

Company Number: 34548

Ambassador Co. Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 October 2025

Ambassador Co. Limited
CONTENTS

	Page
Directors and Other Information	3
Directors' Responsibilities Statement	4
Accountants' Report	5
Statement of Financial Position	6 - 7
Statement of Changes in Equity	8
Notes to the Financial Statements	9 - 13

Ambassador Co. Limited
DIRECTORS AND OTHER INFORMATION

Directors	Keith Manning Jacqui Manning
Company Secretary	Keith Manning
Company Number	34548
Registered Office and Business Address	c/o Fmco Accountants Limited, 1st Floor Marina House, Marina View, Clarence Street, Dun Laoghaire Co Dublin A96 AX76 Ireland
Accountants	Fmco Accountants Limited Marina House Clarence Street Dun Laoghaire Co. Dublin
Bankers	Bank of Ireland 125 O'Connell Street Limerick
Solicitors	Sellors LLP 7 Glentworth Street Limerick

Ambassador Co. Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 October 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 Fmco Accountants Limited, 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 31 October 2025."

Signed on behalf of the board

Keith Manning
Director

21 January 2026

Jacqui Manning
Director

21 January 2026

Ambassador Co. Limited
CHARTERED ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited Abridged financial
statements of Ambassador Co. Limited
for the financial year ended 31 October 2025

In accordance with the engagement letter dated 17 November 2025 and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 31 October 2025 as set out on pages 6 to 13 which comprise the Statement of Financial Position, the Statement of Changes in Equity and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of Ambassador Co. Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with guidance issued by Chartered Accountants Ireland and have complied with the relevant ethical guidance laid down by Chartered Accountants Ireland relating to members undertaking the compilation of financial statements.

You have acknowledged on the Statement of Financial Position for the year ended 31 October 2025 your duty to ensure that Ambassador Co. Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Ambassador Co. Limited. You consider that Ambassador Co. Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Ambassador Co. Limited. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory abridged financial statements.

FMCO ACCOUNTANTS LIMITED

Marina House
Clarence Street
Dun Laoghaire
Co. Dublin

21 January 2026

Ambassador Co. Limited
STATEMENT OF FINANCIAL POSITION

as at 31 October 2025

	Notes	2025 €	2024 €
Non-Current Assets			
Property, plant and equipment	8	2,057	2,390
Investment properties	9	3,750,000	3,250,000
Non-Current Assets		3,752,057	3,252,390
Current Assets			
Receivables	10	20,615	13,126
Cash and cash equivalents		18,167	35,362
		38,782	48,488
Payables: amounts falling due within one year	11	(37,996)	(38,198)
Net Current Assets		786	10,290
Total Assets less Current Liabilities		3,752,843	3,262,680
Provisions for liabilities	13	(664,793)	(499,793)
Net Assets		3,088,050	2,762,887
Equity			
Called up share capital presented as equity	14	8,000	8,000
Other reserves	15	2,138,022	1,742,722
Retained earnings	15	942,028	1,012,165
Equity attributable to owners of the company		3,088,050	2,762,887

Ambassador Co. Limited

STATEMENT OF FINANCIAL POSITION

as at 31 October 2025

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 Ambassador Co. 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 and the small companies' regime.

Approved by the board on 21 January 2026 and signed on its behalf by:

Keith Manning
Director

Jacqui Manning
Director

Ambassador Co. Limited
STATEMENT OF CHANGES IN EQUITY

as at 31 October 2025

	Called up share capital €	Retained earnings €	Non distributable reserve €	Total €
At 1 November 2023	8,000	997,032	1,742,722	2,747,754
Profit for the financial year	-	203,133	-	203,133
Payment of dividends	-	(188,000)	-	(188,000)
At 31 October 2024	8,000	1,012,165	1,742,722	2,762,887
Profit for the financial year	-	525,163	-	525,163
Payment of dividends	-	(200,000)	-	(200,000)
Other movements in equity attributable to owners	-	(395,300)	395,300	-
At 31 October 2025	8,000	942,028	2,138,022	3,088,050

Ambassador Co. Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

1. General Information

Ambassador Co. Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 34548. The registered office of the company is c/o Fmco Accountants Limited,, 1st Floor Marina House,, Marina View,, Clarence Street,, Dun Laoghaire, Co Dublin, A96 AX76, Ireland which is also the principal place of business of the company. The principal activity of the company is the management of investment properties and car park trading income.

Currency

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.

Statement of compliance

The financial statements of the company for the financial year ended 31 October 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.

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.

