

Company registration number: 714232

**Westdalk ROI Ltd
Trading as Westdalk (ROI) Limited**

Financial statements

for the financial year ended 30 April 2025

Westdalk ROI Ltd

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Westdalk ROI Ltd

Directors and other information

Directors	Mr Martin McCloskey Mr Declan McCloskey Mrs Melissa Canavan Mrs Nora McCloskey
Company number	714232
Registered office	Catherine Allison & Co, Roden House 6 Roden Place Dundalk Louth A91 K265
Business address	Catherine Allison & Co, Roden House 6 Roden Place Dundalk Louth A91 K265
Auditor	Corr & Corr 2nd Floor The Cornmill Coalisland Co Tyrone BT71 4LP
Accountants	Corr & Corr 2nd Floor The Cornmill Coalisland Co Tyrone BT71 4LP
Bankers	Allied Irish Banks 20 Main St Castleblayney Co Monaghan

Westdalk ROI Ltd

Directors report

The directors present their annual report and the audited financial statements of the company for the financial year ended 30 April 2025.

Directors

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

Mr Martin McCloskey
Mr Declan McCloskey
Mrs Melissa Canavan
Mrs Nora McCloskey

Principal activities

The principal activity of the company in the year under review was the sale of real estate.

Principal risks and uncertainties

Recent fluctuations in housing prices may impact on the company's future turnover. The directors and management of the company are actively monitoring house prices.

Results & Dividends

During the financial year the directors have not paid any dividends or recommended payment of a final dividend.

Directors and secretary and their interests

The directors and the secretary, at the financial year end, had no interests in shares in, or debentures of, the company or any group undertaking of the company.

Accounting records

The measures taken by the Directors to ensure compliance with the requirements of Sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The Company's accounting records are maintained at the company's registered office at Roden House, 6 Roden Place, Dundalk, Louth, Ireland.

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 332 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.

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.

Westdalk ROI Ltd

Directors report (continued)

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

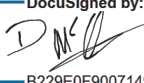
- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect 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.

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.

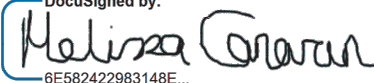
Auditors

The auditor, Corr and Corr will be proposed for appointment in accordance with sector 383(2) of the Companies Act 2014. The report of the Director was prepared in accordance with the small companies regime.

This report was approved by the board of directors on 3 November 2025 and signed on behalf of the board by:

DocuSigned by:

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Mr Declan McCloskey
Director

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Mrs Melissa Canavan
Director

Independent auditor's report to the members of Westdalk ROI Ltd

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Westdalk ROI Ltd (the 'company') for the financial year ended 30 April 2025 which comprise the profit and loss account, statement of income and retained earnings, balance sheet 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.

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 2025 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 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

We have nothing to report in respect of the following matters in relation to which ISAs (Ireland) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

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.

**Independent auditor's report to the members of
Westdalk ROI Ltd (continued)**

Opinions on other matters prescribed by the Companies Act 2014

Based solely 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.

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.

Independent auditor's report to the members of Westdalk ROI Ltd (continued)

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Section 391, 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.

**Independent auditor's report to the members of
Westdalk ROI Ltd (continued)**

Signed by:

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Brendan Corr (Senior Statutory Auditor)

For and on behalf of
Corr & Corr
Chartered Accountants & Statutory Audit Firm
2nd Floor
The Cornmill
Coalisland
Co Tyrone
BT71 4LP

3 November 2025

Westdalk ROI Ltd

Profit and loss account
Financial year ended 30 April 2025

	Note		2025 €	2024 €
Turnover	4	8,830,483	5,659,382	
Cost of sales		(6,022,104)	(5,114,259)	
Gross profit		2,808,379	545,123	
Administrative expenses		(4,630)	(4,400)	
Operating profit		2,803,749	540,723	
Profit before taxation		2,803,749	540,723	
Tax on profit		(350,469)	(66,698)	
Profit for the financial year		2,453,280	474,025	

All the activities of the company are from continuing operations.

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 15 form part of these financial statements.

