

**Seattle Construction Ltd**  
**Abridged Financial Statements**  
**for the financial year ended 30 April 2024**

**Seattle Construction Ltd**  
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## Seattle Construction Ltd

# DIRECTORS AND OTHER INFORMATION

<b>Directors</b>	James McGee (Resigned 20 December 2024) Brian Magee (Resigned 20 December 2024) Fiona Lanigan (Resigned 20 December 2024) Liam Mounsey (Appointed 20 December 2024) Liam Eves (Appointed 20 December 2024)
<b>Company Secretary</b>	Bridie Eves (Appointed 20 December 2024) Brian Magee (Resigned 20 December 2024)
<b>Company Registration Number</b>	295694
<b>Registered Office and Business Address</b>	Ardee House, River Road, Blanchardstown Dublin 15 D15HW26
<b>Auditors</b>	ECOVIS DCA LIMITED Chartered Accountants and Statutory Audit Firm 27 Upper Mount Street Dublin 2 D02 F890
<b>Bankers</b>	AIB Main Street, Celbridge, Co. Kildare.
<b>Solicitors</b>	Rennick Solicitors Suite 1, Bracetown Business Park, Clonee, Dublin 15.

# Seattle Construction Ltd

## DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2024

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

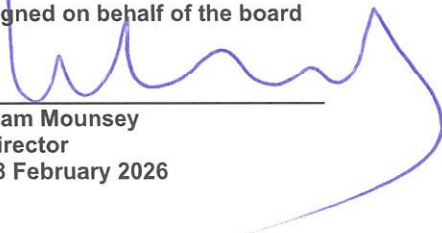
Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of 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 and enable the financial statements to be readily and properly 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.

Signed on behalf of the board



\_\_\_\_\_  
Liam Mounsey  
Director  
18 February 2026



\_\_\_\_\_  
Liam Eves  
Director  
18 February 2026

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF SEATTLE CONSTRUCTION LTD**

**pursuant to section 356(1) and 356(2) of the Companies Act 2014**

for the financial year ended 30 April 2024

On 18th of February 2026 we reported as auditors of Seattle Construction Ltd to the directors of the company on the abridged financial statements for the year ended 30 April 2024 on pages 8 to 16 and our report was as follows:

We have examined:

1. the abridged financial statements for the year ended 30 April 2024 on pages 8 to 16 which the directors of Seattle Construction Ltd. propose to annex to the Annual Return of the company; and
2. 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 the director's responsibility to prepare the abridged financial statements, which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that 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 Sections 352 and 353 of that Act and to report our opinion to you.

This report is made solely to the directors in accordance with Section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters that we are required to state to them under Section 356 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions 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 are entitled to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

## **Opinion**

In our opinion the directors are entitled under Section 352 of the Companies Act 2014 to annex to the Annual Return of the company those abridged financial statements and those abridged financial statements have been properly prepared pursuant to Sections 352 and 353 of that Act exemptions available for small companies.

On 18<sup>th</sup> of February 2026 we reported as auditors of Seattle Construction Ltd to the members of the company on the financial statements for the year ended 30 April 2024 to be laid before its Annual General Meeting and our report was as follows:

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

### **Opinion**

We have audited the financial statements of Seattle Construction Ltd ('the company') for the financial year ended 30 April 2024 which comprise the Income Statement, the Statement of Financial Position, the Statement of Changes in Equity 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, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 30 April 2024 and of its loss 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", applying Section 1A of that Standard; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF SEATTLE CONSTRUCTION LTD**

**pursuant to section 356(1) and 356(2) of the Companies Act 2014**

for the financial year ended 30 April 2024

## **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 financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) Issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the Provisions Available for Audits of Small Entities, in the circumstances set out in note 3 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.

## **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.

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 have obtained all the information and explanations which we consider necessary for the purposes of our audit;
- 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;
- the information given in the Director's Report is consistent with the financial statements; and
- the Director's Report has 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 any material misstatements in the directors' 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 directors for the financial statements**

As explained more fully in the Directors' Responsibilities Statement set out on page 4, the directors are 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 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, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

# INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF SEATTLE CONSTRUCTION LTD

pursuant to section 356(1) and 356(2) of the Companies Act 2014

for the financial year ended 30 April 2024

## 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.

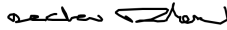
A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: [Description of auditors responsibilities for audit.pdf \(iaasa.ie\)](https://iaasa.ie/Description_of_auditors_responsibilities_for_audit.pdf) The description forms part of our Auditor's Report.

