

Company registration number: 631062

**Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)**

**Financial statements
for the financial year ended 31 December 2024**

**Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)**

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**Hanover Court Apartments Owners' Management CLG
Company limited by guarantee**

Directors and other information

Directors	Dermot McLaughlin Anja Van der Laak Jonathan Cross
Secretary	Anja Van der Laak
Company number	631062
Registered office	47 Church Street Cavan Co Cavan
Auditor	Rory Williams Chartered Accountants 20 Harcourt Street Dublin 2
Bankers	AIB Bank Plc Main Street Cavan Co Cavan
Solicitors	None Appointed

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Directors report

The directors present their annual report and the audited financial statements of the company for the financial year ended 31 December 2024.

Directors

The names of the persons who at any time during the financial year were directors of the company are as follows:

Leonid Berezovski (Retired 16 July 2024)
Dermot McLaughlin
Anja Van der Laak
Jonathan Cross

Principal activities

The company's principal activity of that of the company is that of property management and related services. The activity relates to the management of the Hanover Court development located at Hanover Quay, Dublin 2 from which it receives service charge income.

Results and Dividends

The company recorded a profit for the financial year of €10,511 (2023 : €2,954).

As a company limited by guarantee and not having a shareholder, the company directors have not paid any dividends or recommended payment of a final dividend.

Multi-Unit Development Act

The company is an owners' management company as defined by the Multi-Unit Development Act, 2011 ("MUD Act"). This legislation requires the company to report to its members on certain aspects of its management annually and the directors are of the opinion that this Annual Report is the most effective method of doing so.

General Economy

The directors continue to monitor the impact of any changes to the general economy on the company and take such steps as it considers necessary to mitigate any negative impacts for the company

Events after the end of the reporting period

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company in financial years subsequent to the financial year ended 31 December 2024.

Payment of creditors

The directors acknowledge their responsibility for ensuring compliance with the provisions of the European Communities (Late Payment in Commercial Transactions) Regulations 2012. It is the company's policy to agree payment terms with all suppliers and to adhere to those payment terms.

Directors and secretary and their interests

As a company limited by guarantee, the directors and secretary do not hold any interests in shares in, or debentures of, the company.

**Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)**

Directors report (continued)

Accounting records

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at the company's registered office on page 1.

Relevant audit information

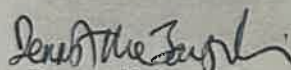
In the case of each of the persons who are directors at the time this report is approved in accordance with section 330 of Companies Act 2014:


- so far as each director is aware, there is no relevant audit information of which the company's statutory auditors are unaware, and
- each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's statutory auditors are aware of that information.

Auditors

The auditors, Rory Williams Chartered Accountants, in accordance with Section 383 (2) of the Companies Act 2014, will continue in office.

This report was approved by the board of directors on 20 November 2025 and signed on behalf of the board by:


Dermot McLaughlin
Director


Anja Van der Laak
Director

**Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)**

Directors responsibilities statement

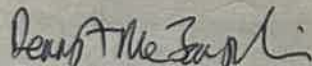
The directors are responsible for preparing the directors report and the financial statements in accordance with applicable Irish law and regulations.


Irish company law requires the directors to prepare financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments 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.

This statement of Directors Responsibilities was approved by the board of directors on 20 November 2025 and signed on behalf of the board by :


Dermot McLaughlin
Director


Anja Van der Laak
Director

**Independent auditor's report to the members of
Hanover Court Apartments Owners' Management CLG**

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Hanover Court Apartments Owners' Management CLG (the 'company') for the financial year ended 31 December 2024 which comprise the profit and loss account, balance sheet, statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies set out in note 3. 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 company as at 31 December 2024 and of its profit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been 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 further described 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 (IAASA), and the provisions available for small entities, in the circumstances set out in note 18 to the financial statements, 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.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

**Independent auditor's report to the members of
Hanover Court Apartments Owners' Management CLG (continued)**

Other Information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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.

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:

- in our opinion, the information given in the directors' report is consistent with the financial statements; and
- in our opinion, the directors' report has been prepared in accordance with applicable legal requirements.

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, and financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

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

The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions required by sections 305 to 312 of the Act are not made. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, 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.

**Independent auditor's report to the members of
Hanover Court Apartments Owners' Management CLG (continued)**

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 management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

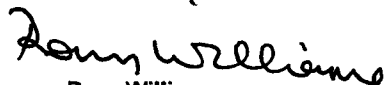
Auditor's responsibilities for the audit of the financial statements

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.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description_of_auditors_responsibilities_for_audit.pdf. This description forms part of our auditor's report.

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

Our 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.


Rory Williams

For and on behalf of
Rory Williams Chartered Accountants
Statutory Audit Firm and Chartered Accountants
20 Harcourt Street
Dublin 2

20 November 2025

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Profit and loss account
Financial year ended 31 December 2024

	Note	2024	2023
		€	€
Turnover		186,794	182,924
Gross profit		<u>186,794</u>	<u>182,924</u>
Administrative expenses		(176,283)	(179,970)
Operating profit		<u>10,511</u>	<u>2,954</u>
Profit before taxation		<u>10,511</u>	<u>2,954</u>
Tax on profit		-	-
Profit for the financial year		<u><u>10,511</u></u>	<u><u>2,954</u></u>

The company has no other recognised items of income and expenses other than the results for the financial year as set out above.