Westdalk ROI Ltd

**Statement of income and retained earnings
Financial year ended 30 April 2025**

	2025	2024
	€	€
Profit for the financial year	2,453,280	474,025
Retained earnings at the start of the financial year	<u>466,887</u>	<u>(7,138)</u>
Retained earnings at the end of the financial year	<u><u>2,920,167</u></u>	<u><u>466,887</u></u>

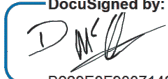
Westdalk ROI Ltd

**Balance sheet
As at 30 April 2025**

	Note	2025 €	€	2024 €	€
Current assets					
Stocks	6	13,049,837		10,924,019	
Debtors	7	37,744		43,864	
Cash at bank and in hand		2,150,297		977,906	
		<u>15,237,878</u>		<u>11,945,789</u>	
Creditors: amounts falling due within one year					
	8	<u>(12,317,611)</u>		<u>(11,478,802)</u>	
Net current assets		2,920,267		466,987	
Total assets less current liabilities		2,920,267		466,987	
Net assets		<u>2,920,267</u>		<u>466,987</u>	
Capital and reserves					
Called up share capital presented as equity	9	100		100	
Profit and loss account		2,920,167		466,887	
Shareholders funds		<u>2,920,267</u>		<u>466,987</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 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 3 November 2025 and signed on behalf of the board by:

DocuSigned by:

 B229E0F90071492...
 Mr Declan McCloskey
 Director

DocuSigned by:

 6E582422983148E...
 Mrs Melissa Canavan
 Director

The notes on pages 11 to 15 form part of these financial statements.

Westdalk ROI Ltd

Notes to the financial statements Financial year ended 30 April 2025

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is Catherine Allison & Co, Roden House, 6 Roden Place, Dundalk, Louth, A91 K265.

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 on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

Going concern

After reviewing the company's forecasts and projections, the directors have reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing its financial statements.

Disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 'Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A; and
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Western Building Systems (HLD) Ltd as at 30th April 2025 and these financial statements may be obtained from Companies House.

Judgements and key sources of estimation uncertainty

In preparing these financial statements, the Directors have had to make the following judgements:

- Determine whether stock is recorded at the lower of its cost and net realisable value. Factors taken into consideration are the period of time since the item was last sold, the potential future sales, and any actual sales post year.

Westdalk ROI Ltd

Notes to the financial statements (continued)
Financial year ended 30 April 2025

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

Westdalk ROI Ltd**Notes to the financial statements (continued)**
Financial year ended 30 April 2025**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.

Staff Costs

The average number of persons employed by the company during the financial year, including the directors was Nil.

4. Turnover

The whole of the turnover is attributable to the principal activity of the company which is wholly undertaken in Ireland.

Westdalk ROI Ltd

Notes to the financial statements (continued)
Financial year ended 30 April 2025

5. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	466,887	(7,138)
Profit for the financial year	2,453,280	474,025
At the end of the financial year	<u>2,920,167</u>	<u>466,887</u>

6. Stocks

	2025	2024
	€	€
Work in progress	8,070,750	6,340,604
Finished goods and goods for resale	4,979,087	4,583,415
	<u>13,049,837</u>	<u>10,924,019</u>

7. Debtors

	2025	2024
	€	€
Trade debtors	-	(30,000)
Other debtors	100	100
Prepayments	37,644	73,764
	<u>37,744</u>	<u>43,864</u>

8. Creditors: amounts falling due within one year

	2025	2024
	€	€
Payments received on account	57,404	-
Trade creditors	8,571,131	5,858,962
Amounts owed to group undertakings	3,356,232	5,351,560
Other creditors including tax and social insurance	329,344	264,780
Accruals	3,500	3,500
	<u>12,317,611</u>	<u>11,478,802</u>

9. Share capital

Authorised share capital

	2025		2024	
	Number	€	Number	€
Ordinary shares of € 1.00 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

Westdalk ROI Ltd

**Notes to the financial statements (continued)
Financial year ended 30 April 2025**

10. Limitation of auditors liability

The terms of agreement regarding the limitation of the auditors liability are set out in the engagement letter, in accordance with Section 392 Companies Act 2014.

11. Related party transactions

During the financial year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	2025	2024	2025	2024
	€	€	€	€
WBS Developments ROI Ltd	-	575,960	-	-

The Company has taken advantage of the exemption conferred by section 33.1A of FRS 102 not to disclose transactions with other wholly owned subsidiaries within the group.

WBS Developments (ROI) Limited is a company in which directors Mr Declan McCloskey & Ms Melissa Canavan are also directors.

All amounts charged are at a commercial & arm's length basis.

12. Controlling party

The company is a wholly owned subsidiary of Western Building Systems (HLD) Ltd, a company registered in Northern Ireland (NI624100), whose registered office address is 11 Mountjoy Road, Coalisland, Co Tyrone, BT71 5DQ.

Ultimate controlling party:

The ultimate controlling party of Westdalk ROI Ltd is the directors Mr Martin & Mrs Nora McCloskey, Mr Declan McCloskey, and Mrs Melissa Canavan

13. Going Concern

The company considers it appropriate to adopt the going concern basis.

14. Approval of financial statements

The board of directors approved these financial statements for issue on 3 November 2025.

Westdalk ROI Ltd

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