## Other matters which we are required to address

We were appointed by Seattle Construction Limited on 22nd of May 2025 to audit the financial statements for the year ending 30<sup>th</sup> April 2024. We draw attention to note 13, which details the company no longer qualifies for the entitlement of audit exemption in respect of the year ended 30<sup>th</sup> April 2024. We do not provide an opinion or any form of assurance in respect of the comparative information for the year ended 30<sup>th</sup> of April 2023 which are unaudited.

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

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



Declan Dolan (D. Comm, FCA)

for and on behalf of

**ECOVIS DCA LIMITED**

Chartered Accountants and Statutory Audit Firm

27 Upper Mount Street

Dublin 2

D02 F890

18 February 2026

We, the undersigned, hereby certify that:-

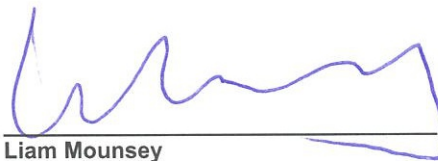
1. the foregoing is a true copy of the Special Report of the Auditors.
2. the attached Balance sheet and the related Abridged Notes are a correct abridged copy of those laid before the annual general meeting of the company.

On behalf of the board



**Bridie Eves**  
Secretary

18 February 2026



**Liam Mounsey**  
Director

18 February 2026

**Seattle Construction Ltd**  
**STATEMENT OF CHANGES IN EQUITY**

As at 30 April 2024

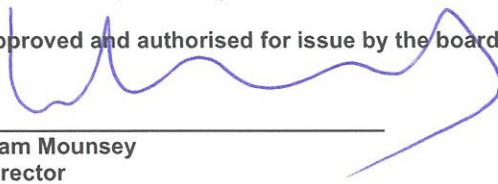
	Notes	2024 €	2023 €
<b>Restated</b>			
<b>Non-Current Assets</b>			
Property	6	<u>1,232,896</u>	<u>1,232,896</u>
<b>Current Assets</b>			
Debtors	7	60	60
Creditors: amounts falling due within one year	8	<u>(1,230,825)</u>	<u>(1,224,325)</u>
<b>Net Current Liabilities</b>		<u>(1,230,765)</u>	<u>(1,224,265)</u>
<b>Total Assets less Current Liabilities</b>		<u><u>2,131</u></u>	<u><u>8,631</u></u>
<b>Capital and Reserves</b>			
Called up share capital presented as equity		60	60
Retained earnings		<u>2,071</u>	<u>8,571</u>
<b>Equity attributable to owners of the company</b>		<u><u>2,131</u></u>	<u><u>8,631</u></u>


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

We as Directors of Seattle Construction Ltd, state that -

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

Approved and authorised for issue by the board on 18 February 2026 and signed on its behalf by:

  
 \_\_\_\_\_  
**Liam Mounsey**  
 Director

  
 \_\_\_\_\_  
**Liam Eves**  
 Director

**Seattle Construction Ltd**  
**STATEMENT OF CHANGES IN EQUITY**  
 As at 30 April 2024

	Called up share capital €	Retained earnings €	Total Equity €
<b>At 1 May 2022</b>	60	14,718	14,778
Loss for the financial year	-	(6,147)	(6,147)
<b>At 30 April 2023</b>	60	8,571	8,631
Loss for the financial year	-	(6,500)	(6,500)
<b>At 30 April 2024</b>	<b>60</b>	<b>2,071</b>	<b>2,131</b>

# Seattle Construction Ltd

## NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 2024

### 1. General Information

Seattle Construction Ltd is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 295694. The registered office of the company is Ardee House, River Road, Blanchardstown, Dublin 15, Dublin, D15HW26, Ireland which is also the principal place of business of the company. The principal activity of the company during the year was trading within the construction industry. 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's financial statements.

#### 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.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

#### Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligation can be estimated reliably.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost.

#### Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the company's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is probable.

#### Cash flow statement exemption

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

#### Dividend distribution

Dividend distribution to the company's shareholders is recognised as a liability in the Company's financial statements in the period in which the dividends are approved by the company's shareholders.

#### Impairment

Assets not carried at fair value are also reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Value in use is defined as the present value of the future pre-tax and interest cash flows obtainable as a result of the

**Seattle Construction Ltd**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the financial year ended 30 April 2024

asset's continued use. The pre-tax and interest cash flows are discounted using a pre-tax discount rate that represents the current market risk free rate and the risks inherent in the asset. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the profit and loss account, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in profit or loss.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the profit and loss account.