The notes on pages 11 to 16 form part of these financial statements.

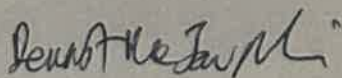
Hanover Court Apartments Owners' Management CLG
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Balance sheet
As at 31 December 2024

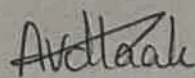
	Note	2024 €	€	2023 €	€
Current assets					
Debtors	7	11,163		26,894	
Cash at bank and in hand		70,094		52,942	
		<u>81,257</u>		<u>79,836</u>	
Creditors: amounts falling due within one year					
	8	<u>(175,965)</u>		<u>(185,055)</u>	
Net current liabilities			<u>(94,708)</u>		<u>(105,219)</u>
Total assets less current liabilities			<u>(94,708)</u>		<u>(105,219)</u>
Net liabilities			<u><u>(94,708)</u></u>		<u><u>(105,219)</u></u>
Capital and reserves					
Sinking fund reserve			26,855		26,855
Income and expenditure account			<u>(121,563)</u>		<u>(132,074)</u>
Members deficit			<u><u>(94,708)</u></u>		<u><u>(105,219)</u></u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors on 20 November 2025 and signed on behalf of the board by:



Dermot McLaughlin
Director



Anja Van der Laak
Director

The notes on pages 11 to 16 form part of these financial statements.

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Statement of changes in equity
Financial year ended 31 December 2024

	Sinking fund reserve €	Profit and loss account €	Total €
At 1 January 2023	26,855	(135,028)	(108,173)
Profit for the financial year		2,954	2,954
Total comprehensive income for the financial year	-	2,954	2,954
At 31 December 2023 and 1 January 2024	26,855	(132,074)	(105,219)
Profit for the financial year		10,511	10,511
Total comprehensive income for the financial year	-	10,511	10,511
At 31 December 2024	26,855	(121,563)	(94,708)

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements
Financial year ended 31 December 2024

1. General information

The company is a private company limited by guarantee, registered in Ireland under company number 631062. The address of the registered office is 47 Church Street, Cavan, Co Cavan.

The company's principal activity of that of the company is that of property management and related services. The activity relates to the management of the Hanover Court development located at Hanover Quay, Dublin 2 from which it receives service charge income.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2014.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

Functional and presentation currency

The financial statements are prepared in Euro, which is the functional currency of the entity.

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements (continued)
Financial year ended 31 December 2024

Going concern

The financial statements have been prepared on a going concern basis. The directors believe the company will be able to continue and meet its obligations as they fall due for a period of not less than 12 months from the date of approval of these financial statements.

a) disclose the principal events or conditions that may cast significant doubt on the entity's ability to continue as a going concern

The company reported a profit for the year of €10,511 (2023 : €2,954) and as at 31 December 2024, the company had net deficit of €94,708 (2023 : deficit €105,219) which equates to approximately eight months service charge income for the company.

In order to meet its day to day working capital requirements it is reliant on the amount and timing of cash receipts and payments from unit owners. As at the date of approval of these financial statements, the company has agreed the Service Charges Budget for 2025.

Assessment of going concern requires directors to consider a period of not less than 12 months from the date of approval of the financial statements. This extends into the 2026 financial year and service charge income for this period has not yet been confirmed.

b) disclosed management's plans to deal with these events or conditions

On 20 February 2025 an Extraordinary General Meeting of the members was held. The purpose of this meeting was (1) to approve the 2025 service charge budget and (2) to raise a levy to cover historic debts associated with the management company. The total levy being raised is for €157,000.

The directors will seek early engagement and agreement from the members for the company's 2026 funding. In addition the company monitors its cashflow to seek to match incoming and outgoing funds so that the company can meet its obligations as they fall due for payment.

Arising from the above, there is a material uncertainty related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern and therefore, in such circumstances the company may be unable to realize its assets and discharge its liabilities in the normal course of business.

The company has prepared cashflows for a period of at least 12 months from the date of approval of these financial statements. Based on these cashflows which are dependant on attainment of underlying assumptions in relation to service charge income, special levy income, levels of overheads arising and the timing of such receipts and payments the directors are happy to continue to prepare these financial statements on a going concern basis.

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements (continued)
Financial year ended 31 December 2024

Turnover

Income is included in the financial statements when it becomes receivable. It comprises the following:

- a) The invoice value of service charges from property owners for the year;
- b) The invoice value of special levy charges from property owners for the year;

Expenditure

Expenditure is recognised when a legal or constructive obligation exists as a result of a past event, a transfer of economic benefits is required in settlement and the amount of the obligation can be measured reliably. Expenditure includes VAT where applicable as the company cannot reclaim VAT and it is reported as part of the expenditure to which it relates. All expenditure is recognised on an accruals basis.

