,568)	(100,443)
Profit after taxation		800,026	708,968
Minority interests		(267,574)	(219,960)
Profit for the financial year		532,452	489,008
Total comprehensive income		532,452	489,008

Demco Construction Limited
CONSOLIDATED BALANCE SHEET

as at 28 February 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	15	2,026,699	2,356,889
Investments	16	4,106,413	-
Fixed Assets		<u>6,133,112</u>	<u>2,356,889</u>
Current Assets			
Stocks	17	4,329,927	5,539,777
Debtors	18	2,919,884	1,825,035
Investments	19	1,126,101	1,122,518
Cash and cash equivalents		4,801,785	7,219,181
		<u>13,177,697</u>	<u>15,706,511</u>
Creditors: amounts falling due within one year	21	<u>(5,157,765)</u>	<u>(4,671,703)</u>
Net Current Assets		<u>8,019,932</u>	<u>11,034,808</u>
Total Assets less Current Liabilities		<u>14,153,044</u>	<u>13,391,697</u>
Capital and Reserves			
Called up share capital presented as equity	24	27	27
Retained earnings		10,175,265	9,681,492
Equity attributable to owners of the company		<u>10,175,292</u>	<u>9,681,519</u>
Minority interests	25	3,977,752	3,710,178
		<u>14,153,044</u>	<u>13,391,697</u>

Approved by the board on 3 November 2025 and signed on its behalf by:

Regina Hogan
Company Secretary

Paul Hogan
Director

Demco Construction Limited

COMPANY BALANCE SHEET

as at 28 February 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	15	772,612	772,612
Investments	16	6,857,044	4,800,000
		<u>7,629,656</u>	<u>5,572,612</u>
Current Assets			
Debtors	18	11,676	11,136
Investments	19	1,126,101	1,122,518
Cash and cash equivalents		936,878	2,885,615
		<u>2,074,655</u>	<u>4,019,269</u>
Creditors: Amounts falling due within one year	21	<u>(21,633)</u>	<u>(1,614)</u>
Net Current Assets		<u>2,053,022</u>	<u>4,017,655</u>
Total Assets less Current Liabilities		<u>9,682,678</u>	<u>9,590,267</u>
Capital and Reserves			
Called up share capital presented as equity	24	27	27
Retained earnings		9,682,651	9,590,240
Shareholders' Funds		<u>9,682,678</u>	<u>9,590,267</u>

Approved by the board on 3 November 2025 and signed on its behalf by:

Regina Hogan
Company Secretary

Paul Hogan
Director

Demco Construction Limited**CONSOLIDATED RECONCILIATION OF SHAREHOLDERS' FUNDS**

as at 28 February 2025

	Called up share capital €	Retained earnings €	Attributable to owners of parent €	Minority interests €	Total €
At 1 March 2023	122,662	9,401,732	9,524,394	3,490,218	13,014,612
Profit for the financial year	-	489,008	489,008	219,960	708,968
Payment of dividends	-	(209,248)	(209,248)	-	(209,248)
At 29 February 2024	27	9,681,492	9,681,519	3,710,178	13,391,697
Profit for the financial year	-	532,452	532,452	267,574	800,026
Payment of dividends	-	(38,679)	(38,679)	-	(38,679)
At 28 February 2025	27	10,175,265	10,175,292	3,977,752	14,153,044

Demco Construction Limited
COMPANY RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 28 February 2025

	Called up share capital €	Retained earnings €	Total €
At 1 March 2023	27	8,840,420	8,840,447
Profit for the financial year	-	759,068	759,068
Payment of dividends	-	(9,248)	(9,248)
At 29 February 2024	27	9,590,241	9,590,268
Profit for the financial year	-	131,089	131,089
Payment of dividends	-	(38,679)	(38,679)
At 28 February 2025	27	9,682,651	9,682,678