Revenue

Revenue represents the total value, excluding value added tax, of rents and income receivable during the year.

Property, plant and equipment and depreciation

Property, plant and equipment are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of property, plant and equipment, less their estimated residual value, over their expected useful lives as follows:

Fixtures, fittings and equipment	-	12.5% Straight Line
----------------------------------	---	---------------------

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

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.

Ambassador Co. Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 October 2025

Trade and other receivables

Trade and other receivables 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 Payables.

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.

Deferred tax relating to investment property accounted for at fair value is measured using the tax rates and allowances that apply to the sale of the asset.

Ordinary share capital

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

3. Revenue

The whole of the company's revenue is attributable to its market in the Republic of Ireland and is derived from the principal activity of managing investment properties and car parking trading income.

4. Operating profit	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of property, plant and equipment	333	278
	<u> </u>	<u> </u>

5. Other Gains and Losses	2025	2024
	€	€

Fair value gains and losses are as follows:

Investment property	500,000	-
	<u> </u>	<u> </u>

6. Finance costs	2025	2024
	€	€
Interest	285	301
	<u> </u>	<u> </u>

7. Employees

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

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

Ambassador Co. Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 October 2025

8. Property, plant and equipment

	Fixtures, fittings and equipment €	Total €
Cost or Valuation		
At 1 November 2024	23,943	23,943
At 31 October 2025	23,943	23,943
Depreciation		
At 1 November 2024	21,553	21,553
Charge for the financial year	333	333
At 31 October 2025	21,886	21,886
Carrying amount		
At 31 October 2025	2,057	2,057
At 31 October 2024	2,390	2,390

9. Investment Properties

	Investment properties €
Valuation	
At 1 November 2024	3,250,000
Revaluation	500,000
At 31 October 2025	3,750,000
Carrying amount	
At 31 October 2025	3,750,000
At 31 October 2024	3,250,000

Investment properties were valued by BV Real Estate on 18th August 2025. The Directors are happy to rely on this independent valuation on the date of signing. The historical cost of the investment properties is €1,424,806 (2024 - €1,424,806).

10. Receivables

	2025 €	2024 €
Trade receivables	(3,581)	(3,054)
Prepayments	733	706
Accrued income	23,463	15,474
	20,615	13,126

11. Payables

	2025 €	2024 €
Trade payables	99	111
Taxation	5,095	5,589
Other creditors	12,482	12,178
Accruals	5,111	5,111
Deferred Income	15,209	15,209
	37,996	38,198

Ambassador Co. Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 October 2025

12. Taxation		2025	2024
		€	€
Payables:			
VAT		1,107	868
Corporation tax		2,846	3,668
PAYE		1,142	1,053
		<u>5,095</u>	<u>5,589</u>

13. Provisions for liabilities

The amounts provided for deferred taxation are analysed below:

	Property revaluations	Total	Total
	€	2025 €	2024 €
At financial year start	499,793	499,793	499,793
Charged to profit and loss	165,000	165,000	-
At financial year end	<u>664,793</u>	<u>664,793</u>	<u>499,793</u>

14. Share capital

			2025	2024
			€	€
Description	Number of shares	Value of units		
Authorised				
Ordinary shares	6,000	€2.00 each	<u>12,000</u>	<u>12,000</u>
Allotted, called up and fully paid				
Ordinary shares	4,000	€2.00 each	<u>8,000</u>	<u>8,000</u>

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

Name	Class of Shares	Number Held	
		At 31/10/25	01/11/24
Keith Manning	Ordinary shares	2,040	2,040
Jacqui Manning	Ordinary shares	1,960	1,960
		<u>4,000</u>	<u>4,000</u>

Ambassador Co. Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 October 2025

15. Income Statement

	Income statement	Non distributable reserve	Total
	€	€	€
At 1 November 2024	1,012,165	1,742,722	2,754,887
Transfer of realised profit	(395,300)	-	(395,300)
Profit for the financial year	525,163	-	525,163
Payment of dividends	(200,000)	-	(200,000)
Other movements	-	395,300	395,300
	<u>942,028</u>	<u>2,138,022</u>	<u>3,080,050</u>
At 31 October 2025	<u>942,028</u>	<u>2,138,022</u>	<u>3,080,050</u>

16. Directors' remuneration

	2025 €	2024 €
Remuneration	24,000	37,950
Pension contributions	20,000	-
Amounts receivable under long term incentive schemes	246	246
	<u>44,246</u>	<u>38,196</u>

17. Related party transactions

There were no related party transactions during the year.

18. Events After the End of the Reporting Period

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

19. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 21 January 2026.