Debtors

Service charges due from members are recognised initially at transaction price. A provision for impairment of service charges due is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms. The amount of the provision is the difference between the carrying value and the recoverable amount. All movements in the level of provision required are recognised in the P Account.

Operating leases

Lease payments are recognised as an expense over the lease term on a straight-line basis. The aggregate benefit of lease incentives is recognised as a reduction to expense over the lease term, on a straight-line basis.

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements (continued)
Financial year ended 31 December 2024

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

The company is limited by guarantee and has no share capital. The members liability is limited to €1 per member upon winding up as in accordance.

5. Staff costs

The Company has no employees other than the directors, who did not receive any remuneration (2023: -).

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements (continued)
Financial year ended 31 December 2024

6. Appropriations of profit and loss account

	2024	2023
	€	€
At the start of the financial year	(132,074)	(135,028)
Profit for the financial year	10,511	2,954
At the end of the financial year	<u>(121,563)</u>	<u>(132,074)</u>

7. Debtors

	2024	2023
	€	€
Trade debtors	9,519	24,980
Prepayments	1,644	1,914
	<u>11,163</u>	<u>26,894</u>

8. Creditors: amounts falling due within one year

	2024	2023
	€	€
Trade creditors	160,352	169,430
Accruals	15,613	15,625
	<u>175,965</u>	<u>185,055</u>

9. Contingent assets and liabilities

There were no contingencies at the year ended 31 December 2024 that the directors are aware of.

10. Events after the end of the reporting period

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

11. Related party transactions

Hanover Quay Property Development Company Limited is the developer and also had during the period common directorship with the management company. The service charge billed during the year to Hanover Quay Development Company Limited during the year was €NIL (2023 : €NIL).

There were no other related party transactions other than the normal service charges made on the apartment owners who are all members of the company. Service charges to directors were levied in accordance with normal commercial conditions

No amounts were unpaid/(overpaid) pertaining to directors at the year end or at the previous year end.

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements (continued)
Financial year ended 31 December 2024

12. Controlling party

In the opinion of the directors, there is no one ultimate controlling party.

13. Taxation

The company applies for exemption from the Revenue Commissioners in respect of Corporation Tax on the basis that the company is not carrying on a business for the purpose of making a profit.

14. Insurance

The apartments at Hanover Court are covered under a block arrangement covering the entire premises. The premises is insured for a sum of €18,688,544(2023 : €18,688,544) Cover is arranged on a "specific risk basis" and this includes: Buildings, loss of rent, equipment breakdown, public liability and employers liability. The level of insurance cover is agreed with the insurance broker and is considered by the directors to be sufficient. The insurance policy is held by Chubb and the annual premium for the policy is €14,298.90 (2023 : €13,000)

15. Sinking Fund

The company has provided for a sinking fund of €- (2023 : €-) during the year. The balance of the sinking fund at year end was €26,855 (2023 :€26,855)

16. Common areas

The common areas were transferred by the developer to the management company on the 3rd September 2019.

17. Service charges

The company is entitled to receive service charge from the property owners. The aggregate of service charge billed for the year was €185,929 (2023 : €159,336).

18. Ethical standards

In common with many other businesses of similar size and nature we may require our auditors to prepare and submit returns to the Companies Registration Office and to assist in the preparation of the statutory financial statements.

19. Approval of financial statements

The board of directors approved these financial statements for issue on 20 November 2025.

**Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)**

The following pages do not form part of the statutory accounts.

Hanover Court Apartments Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Detailed profit and loss account
Financial year ended 31 December 2024

	2024	2023
	€	€
Turnover		
Service Charges - 0 APT	185,929	159,336
Misc Recharge	865	10,442
Heating Sinking Funds	-	9,026
Miscellaneous Income	-	4,120
	<u>186,794</u>	<u>182,924</u>
Gross profit	<u>186,794</u>	<u>182,924</u>
Gross profit percentage	100.0%	100.0%
Overheads		
Administrative expenses		
8015 Admin - Management Fees	(14,074)	(8,815)
8103 Admin - Estate Contribution	(43,118)	(83,007)
Insurance	(18,696)	(16,467)
8403 Admin - Life safety system mai	(18,034)	4,277
8293 Admin - M- maintenance contra	(8,214)	(20,083)
8331 Admin -Light and heat	(19,036)	(17,004)
8292 Admin - Waste removal	(6,881)	(6,375)
8341 Admin -M- repairs	(5,383)	(1,390)
8104 Admin - Security	(448)	3,561
8274 Admin - Internal cleaning	(30,430)	(23,909)
8332 Admin -External cleaning	(4,837)	(5,317)
8111 Admin -External landscaping	(700)	1,530
8311 Admin - Office costs (telephone)	(889)	298
Travelling and entertainment	(570)	-
Professional Fees	(2,187)	-
8254 Admin -Accountancy fees	(1,845)	(2,440)
8252 Admin -Auditors remuneration	(3,383)	(3,383)
Bank charges	(308)	(225)
General expenses	2,750	(1,221)
	<u>(176,283)</u>	<u>(179,970)</u>
Operating profit	10,511	2,954
Operating profit percentage	5.6%	1.6%
Profit before taxation	<u>10,511</u>	<u>2,954</u>