**Property and depreciation**

**Cost**

Tangible fixed assets are recorded at historical cost or deemed cost, less accumulated depreciation and impairment losses. Cost includes prime cost, overheads and interest incurred in financing the construction of tangible fixed assets. Capitalisation of interest ceases when the asset is brought into use.

Freehold premises are stated at cost (or deemed cost for freehold premises held at valuation at the date of transition to FRS 102) less accumulated depreciation and accumulated impairment losses

The company previously adopted a policy of revaluing freehold premises and they were stated at their revalued amount less any subsequent depreciation and accumulated impairment losses. The company has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

The difference between depreciation based on the deemed cost charged in the profit and loss account and the asset's original cost is transferred from revaluation reserve to retained earnings.

**Depreciation**

Depreciation is provided on Tangible fixed assets, on a straight-line basis, so as to write off their cost less residual amounts over their estimated useful economic lives.

The estimated useful economic lives assigned to Tangible fixed assets are as follows:

Land and buildings freehold	-	Not Applicable
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The company's policy is to review the remaining useful economic lives and residual values of Tangible fixed assets on an on-going basis and to adjust the depreciation charge to reflect the remaining estimated useful economic life and residual value.

Fully depreciated property, plant & equipment are retained in the cost of property and related accumulated depreciation until they are removed from service. In the case of disposals, assets and related depreciation are removed from the financial statements and the net amount, less proceeds from disposal, is charged or credited to the profit and loss account.

**Trade and other debtors**

Trade and other debtors including amounts owed from group companies are recognised initially at transaction price (including transaction costs) unless a financing arrangement exists in which case they are measured at the present value of future receipts discounted at a market rate. Subsequently these are measured at amortised cost less any provision for impairment. A provision for impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. All movements in the level of the provision required are recognised in the profit and loss.

**Seattle Construction Ltd**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the financial year ended 30 April 2024

**Related party transactions**

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

**Trade and other creditors**

Creditors and accruals are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

As permitted by the amendment made to FRS 102 Section 11 for small entities by the FRC on 8 May 2017 amounts due from directors and shareholders of the entity are stated initially at the transaction price and subsequently at transaction price less repayments. The amortised cost model is not used.

**Taxation and deferred taxation**

Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

**Current tax**

Current tax is calculated on the profits of the period. Current tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is provided in full on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred tax liability is settled.

Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred tax liability is settled. Deferred tax is recognised in the profit and loss account or other comprehensive income depending on where the revaluation was initially posted.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

Current or deferred taxation assets and liabilities are not discounted.

**Seattle Construction Ltd**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the financial year ended 30 April 2024

**Cash flow statement exemption**

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

**Foreign currencies**

**Functional and presentation currency**

Items included in the financial statements of the company are measured using the currency of the primary economic environment in which the company operates ("the functional currency"). The financial statements are presented in euro, which is the company's functional and presentation currency and is denoted by the symbol "€".

**Transactions and balances**

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the profit and loss account within 'finance (expense)/income'. All other foreign exchange gains and losses are presented in the profit and loss account within 'Other operating (losses)/gains'.

**Ordinary share capital**

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

**3. Provisions Available for Audits of Small Entities**

In common with many other businesses of our size and nature, we use our auditors to prepare and submit tax returns to the Revenue and to assist with the preparation of the financial statements.

**4. Employees**

The average monthly number of employees, including directors, during the financial year was 0, (2023 - 0).

**5. Prior Year Adjustment – Reclassification of Intercompany Balance**

During the year, the directors identified that an amount previously included within amount owed to group undertakings at €1,216,904 in the financial statements for the year ended 30 April 2023 represented a short-term balance due to a group company. In accordance with FRS 102, this balance has been reclassified as a loan payable.

This adjustment has been treated as a prior year adjustment and the comparative figures have been restated to reflect the corrected classification. The reclassification had no impact on profit or loss for the prior year and no effect on total equity, but resulted in a presentational change on the face of note 8 of the statement .

The impact on the comparative statement of financial position is as follows:

