

**HQ DEVELOPMENTS LIMITED**  
**Abridged Financial Statements**  
**for the financial year ended 31 December 2024**

**HQ DEVELOPMENTS LIMITED**  
**ABRIDGED FINANCIAL STATEMENTS**

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**HQ DEVELOPMENTS LIMITED**

**DIRECTORS AND OTHER INFORMATION**

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**DIRECTORS**

J. Barry  
A.E. Henderson  
J. A. Leonard  
G. Mc Lellan  
D. O'Sullivan

**SECRETARY**

G. Mc Lellan

**REGISTERED OFFICE**

6 Suffolk Street  
Dublin 2  
Ireland

**COMPANY NUMBER**

578269

**AUDITOR**

Deloitte Ireland LLP  
Chartered Accountants & Statutory Audit Firm  
Statutory Auditor  
No. 6 Lapp` s Quay  
Cork

**BANKERS**

Allied Irish Bank plc  
40/41 Westmoreland Street  
Dublin 2

**SOLICITORS**

J.W. O'Donovan Solicitors  
53 South Mall  
Cork

Maples & Calder Solicitors  
75 St. Stephen's Green  
Dublin 2

## HQ DEVELOPMENTS LIMITED

### DIRECTORS' RESPONSIBILITIES STATEMENT

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The directors are responsible for preparing the Directors' Report and the financial statements in accordance with the Companies Act 2014.

Irish company law requires the directors to prepare financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland issued by the Financial Reporting Council ("relevant financial reporting framework"). 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 estimates that are reasonable and prudent;
- State whether the financial statements have been prepared in accordance with the 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 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.

Approved by the Board of Directors and signed on its behalf by:

*Tony Leonard*

J. A. Leonard  
Director

Date: 12-Dec-25

*John Barry*

J. Barry  
Director

## **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF HQ DEVELOPMENTS LIMITED PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014**

We have examined:

- i. The abridged financial statements for the financial year ended 31 December 2024 on pages 8 to 16 which the directors of HQ Developments 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.

### **Respective responsibilities of directors and auditors**

It is your responsibility to prepare abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion as to whether 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 section 353 of the Companies Act 2014 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 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's directors those matters we are required to state to them under section 356 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 company and the company's directors as a body, for our work, for this report, or for the opinion we have formed.

### **Basis of opinion**

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the directors of the company are entitled to annex abridged financial statements to the annual return of the company and that the abridged financial statements have been properly prepared. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the statutory financial statements prepared pursuant to section 290 of the Companies Act 2014.

### **Opinion**

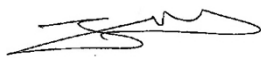
In our opinion the directors are entitled to rely on the exemption contained in section 352 of the Companies Act 2014 to annex to the annual return of the company abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of the Companies Act 2014.

### **Other Information**

On 19 January 2026 we reported, as auditors, to the members of HQ Developments Limited, on the company's financial statements for the financial year ended 31 December 2024 to be laid before its Annual General Meeting as required under section 391 in the form required by section 336 of the Companies Act 2014 and our report is presented overleaf.

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**Signing of the Special Report of the statutory auditors:**



John Kelly  
For and on behalf of Deloitte Ireland LLP  
Chartered Accountants and Statutory Audit Firm  
No. 6 Lapp's Quay, Cork

19 January 2026

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
HQ DEVELOPMENTS LIMITED**

**Report on the audit of the financial statements**

**Opinion on the financial statements of HQ Developments Limited ("the company")**

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2024 and of the loss for the financial year then ended; and
- have been properly prepared in accordance with the relevant financial reporting framework and, in particular, with the requirements of the Companies Act 2014.

The financial statements we have audited comprise:

- the Profit and Loss Account;
- the Balance Sheet;
- the Statement of Changes in Equity; and
- the related notes 1 to 17, including a summary of significant accounting policies as set out in note 1.

The relevant 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 relevant financial reporting framework").

**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 the financial statements in Ireland, including the Ethical Standard issued by the Irish Auditing and Accounting Supervisory Authority, 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 directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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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 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 other information comprises the information included in the Reports and Financial Statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Reports and Financial Statements. 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 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.

### **Responsibilities of directors**

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view and otherwise comply with the Companies Act 2014, and for such internal control as the directors 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, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have 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.