Demco Construction Limited

CONSOLIDATED CASH FLOW STATEMENT

for the financial year ended 28 February 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
Profit for the financial year		800,026	708,968
Adjustments for:			
Investment income		(60,847)	-
Fair value gains and losses		(92,912)	(164,749)
Interest receivable and similar income		(743)	(214)
Interest payable and similar expenses		204	6,532
Tax on profit on ordinary activities		131,568	100,443
Depreciation		453,190	501,760
Profit/loss on disposal of tangible assets		(25,000)	(39,536)
		<u>1,205,486</u>	<u>1,113,204</u>
Movements in working capital:			
Movement in stocks		1,209,850	198,070
Movement in debtors		(1,105,973)	1,456,938
Movement in creditors		355,688	(767,532)
		<u>1,665,051</u>	<u>2,000,680</u>
Interest paid		(204)	(6,532)
Tax paid		(1,404)	(284,301)
Tax repaid		12,528	62,693
		<u>1,675,971</u>	<u>1,772,540</u>
Net cash generated from operating activities		<u>1,675,971</u>	<u>1,772,540</u>
Cash flows from investing activities			
Interest received		61,427	214
Payments to acquire tangible assets		(123,000)	(545,293)
Payments to acquire investments		(4,849,855)	(45,000)
Receipts from sales of tangible assets		25,000	89,250
Receipts from sales of investments		832,933	5,000
		<u>(4,053,495)</u>	<u>(495,829)</u>
Net cash used in investment activities		<u>(4,053,495)</u>	<u>(495,829)</u>
Cash flows from financing activities			
Capital element of hire purchase contracts		(2,693)	(48,890)
Advances to connected parties		-	173,607
Advances from connected parties		-	(173,607)
Dividends paid		(38,679)	(209,248)
		<u>(41,372)</u>	<u>(258,138)</u>
Net cash used in financing activities		<u>(41,372)</u>	<u>(258,138)</u>
Net (decrease)/increase in cash and cash equivalents		(2,418,896)	1,018,573
Cash and cash equivalents at beginning of financial year		7,215,438	6,196,865
Cash and cash equivalents at end of financial year	20	<u>4,796,542</u>	<u>7,215,438</u>

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

1. General Information

Demco Construction Limited is a company limited by shares incorporated in Ireland. The registered office of the company is 46 Blackburne Square, Rathfarnham Gate, Rathfarnham, Dublin 14, Republic of Ireland which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Director's Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company. The company is tax resident in Ireland.

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 group's financial statements.

Statement of compliance

The financial statements of the company for the year ended 28 February 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

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" issued by the Financial Reporting Council.

The company qualifies as a medium company as defined by section 280G of the Companies Act 2014 in respect of the financial year.

Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

Intangible assets

Intangible assets are valued at cost less accumulated amortisation.

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:

Land and buildings freehold	-	4% Straight line
Plant and machinery	-	15% Straight line
Motor vehicles	-	25% 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.

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.

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

Leasing and hire purchases

Tangible assets held under leasing and Hire Purchases arrangements which transfer substantially all the risks and rewards of ownership to the company are capitalised and included in the Balance Sheet at their cost or valuation, less depreciation. The corresponding commitments are recorded as liabilities. Payments in respect of these obligations are treated as consisting of capital and interest elements, with interest charged to the Profit and Loss Account.

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.

Current asset investments are stated at the lower of cost and net realisable value.

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.

Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other 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.

Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund.

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.

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 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.

Basis of consolidation

The consolidated financial statements include the financial statements of the holding company and all its subsidiary companies made up to 28 February 2025.

Ordinary share capital

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

3. Critical Accounting Judgements and Estimates

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.

Investments in subsidiaries

The company owns 60% of the ordinary share capital of Hegarty Demolition Ltd, which cost €7,318,240. In the opinion of the directors the fair value of the investments is not less than €4,800,000 at the year end.

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 as set out in the directors report.