Increase in other creditors: €1,216,904

Decrease in amounts owed to group undertakings: €1,216,904

**Seattle Construction Ltd**  
**NOTES TO THE FINANCIAL STATEMENTS**  
for the financial year ended 30 April 2024

<b>6. Property</b>	<b>Land and buildings freehold</b>	<b>Total</b>
	<b>€</b>	<b>€</b>
<b>Cost</b>		
At 1 May 2023	1,232,896	1,232,896
	<u>1,232,896</u>	<u>1,232,896</u>
At 30 April 2024	1,232,896	1,232,896
	<u>1,232,896</u>	<u>1,232,896</u>
<b>Depreciation</b>		
At 1 May 2023	-	-
	<u>-</u>	<u>-</u>
At 30 April 2024	-	-
	<u>-</u>	<u>-</u>
<b>Net book value</b>		
At 30 April 2024	1,232,896	1,232,896
	<u>1,232,896</u>	<u>1,232,896</u>
At 30 April 2023	1,232,896	1,232,896
	<u>1,232,896</u>	<u>1,232,896</u>
<b>7. Debtors</b>	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
Other debtors	60	60
	<u>60</u>	<u>60</u>
<b>8. Creditors</b>	<b>2024</b>	<b>2023</b>
<b>Amounts falling due within one year</b>	<b>€</b>	<b>€</b>
		<b>As restated</b>
Other creditors	1,224,325	1,224,325
Accruals	6,500	-
	<u>1,230,825</u>	<u>1,224,325</u>
	<u>1,230,825</u>	<u>1,224,325</u>
<b>9. Income Statement</b>	<b>2024</b>	<b>2023</b>
	<b>€</b>	<b>€</b>
At 1 May 2023	8,571	14,718
Loss for the financial year	(6,500)	(6,147)
	<u>2,071</u>	<u>8,571</u>
	<u>2,071</u>	<u>8,571</u>
<b>10. Capital commitments</b>		
The company had no material capital commitments at the financial year-ended 30 April 2024.		
<b>11. Events After the End of the Reporting Period</b>		
On the 20th of December 2024 Seattle Construction Limited became a 100% subsidiary of Goldeneyes Ltd. On the 20th of December 2024 the company entered into the following contracts for sale of land at Crodaun, Celbridge, Co. Kildare: 1) the company and Juventa Properties Ltd. entered into a contract for sale with a consideration of €1,983,900 subject to interest at a rate of 8% per annum, 2) the company and Liam Eves entered into a contract for sale with a consideration of €3,600,000 subject to a interest rate of 8% per annum, 3) the company and Westwood Limited entered into a contract for sale with a consideration of €10,483,050 subject to interest at a rate of 8% per annum.		

# Seattle Construction Ltd

## NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 2024

### 12. Ultimate Controlling Party

At the 30<sup>th</sup> April 2024 financial year end Ann McGee was the ultimate controlling party. On the 20<sup>th</sup> December 2024 the company became a wholly owned subsidiary of Goldeneves Ltd. a company incorporated in Ireland with a registered office address at Beach Haven, Knocknatulla, Meath. At the signing of the financial statements Liam Mounsey is the ultimate controlling party.

### 13. Audit Exemption Entitlement

The company has lost its entitlement to audit exemption due to the late filing of annual returns with the Companies Registration Office.

### 14. Charges

**Charge 55908** : Legal Charge

**Date Registered** 24/12/2024 **Date Created** 20/12/2024 **Sub No.** SR4348357

#### Particulars of Property

Pursuant To A Legal Charge Dated 20 December 2024 Between, (1) The Companies And Individual Listed At Schedule 1 Thereof (including Seattle Construction Limited (the Chargor)) And (2) Lotus Finco Limited, Emerald Sky 4 Designated Activity Company And Emerald Lotus Funding Limited (the Lenders) (the Deed) The Chargor Charged And Assigned All Of The Assets More Particularly Set Out In The Further Particulars Attached Hereto. Capitalised Terms Not Otherwise Defined In The Further Particulars Shall Have The Meaning Given To Them In The Deed. Furthermore, Any Reference Herein (the Form C1 Including These Further Particulars) To "present" And "now" Shall Mean As Of The Date Of The Deed, And References To "hereafter" Shall Mean As From The Date Of The Deed.

**Charge 55909** : Form 52 dated 20 December 2024 pursuant to a legal charge dated 20 December 2024 between (amongst others), (1) Seattle Construction Limited (the Company) and (2) Lotus Finco Limited, Emerald Sky 4 Designated Activity Company and Emerald Lotus Funding Limited (the Lenders) over the premises situate in Crodaun, Cellbridge, County Kildare.

**Date Registered** 24/12/2024 **Date Created** 20/12/2024 **Sub No.** SR4348387

#### Particulars of Property

The Company, As Continuing Security For The Payment And Discharge Of The Financial Obligations, Pursuant To A Form 52 Dated 20 December 2024 Between The Company And The Lenders (the "form 52") As Beneficial Owner (and Also In The Case Of Registered Land As Registered Owner Or As The Person Entitled To Be Registered As Registered Owner), Thereby Charged In Favour Of The Lenders The Charged Property And Assented To The Registration Of The Form 52 As A Burden On The Charged Property. Capitalised Terms Not Otherwise Defined In The Further Particulars Shall Have The Meaning Given To Them In The Form 52. Furthermore, Any Reference Herein (the Form C1 Including These Further Particulars) To "present" And "now" Shall Mean As Of The Date Of The Form 52, And References To "hereafter" Shall Mean As From The Date Of The Form 52.