A further description of our responsibilities for the audit of the financial statements is located on IAASA's website at: <https://iaasa.ie/publications/description-of-the-auditors-responsibilities-for-the-audit-of-the-financial-statements>. This description forms part of our auditor's report.

### **Report on other legal and regulatory requirements**

#### **Opinion on other matters prescribed by the Companies Act 2014**

Based solely on the work undertaken in the course of the audit, we report that:

- We have obtained all the information and explanations which we consider 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.
- The financial statements are in agreement with the accounting records.
- In our opinion the information given in the directors' report is consistent with the financial statements.
- In our opinion, those parts of the directors' report specified for our review, which does not include sustainability reporting

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when required by Part 28 of the Companies Act 2014, have been prepared in accordance with the Companies Act 2014.

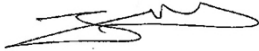
**Matters on which we are required to report by exception**

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the provisions in the Companies Act 2014 which require us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by law are not made.

**Use of our report**

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



John Kelly  
For and on behalf of Deloitte Ireland LLP  
Chartered Accountants and Statutory Audit Firm  
No. 6 Lapp's Quay, Cork

19 January 2026

**HQ DEVELOPMENTS LIMITED****BALANCE SHEET****AS AT 31 DECEMBER 2024**

	Note	2024 €	2023 €
<b>Fixed assets</b>			
Financial assets	7	10,800	10,800
		<b>10,800</b>	<b>10,800</b>
<b>Current assets</b>			
Stocks	8	4,771,153	4,649,848
Debtors	9	25,251,971	18,736,728
Cash at bank and in hand		35,690	7,581
		<b>30,058,814</b>	<b>23,394,157</b>
Creditors: amounts falling due within one year	10	(48,084,113)	(39,248,275)
<b>Net current liabilities</b>		<b>(18,025,299)</b>	<b>(15,854,118)</b>
<b>Total assets less current liabilities</b>		<b>(18,014,499)</b>	<b>(15,843,318)</b>
<b>Net liabilities</b>		<b>(18,014,499)</b>	<b>(15,843,318)</b>
<b>Capital and reserves</b>			
Called-up share capital presented as equity	11	100	100
Profit and loss account		(18,014,599)	(15,843,418)
<b>Total shareholders' deficit</b>		<b>(18,014,499)</b>	<b>(15,843,318)</b>

The Company has relied on the specified exemption contained in s.352 Companies Act 2014; and 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 s.353 Companies Act 2014.

The financial statements of HQ Developments Limited (registered number: 578269) were approved by the Board of Directors and authorised for issue on 12-Dec-25. They were signed on its behalf by:



J. A. Leonard  
Director



J. Barry  
Director

**HQ DEVELOPMENTS LIMITED****STATEMENT OF CHANGES IN EQUITY****FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024**

	<b>Called-up share capital</b>	<b>Profit and loss account</b>	<b>Total</b>
	<b>€</b>	<b>€</b>	<b>€</b>
<b>At 01 January 2023</b>	<b>100</b>	<b>(1,418,200)</b>	<b>(1,418,100)</b>
Loss for the financial year	-	(14,425,218)	(14,425,218)
<b>Total comprehensive loss</b>	<b>-</b>	<b>(14,425,218)</b>	<b>(14,425,218)</b>
<b>At 31 December 2023</b>	<b>100</b>	<b>(15,843,418)</b>	<b>(15,843,318)</b>
<b>At 01 January 2024</b>	<b>100</b>	<b>(15,843,418)</b>	<b>(15,843,318)</b>
Loss for the financial year	-	(2,171,181)	(2,171,181)
<b>Total comprehensive loss</b>	<b>-</b>	<b>(2,171,181)</b>	<b>(2,171,181)</b>
<b>At 31 December 2024</b>	<b>100</b>	<b>(18,014,599)</b>	<b>(18,014,499)</b>

**HQ DEVELOPMENTS LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024**

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**1. Accounting policies**

The principal accounting policies are summarised below. The accounting policies and measurement bases have all been applied consistently throughout the financial year and to the preceding financial year.

**General information and basis of accounting**

HQ Developments Limited (registered number 578269) is a company, limited by shares, registered in Ireland under the Companies Act 2014. The address of the registered office is 6 Suffolk Street, Dublin 2, Ireland. The nature of the Company's operations and its principal activities are set out in the Directors' Report.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with the Companies Act 2014 and Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The functional currency of HQ Developments Limited is considered to be euro because that is the currency of the primary economic environment in which the Company operates.