5. Operating profit

	2025	2024
	€	€
Operating profit is stated after charging/(crediting):		
Depreciation of tangible assets	453,190	501,760
(Profit) on disposal of tangible assets	(25,000)	(39,536)
	<u> </u>	<u> </u>

6. Income from investments

	2025	2024
	€	€
Investment income	60,684	-
Profit on disposal of investments	163	-
	<u> </u>	<u> </u>
	<u>60,847</u>	<u> </u>

7. Other Gains and Losses

	2025	2024
	€	€

Fair value gains and losses are as follows:

Tangible assets	-	43,742
Investments in shares	92,912	121,007
	<u> </u>	<u> </u>
	<u>92,912</u>	<u>164,749</u>

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

8. Interest receivable and similar income	2025	2024
	€	€
Bank interest	718	214
Other interest	25	-
	<u>743</u>	<u>214</u>
	<u><u>743</u></u>	<u><u>214</u></u>
9. Interest payable and similar expenses	2025	2024
	€	€
Hire purchase interest	204	6,532
	<u>204</u>	<u>6,532</u>
	<u><u>204</u></u>	<u><u>6,532</u></u>

10. Employees and remuneration

Number of employees

The average number of persons employed (including executive director) during the financial year was as follows:

	2025	2024
	Number	Number
Directors	1	1
Administration/Health & Safety	13	13
Management team	1	1
Production/ Site Based	111	111
	<u>126</u>	<u>126</u>
	<u><u>126</u></u>	<u><u>126</u></u>

The staff costs (inclusive of director's salaries) comprise:

	2025	2024
	€	€
Wages and salaries	6,532,926	6,717,498
Social welfare costs	626,836	800,455
Pension costs	284,511	495,781
	<u>7,444,273</u>	<u>8,013,734</u>
	<u><u>7,444,273</u></u>	<u><u>8,013,734</u></u>

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

11. Tax on profit

	2025	2024
	€	€
(a) Analysis of charge in the financial year		
Current tax:		
Corporation tax at 25.00% (2024 - 25.00%) (Note 11 (b))	131,568	100,443

(b) Factors affecting tax charge for the financial year

The tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland 25.00% (2024 - 25.00%). The differences are explained below:

	2025	2024
	€	€
Profit taxable at 25.00%	931,594	809,411
Profit before tax multiplied by the standard rate of corporation tax in the Republic of Ireland at 25.00% (2024 - 25.00%)	232,899	202,353
Effects of:		
Expenses not deductible for tax purposes	(36,870)	(182,527)
Depreciation in excess of capital allowances for period	17,452	10,298
Higher tax rate	16,406	-
Tax at lower rate	(97,969)	70,319
DIRT	(354)	-
Loss carried forward	4	-
Total tax charge for the financial year (Note 11 (a))	131,568	100,443

12. Profit attributable to members of the parent company

In accordance with section 304 of the Companies Act 2014 a separate Profit and Loss Account for the company has not been presented in these financial statements. The profit dealt with in the financial statements of the parent company was €131,089 (2024, €759,068).

13. Dividends

	2025	2024
	€	€
Dividends on equity shares:		
Ordinary Shares of €0.01 each - Final paid	-	200,000
Ordinary Redeemable Share of €0.01 each - Final paid	38,679	9,248
	38,679	209,248

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

14. Intangible assets Group

	€	Total €
Cost		
At 1 March 2024	40,000	40,000
At 28 February 2025	40,000	40,000
Provision for diminution in value		
At 28 February 2025	40,000	40,000
Net book value		
At 28 February 2025	-	-

15. Tangible assets Group

	Land and buildings freehold €	Investment properties €	Plant and machinery €	Motor vehicles €	Total €
Cost					
At 1 March 2024	143,742	772,612	5,706,269	405,236	7,027,859
Additions	-	-	123,000	-	123,000
Disposals	-	-	(1,597,556)	(193,514)	(1,791,070)
At 28 February 2025	143,742	772,612	4,231,713	211,722	5,359,789
Depreciation					
At 1 March 2024	-	-	4,468,558	202,412	4,670,970
Charge for the financial year	-	-	390,086	63,104	453,190
On disposals	-	-	(1,597,556)	(193,514)	(1,791,070)
At 28 February 2025	-	-	3,261,088	72,002	3,333,090
Net book value					
At 28 February 2025	143,742	772,612	970,625	139,720	2,026,699
At 29 February 2024	143,742	772,612	1,237,711	202,824	2,356,889

The company director believed the fair value of the building was €772,612, its original cost. Which based on the present rental yield is in line with market values. No professional valuation was conducted however the directors are satisfied their market knowledge is sufficient to arise at a fair market value. As the investment property is measured under the fair value method, no depreciation has been recorded.

