

Company Number: 526643

FF Management Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 September 2025

FF Management Limited
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FF Management Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 September 2025

The directors made the following statement in respect of the unaudited financial statements:

"General responsibilities

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

Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

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

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. 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.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Statement of Financial Position, the Statement of Changes in Equity and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to ECOVIS DCA Limited, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 September 2025."

Signed on behalf of the board

Leslie FitzPatrick

Leslie FitzPatrick
Director

Date: 11/03/2026

Joanne FitzPatrick

Joanne FitzPatrick
Director

Date: 11/03/2026

FF Management Limited

STATEMENT OF FINANCIAL POSITION

as at 30 September 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	462,184	462,184
Investments	7	713,764	677,313
Fixed Assets		1,175,948	1,139,497
Current Assets			
Debtors	8	1,004	1,001,004
Cash and cash equivalents		139,292	80,583
		140,296	1,081,587
Creditors: amounts falling due within one year	9	(273,093)	-
Net Current (Liabilities)/Assets		(132,797)	1,081,587
Total Assets less Current Liabilities		1,043,151	2,221,084
Capital and Reserves			
Called up share capital presented as equity	11	100	100
Retained earnings		1,043,051	2,220,984
Equity attributable to owners of the company		1,043,151	2,221,084

We as Directors of FF Management Limited, state that -

(a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,

(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,

(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014.

Approved by the board on 11/03/2026 and signed on its behalf by:

Leslie FitzPatrick

Leslie FitzPatrick
Director

Joanne FitzPatrick

Joanne FitzPatrick
Director

FF Management Limited
STATEMENT OF CHANGES IN EQUITY

as at 30 September 2025

	Called up share capital €	Retained earnings €	Total €
At 1 October 2023	100	2,253,824	2,253,924
Profit for the financial year	-	67,160	67,160
Payment of dividends	-	(100,000)	(100,000)
At 30 September 2024	100	2,220,984	2,221,084
Profit for the financial year	-	22,067	22,067
Payment of dividends	-	(1,200,000)	(1,200,000)
At 30 September 2025	100	1,043,051	1,043,151

FF Management Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

1. General Information

FF Management Limited is a company limited by shares incorporated in Ireland. Second Floor, River House, East Wall Road, Dublin 3, Ireland is the registered office. River House, East Wall Road, Dublin 3, Ireland is the principal place of business of the company. The CRO number of the company is 526643. The nature of the company's operations and its principal activity is the provision of management services and the holding of investments. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company financial statements.

Statement of compliance

The financial statements of the company for the year ended 30 September 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

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 Income Statement 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 Income Statement.

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 Income Statement in the year in which it is receivable.

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 comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Statement of Financial Position bank overdrafts are shown within Creditors.

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.

FF Management Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

Related parties

For the purposes of these financial statements a party is considered to be related to the company if:

- the party has the ability, directly or indirectly, through one or more intermediaries to control the company or exercise significant influence over the company in making financial and operating policy decisions or has joint control over the company;
- the company and the party are subject to common control;
- the party is an associate of the company or forms part of a joint venture with the company;
- the party is a member of key management personnel of the company or the company's parent, or a close family member of such as an individual, or is an entity under the control, joint control or significant influence of such individuals;
- the party is a close family member of a party referred to above or is an entity under the control or significant influence of such individuals; or
- the party is a post-employment benefit plan which is for the benefit of employees of the company or of any entity that is a related party of the company.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the company.

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 Statement of Financial Position 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.

Ordinary share capital

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

3. Going concern

FF Management Limited's directors consider it appropriate to prepare the financial statements on a going concern basis.

The directors have prepared budgets and cash flows for a period of at least twelve months from the date of the approval of the financial statements which demonstrate that there is no material uncertainty regarding the company's ability to meet its liabilities as they fall due, and that the company can continue as a going concern.

Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the company was unable to continue as a going concern.

4. Other Gains and Losses	2025 €	2024 €
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Fair value gains and losses are as follows:

<u>36,451</u>	<u>78,632</u>
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FF Management Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

5. Employees

The average monthly number of employees, including directors, during the financial year was 2, (2024 - 2).

	2025 Number	2024 Number
Directors	<u>2</u>	<u>2</u>

6. Tangible assets

	Investment properties
	€
Cost	
At 1 October 2024	<u>462,184</u>
At 30 September 2025	<u>462,184</u>
Depreciation	
At 1 October 2024	<u>-</u>
At 30 September 2025	<u>-</u>
Net book value	
At 30 September 2025	<u>462,184</u>
At 30 September 2024	<u>462,184</u>

7. Investments

	Subsidiary undertakings shares	Other unlisted investments
	€	€
Investments		
Cost or Valuation		
At 1 October 2024	165	677,148
Revaluations	-	36,451
At 30 September 2025	<u>165</u>	<u>713,599</u>
Net book value		
At 30 September 2025	<u>165</u>	<u>713,599</u>
At 30 September 2024	<u>165</u>	<u>677,148</u>

8. Debtors

	2025 €	2024 €
Amounts owed by group undertakings	1,000	1,001,000
Taxation	4	4
	<u>1,004</u>	<u>1,001,004</u>

The above loans with group undertakings are repayable on demand and 2% interest per annum is due on redemption.

During the financial year, Ravenshire Limited repaid a loan of €1,000,000 to FF Management Limited.

FF Management Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

9. Creditors			2025	2024
Amounts falling due within one year			€	€
Directors' current accounts (Note 13)			273,093	-
			<u> </u>	<u> </u>
10. Taxation			2025	2024
			€	€
Debtors:				
Corporation tax			4	4
			<u> </u>	<u> </u>
11. Share capital			2025	2024
			€	€
Description	Number of shares	Value of units		
Authorised				
"A" ordinary shares	800,000	€1.00 each	800,000	800,000
"B" ordinary shares	100,000	€1.00 each	100,000	100,000
"C" ordinary shares	100,000	€1.00 each	100,000	100,000
			<u>1,000,000</u>	<u>1,000,000</u>
Allotted, called up and fully paid				
"A" ordinary shares	100	€1.00 each	100	100
"B" ordinary shares	-	€1.00 each	-	-
"C" ordinary shares	-	€1.00 each	-	-
			<u> </u>	<u> </u>

The "A" ordinary, "B" ordinary and "C" ordinary shares rank pari passu in all respects.

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

Name	Class of Shares	Number Held	
		At 30/09/25	01/10/24
Leslie FitzPatrick	"A" ordinary shares	100	100
		<u> </u>	<u> </u>

12. Income Statement			2025	2024
			€	€
At 1 October 2024			2,220,984	2,253,824
Profit for the financial year			22,067	67,160
Payment of dividends			(1,200,000)	(100,000)
			<u> </u>	<u> </u>
At 30 September 2025			1,043,051	2,220,984
			<u> </u>	<u> </u>
13. Directors' transactions				
The following amounts are repayable to the directors:			2025	2024
			€	€
Leslie FitzPatrick			273,093	-
			<u> </u>	<u> </u>

Amounts repayable from the directors are unsecured, interest free and repayable on demand.

FF Management Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

14. Controlling interest

The company is controlled by Leslie FitzPatrick by virtue of the fact that he owns 100% of the issued ordinary share capital of the company.

15. Events After the End of the Reporting Period

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

16. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 11/03/2026.