These financial statements are separate financial statements.

**Going concern**

The Company has recorded a loss before tax of €2,171,181 (2023: loss of €14,425,218), had net current liabilities of €18,025,299 (2023: net current liabilities: €15,854,118) and net liabilities of €18,014,499 (2023: net liabilities 15,843,318). HQ Developments Limited ("HQ Developments") is jointly owned by Clarendon Properties (Holdings) Unlimited Company and BAM Contractors Limited (the "JV Partners"). The Company is funded by contributions from the joint venture partners. The Directors have received confirmation from BAM Contractors Limited that they will provide the necessary financial support to enable the Company meet its liabilities both present and future as and when they fall due to the extent that the funds are otherwise not available to meet such liabilities. The Directors prepared a detailed cash flow forecast in order to assess the Company's ability to continue as a going concern for at least a period of twelve months from the signing of these financial statements. The preparation of this forecast considered the impact of inflation on the Company's financial performance and position over the forecast period including but not limited to the impact on selling prices, development costs and strategies. While acknowledging the uncertainty that remains with regard to the exact impact of inflation on construction activity in the Company's cash flow forecast, the Directors confirm considering the support of BAM Contractors Limited, they believe the Company has the appropriate working capital management strategy, and resources in place to continue in operational existence for the foreseeable future. Based on this, the directors consider it appropriate to continue to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would arise if the Company was unable to continue as a going concern.

**Taxation**

Current tax, including Irish corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by 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 that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the Balance Sheet date. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

When the amount that can be deducted for tax for an asset that is recognised in a business combination is less (more) than the value at which it is recognised, a deferred tax liability (asset) is recognised for the additional tax that will be paid (avoided) in respect of that difference. Similarly, a deferred tax asset (liability) is recognised for the additional tax that will be avoided (paid) because of a difference between the value at which a liability is recognised and the amount that will be assessed for tax.

Deferred tax liabilities are recognised for timing differences arising from investments in subsidiaries and associates, except where the Company is able to control the reversal of the timing difference and it is probable that it will not reverse in the foreseeable future.

**HQ DEVELOPMENTS LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024**

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Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to property, plant and equipment is measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to the sale of the asset.

Where items recognised in the Statement of Comprehensive Income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the Company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously. Deferred tax assets and liabilities are offset only if: a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on the Company and the Company intends either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

**Impairment of assets**

Assets, other than those measured at fair value, are assessed for indicators of impairment at each Balance Sheet date. If there is objective evidence of impairment, an impairment loss is recognised in the Profit and Loss Account as described below.

**Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell, which is equivalent to the net realisable value. In the case of work in progress, cost is defined as the aggregate of site and construction costs together with professional, planning and other fees. Where construction costs are incurred, but the value of work in progress is not enhanced, these are written off to cost of sales in the current financial year.

**Trade and other debtors**

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts, except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

**Trade and other creditors**

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

**Financial instruments**

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial liabilities are classified according to the substance of the contractual arrangements entered into.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a finance transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Company, despite having retained some significant risks and rewards of ownership, has transferred control of the asset to another party and the other party has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without needing to impose additional restrictions on the transfer.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires. Balances that are classified as payable or receivable within one year on initial recognition are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

**HQ DEVELOPMENTS LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024****2. Critical accounting judgements and key sources of estimation uncertainty**

In the application of the Company's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the financial year in which the estimate is revised if the revision affects only that financial year, or in the financial year of the revision and future financial years if the revision affects both current and future financial years.

**Critical judgements in applying the Company's accounting policies**

The directors do not consider that any critical judgements have been made, except for work in progress, in the application of the Company's accounting policies and no key sources of estimation uncertainty have been identified that have a significant risk of causing a material misstatement to the carrying amount of assets and liabilities within the financial year.

**Key source of estimation uncertainty**

Valuation of Stock:

In carrying out their review, the directors have made assumptions in relation to projected costs to further develop and estimated future sales proceeds post completion of the developments works. These assumptions were arrived at taking account of information and advice for external property consultants, in-house property experts, publicly available data and judgement. Given the uncertain nature of the property market in Ireland at present, a significant level of uncertainty exists in relation to these assumptions and any changes in these assumptions could have a material impact on the carrying value of stock in the financial statements.