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

Company	Investment properties	Total
	€	€
Cost or Valuation		
At 28 February 2025	772,612	772,612
Depreciation		
At 1 March 2024	-	-
At 28 February 2025	-	-
Net book value		
At 28 February 2025	<u>772,612</u>	<u>772,612</u>
At 29 February 2024	<u>772,612</u>	<u>772,612</u>

The company director believed the fair value of the building was €772,612, its original cost. Which based on the present rental yield is in line with market values. No professional valuation was conducted however the directors are satisfied their market knowledge is sufficient to arise at a fair market value. As the investment property is measured under the fair value method, no depreciation has been recorded.

16. Investments Group

	Listed investments	Total
	€	€
Investments		
Cost or Valuation		
Additions	4,849,855	4,849,855
Disposals	(796,925)	(796,925)
Revaluations	53,483	53,483
At 28 February 2025	<u>4,106,413</u>	<u>4,106,413</u>
Net book value		
At 28 February 2025	<u>4,106,413</u>	<u>4,106,413</u>

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

Company	Subsidiary undertakings shares	Listed investments	Total
	€	€	€
Investments			
Cost or Valuation			
At 1 March 2024	7,318,240	-	7,318,240
Additions	-	2,800,486	2,800,486
Disposals	-	(796,925)	(796,925)
Revaluations	-	53,483	53,483
	<u>7,318,240</u>	<u>2,057,044</u>	<u>9,375,284</u>
At 28 February 2025	7,318,240	2,057,044	9,375,284
Provision for diminution in value:			
At 28 February 2025	<u>2,518,240</u>	<u>-</u>	<u>2,518,240</u>
Net book value			
At 28 February 2025	<u>4,800,000</u>	<u>2,057,044</u>	<u>6,857,044</u>
At 29 February 2024	<u>4,800,000</u>	<u>-</u>	<u>4,800,000</u>

16.1. Holdings in related undertakings

The company holds 20% or more of the share capital of the following companies:

Name	Registered office / Principal place of business and address of Registered Office	Nature of business	Details of investment	Proportion held by company
Subsidiary undertaking				
Hegarty Demolition Ltd	46 Blackburne Square Rathfarnham Gate Rathfarnham Dublin 14	Construction Subcontractor	Ordinary	60
Aghfarrell Environmental Ltd	46 Blackburne Square Rathfarnham Gate Rathfarnham Dublin 14	Construction Subcontractor	Ordinary	60

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows:

	Year ended	Capital and reserves €	Profit for the year €
Hegarty Demolition Ltd	28 February 2025	9,271,475	668,967
Aghfarrell Environmental Ltd	28 February 2025	(1,009)	(30)
		<u> </u>	<u> </u>

In the opinion of the director, the shares of the company's unlisted investments are worth at least the amount at which they are stated in the Balance Sheet.

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

17. Stocks	2025	2024
	€	€
Group		
Work in progress	4,329,927	5,539,777
	<u> </u>	<u> </u>
The replacement cost of stock did not differ significantly from the figures shown.		
18. Debtors	2025	2024
	€	€
Group		
Trade debtors	2,147,895	795,497
Other debtors	225,393	288,180
Taxation (Note 22)	257,101	444,037
Prepayments	289,495	297,321
	<u> </u>	<u> </u>
	2,919,884	1,825,035
	<u> </u>	<u> </u>
	2025	2024
	€	€
Company		
Trade debtors	9,977	9,977
Amounts owed by group undertakings	691	691
Taxation (Note 22)	1,008	468
	<u> </u>	<u> </u>
	11,676	11,136
	<u> </u>	<u> </u>
19. Current asset investments	2025	2024
	€	€
Group		
Listed investments	1,126,101	1,122,518
	<u> </u>	<u> </u>
Company	2025	2024
	€	€
Listed investments	1,126,101	1,122,518
	<u> </u>	<u> </u>
20. Cash and cash equivalents	2025	2024
	€	€
Cash and bank balances	4,001,785	7,219,181
Bank overdrafts	(5,243)	(3,743)
Cash equivalents	800,000	-
	<u> </u>	<u> </u>
	4,796,542	7,215,438
	<u> </u>	<u> </u>