**Charge 55912**: Debenture

**Date Registered** 24/12/2024 **Date Created** 20/12/2024 **Sub No.** SR4348450

#### Particulars of Property

Pursuant To A Debenture Dated 20 December 2024 Between, (1) Seattle Construction Limited (the Company) And (2) Lotus Finco Limited, Emerald Sky 4 Designated Activity Company And Emerald Lotus Funding Limited (the Lenders) (the Deed) The Company Charged And Assigned All Of The Assets More Particularly Set Out In The Further Particulars Attached Hereto. Capitalised Terms Not Otherwise Defined In The Further Particulars Shall Have The Meaning Given To Them In The Deed. Furthermore, Any Reference Herein (the Form C1 Including These Further Particulars) To "present" And "now" Shall Mean As Of The Date Of The Deed, And References To "hereafter" Shall Mean As From The Date Of The Deed.

**Charge 55926**: Form 52 dated 20 December 2024 pursuant to a debenture dated 20 December 2024 between, (1) Seattle Construction Limited (the Company) and (2) Lotus Finco Limited, Emerald Sky 4 Designated Activity Company and Emerald Lotus Funding Limited (the Lenders) over the premises situate in Crodaun, Cellbridge, County Kildare.

**Date Registered** 24/12/2024 **Date Created** 20/12/2024 **Sub No.** SR4348156

**Particulars of Property** The Company, As Continuing Security For The Payment And Discharge Of The Financial Obligations, Pursuant To A Form 52 Dated 20 December 2024 Between The Company And The Lenders (the "form 52") As Beneficial Owner (and Also In The Case Of Registered Land As Registered Owner Or As The Person Entitled To Be Registered As Registered Owner), Thereby Charged In Favour Of The Lenders The Charged Property And Assented To The Registration Of The Form 52 As A Burden On The Charged Property. Capitalised Terms Not Otherwise Defined In The Further Particulars Shall Have The Meaning Given To Them In The Form 52. Furthermore, Any Reference Herein (the Form C1 Including These Further Particulars) To "present" And "now" Shall Mean As Of The Date Of The Form 52, And References To "hereafter" Shall Mean As From The Date Of The Form 52.

# Seattle Construction Ltd

## NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 2024

**Charge 66834:** Supplemental Debenture

**Date Registered** 05/11/2025 **Date Created** 31/10/2025 **Sub No.** SR7109806

**Particulars of Property** Pursuant To A Supplemental Debenture Dated 31 October 2025 Between, (1) Seattle Construction Limited (the Chargor) And (2) Lotus Finco Limited, Emerald Sky 4 Designated Activity Company And Emerald Lotus Funding Limited (the Lenders) (the Deed) The Chargor Charged And Assigned All Of The Assets More Particularly Set Out In The Further Particulars Attached Hereto. Capitalised Terms Not Otherwise Defined In The Further Particulars Shall Have The Meaning Given To Them In The Deed. Furthermore, Any Reference Herein (the Form C1 Including These Further Particulars) To "present" And "now" Shall Mean As Of The Date Of The Deed, And References To "hereafter" Shall Mean As From The Date Of The Deed.

**Charge 67425 :** Form 52

**Date Registered** 19/11/2025 **Date Created** 31/10/2025 **Sub No.** SR7182178

**Particulars of Property**

All That And Those The Site Located At Crodaun, Celbridge, Co. Kildare Being The Property Comprised In Folio Ke40455f. The charge party is Golden Port Estates Limited.

**Charge 67433 :** Mortgage

**Date Registered** 19/11/2025 **Date Created** 31/10/2025 **Sub No.** SR7182127

**Particulars of Property**

All That And Those The Site Located At Crodaun, Celbridge, Co. Kildare Being The Property Comprised In Folio Ke40455f. The charge party is Golden Port Estates Limited.

#### 14. Related Party Transactions

At the year end, the company owed Ann Magee €1,224,325 (2023: €1,224,325). Ann Magee is a related party due to having significant influence over the entity. This amount is at a 0% annual percentage rate and repayable on demand.

#### 15. Approval of the Financial Statements

The financial statements were approved and authorised for issue by the board of directors on 18 February 2026.