**3. Turnover**

Turnover is derived from its principal activities wholly undertaken in Ireland.

**4. Operating loss and loss on ordinary activities before taxation**

The Company had no employees in the current or previous financial year.

The Directors' received no remuneration during the current or previous financial year.

Operating loss and loss on ordinary activities before taxation is stated after charging/(crediting):

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
Operating lease rentals	361,457	346,505

**5. Exceptional item**

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
Provision for amounts owed by Group undertakings	1,836,907	13,806,330

**6. Tax on loss on ordinary activities**

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
<b>Current tax on loss on ordinary activities</b>		
Irish corporation tax	-	-
<b>Total current tax</b>	-	-
<b>Total tax on loss on ordinary activities</b>	-	-

**HQ DEVELOPMENTS LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024****Tax reconciliation**

The differences between the total tax charge shown above and the amount calculated by applying the standard rate of Irish corporation tax to the loss before taxation is as follows:

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
<b>Loss on ordinary activities before taxation</b>	<b><u>(2,171,181)</u></b>	<b><u>(14,425,218)</u></b>
Tax on loss on ordinary activities at standard Irish corporation tax rate of 25% (2023: 25%)	(542,795)	(3,606,305)
Effects of:		
Expenses not deductible for tax purposes	459,227	3,468,033
Tax losses carried forward	83,568	138,272
<b>Total tax charge for year</b>	<b><u><u>-</u></u></b>	<b><u><u>-</u></u></b>

A potential deferred tax asset of €558,781 (2023: €475,213) has not been provided for in the financial statements as there is uncertainty as to the existence of suitable future profits from which the underlying tax losses forward can be recovered.

**HQ DEVELOPMENTS LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024****7. Financial assets**

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
Subsidiary undertakings	10,800	10,800

**Investments in shares**

<b>Name of entity</b>	<b>Registered office</b>	<b>Principal activity</b>	<b>Class of shares</b>	<b>Ownership 31.12.2024</b>	<b>Ownership 31.12.2023</b>	<b>Held</b>
HQ Developments Block 2 & 3 Limited	Courthouse Chambers 27 - 29 Washington Street, Cork, Ireland	Property Development	Ordinary Shares	100.00%	100.00%	Direct
HQ Developments Management Company Limited	Courthouse Chambers 27 - 29 Washington Street, Cork, Ireland	Property Development	Ordinary Shares	100.00%	100.00%	Direct
HQ Developments Carriage Shed Company	Courthouse Chambers 27 - 29 Washington Street, Cork, Ireland	Property Development	Ordinary Shares	100.00%	100.00%	Direct
HQ Developments Estate Company Limited	Courthouse Chambers 27 - 29 Washington Street, Cork, Ireland	Property Development	Ordinary Shares	100.00%	100.00%	Direct
HQ Developments Block 4 Limited	Courthouse Chambers 27 - 29 Washington Street, Cork, Ireland	Property Development	Ordinary Shares	100.00%	100.00%	Direct
HQ Developments Car Park Management Limited	Courthouse Chambers 27 - 29 Washington Street, Cork, Ireland	Property Development	Ordinary Shares	100.00%	100.00%	Direct
HQ Developments Residential Company Limited	Courthouse Chambers 27 - 29 Washington Street, Cork, Ireland	Property Development	Ordinary Shares	100.00%	100.00%	Direct
HQ Finance Block 1 Limited	6 Suffolk Street, Dublin 2, Ireland	Property Development	Ordinary Shares	100.00%	0.00%	Direct
HQ Developments Block 1 Limited	Courthouse Chambers 27 - 29 Washington Street, Cork, Ireland	Property Development	Ordinary Shares	100.00%	100.00%	Indirect

The capital and reserves and the loss of the subsidiary undertakings was as follows:

	<b>Capital and reserves at 2024</b>	<b>Loss for the year ended 2024</b>
	<b>€</b>	<b>€</b>
HQ Developments Block 2 & 3 Limited	(2,097,454)	(524,057)
HQ Developments Management Company Limited	101	-
HQ Developments Carriage Shed Company	(155,831)	(66,474)
HQ Developments Estate Company Limited	100	-
HQ Developments Block 4 Limited	(69,186)	(28,999)
HQ Developments Car Park Management Limited	100	-
HQ Developments Residential Company Limited	(276,126)	(185,399)
HQ Finance Block 1 Limited	(32,169)	(13,259)
HQ Developments Block 1 Limited	(13,513,512)	(1,041,014)

In the opinion of the directors, the value of the investments in the subsidiary companies is not less than the carrying value.