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

21. Creditors	2025	2024
Amounts falling due within one year	€	€
Group		
Amounts owed to credit institutions	5,243	3,743
Net obligations under finance leases and hire purchase contracts	-	2,693
Trade creditors	3,951,707	3,332,802
Taxation (Note 22)	364,743	222,335
Other creditors	6,775	9,660
Pension accrual	45,087	73,401
Accruals	784,210	1,027,069
	<u>5,157,765</u>	<u>4,671,703</u>
	2025	2024
	€	€
Amounts falling due within one year		
Company		
Taxation social welfare (Note 22)	16,830	1,476
Other creditors	(50)	(862)
Accruals	4,853	1,000
	<u>21,633</u>	<u>1,614</u>
	2025	2024
	€	€
22. Taxation		
Group		
Debtors:		
VAT	257,101	432,913
Corporation tax	-	11,124
	<u>257,101</u>	<u>444,037</u>
Creditors:		
Corporation tax	131,568	-
PAYE	168,595	169,755
Subcontractors tax	64,580	52,580
	<u>364,743</u>	<u>222,335</u>
	2025	2024
	€	€
Company		
Debtors:		
VAT	1,008	468
Creditors:		
Corporation tax	16,758	1,405
PAYE	72	71
	<u>16,830</u>	<u>1,476</u>

Demco Construction Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

23. Financial Instruments

The company has chosen to apply the provisions of Section 11 and 12 of FRS 102 to account for all of its financial instruments.

	2025 €	2024 €
Financial assets that are equity instruments measured at cost less impairment		
Unlisted fixed asset investments	<u>4,800,000</u>	<u>4,800,000</u>
Financial liabilities at amortised cost		
Accruals	<u>4,853</u>	<u>1,000</u>

24. Share capital

			2025 €	2024 €
Description	Number of shares	Value of units		
Authorised				
Ordinary Shares of €0.01 each	10,000,000	€0.01 each	100,000	100,000
Ordinary Redeemable Share of €0.01 each	-	€0.01 each	-	-
			<u>100,000</u>	<u>100,000</u>
Allotted, called up and fully paid				
Ordinary Shares of €0.01 each	2,700	€0.01 each	27	27
Ordinary Redeemable Share of €0.01 each	1	€0.01 each	-	-
			<u>27</u>	<u>27</u>

25. Minority interests

	2025 €	2024 €
Balance at start of financial year	3,710,178	3,490,218
Share of profit for the financial year	267,574	219,960
	<u>3,977,752</u>	<u>3,710,178</u>

26. Capital commitments

Group

The group had no material capital commitments at the financial year-ended 28 February 2025.

Company

The company had no material capital commitments at the financial year-ended 28 February 2025.

27. Contingent liabilities

There are no contingent liabilities at the year end.

28. Director's remuneration

	2025 €	2024 €
Remuneration	<u>646,344</u>	<u>651,097</u>

29. Related party transactions

The company has availed of the exemption under FRS 102 in relation to the disclosure of transactions with group undertakings.

Demco Construction Limited
NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

30. Post-Balance Sheet Events

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

31 Reconciliation of Net Cash Flow to Movement in Net Debt

	Opening balance	Cash flows	Closing balance
	€	€	€
Finance lease and hire purchase	(2,693)	2,693	-
Total liabilities from financing activities	<u>(2,693)</u>	<u>2,693</u>	<u>-</u>
Total net debt			<u><u>-</u></u>

32. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 3 November 2025.