**8. Stocks**

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
Work in progress	4,771,153	4,649,848

There are no material differences between the replacement cost of stock and the Balance Sheet amounts.

**HQ DEVELOPMENTS LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024**

## Directors Valuation

In carrying out their review, the directors have made assumptions in relation to projected costs to further develop and estimated future sales proceeds post completion of the developments works. These assumptions were arrived at taking account of information and advice for external property consultants, in-house property experts, publicly available data and judgement. Given the uncertain nature of the property market in Ireland at present, a significant level of uncertainty exists in relation to these assumptions and any changes in these assumptions could have a material impact on the carrying value of stock in the financial statements.

**9. Debtors**

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
Amounts owed by Group undertakings (note 13)	25,176,972	18,627,500
VAT	-	11,195
Other debtors	100	100
Prepayments	74,899	97,933
	<b><u>25,251,971</u></b>	<b><u>18,736,728</u></b>

Amounts owed by Group undertakings are repayable on demand and do not bear interest.

**10. Creditors: amounts falling due within one year**

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
Trade creditors	31,814	58,856
Amounts owed to Group undertakings (note 13)	944,784	571,874
Amounts owed to connected companies (note 13)	46,929,307	38,388,456
Amounts owed to related parties (note 13)	76,238	57,827
VAT	11,266	-
Accruals	90,704	171,262
	<b><u>48,084,113</u></b>	<b><u>39,248,275</u></b>

Amounts owed to Group undertakings are repayable on demand and do not bear interest.

**11. Called-up share capital and reserves**

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
<b>Authorised</b>		
1,000,000 Ordinary shares of €1.00 each	<u>1,000,000</u>	<u>1,000,000</u>
<b>Allotted, called-up and fully-paid</b>		
100 Ordinary shares of €1.00 each	<u>100</u>	<u>100</u>
<b>Presented as follows:</b>		
Called-up share capital presented as equity	<u>100</u>	<u>100</u>

The Company's other reserves are as follows:

The profit and loss reserve represents cumulative profits or losses, net of dividends paid and other adjustments.

**HQ DEVELOPMENTS LIMITED****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024****12. Contingencies****Contingent liabilities**

The Company has guaranteed the liability relating to a property loan for a related company HQ Finance Block 1 Limited. AIB hold a fixed charge on the assets of the Company as security against the debt.

**13. Related party transactions**

The Company has availed of the exemption provided in FRS 102 Section 33 Related Party Disclosures not to disclose transactions entered into with fellow group companies that are wholly owned within the group of companies of which the Company is a wholly owned member.

The directors of the Company are deemed to be the key personnel of the Company as defined in Section 33 of FRS 102. No directors' remuneration was paid during the current or previous year.

**Transactions with related parties or connected persons****Amounts owed to connected companies**

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
Clarendon Properties (Holdings) Unlimited Company	19,694,228	19,194,228
BAM Property Limited	27,235,079	19,194,228
	<b><u>46,929,307</u></b>	<b><u>38,388,456</u></b>

**Amounts owed to related parties**

	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
Clarendon Properties Management Limited	67,948	49,537
BAM Building Limited	8,290	8,290
	<b><u>76,238</u></b>	<b><u>57,827</u></b>

**14. Events after the Balance Sheet date**

There have been no events after the balance sheet date affecting the Company since the financial year.

**15. Cash Flow Statement**

HQ Developments Limited has availed of the exemption in Section 7, FRS 102 Statement of Cash Flows regarding the changes in cash and cash equivalents of an entity from one reporting period to the next. This exemption is available as the entity meets the qualifying conditions of a small company as set out in S. 351 (b) of the Companies Act 2014.

**16. Controlling party**

The registered office of HQ Developments Limited is 6 - 10 Suffolk Street, Dublin 2. HQ Developments Limited is jointly owned and controlled by Clarendon Properties (Holdings) Unlimited Company and BAM Contractors Limited as at the balance sheet date. The registered office of Clarendon Properties (Holdings) Unlimited Company is 6-10 Suffolk Street, Dublin 2 and the registered office of BAM Contractors Limited is Kill, County Kildare, W91 KH38, Ireland.