

Company Number: 607240

**Ravenshire Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 30 September 2025**

# Ravenshire Limited

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# Ravenshire 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*

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**Leslie FitzPatrick**  
Director

20 March 2026



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**Neil Collen**  
Director

20 March 2026

# Ravenshire Limited

## STATEMENT OF FINANCIAL POSITION

as at 30 September 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Stocks	5	9,173,528	8,707,435
Debtors	6	44,754	20
Cash and cash equivalents		895,135	84,675
		<u>10,113,417</u>	<u>8,792,130</u>
<b>Creditors: amounts falling due within one year</b>	7	<b>(10,457,065)</b>	<b>(9,052,124)</b>
<b>Net Current Liabilities</b>		<b>(343,648)</b>	<b>(259,994)</b>
<b>Total Assets less Current Liabilities</b>		<b>(343,648)</b>	<b>(259,994)</b>
<b>Capital and Reserves</b>			
Called up share capital presented as equity	9	100	100
Retained earnings		(343,748)	(260,094)
<b>Equity attributable to owners of the company</b>		<b>(343,648)</b>	<b>(259,994)</b>

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 Ravenshire 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 20 March 2026 and signed on its behalf by:**

*Leslie FitzPatrick*

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Leslie FitzPatrick  
Director

*Neil Collen*

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Neil Collen  
Director

**Ravenshire Limited**  
**STATEMENT OF CHANGES IN EQUITY**

as at 30 September 2025

	<b>Called up share capital €</b>	<b>Retained earnings €</b>	<b>Total €</b>
<b>At 1 October 2023</b>	100	(89,297)	(89,197)
Loss for the financial year	-	(170,797)	(170,797)
<b>At 30 September 2024</b>	100	(260,094)	(259,994)
Loss for the financial year	-	(83,654)	(83,654)
<b>At 30 September 2025</b>	<b>100</b>	<b>(343,748)</b>	<b>(343,648)</b>

# Ravenshire Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### 1. General Information

Ravenshire Limited is a company limited by shares incorporated in the Republic of Ireland with CRO number 607240. Second Floor, River House, East Wall Road, Dublin 3, Ireland is the registered office, which is also the principal place of business of the company. The nature of the company's operations is the active acquisition, development and sale of properties. 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 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.

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.

#### Stocks

Stocks are valued at the lower of cost and net realisable value. Stocks are determined on a first-in first-out basis. Cost comprises expenditure incurred in the normal course of business in bringing stocks to their present location and condition. Full provision is made for obsolete and slow moving items. Net realisable value comprises actual or estimated selling price (net of trade discounts) less all further costs to completion or to be incurred in marketing and selling.

#### 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.

# Ravenshire Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

### 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 Statement of Financial Position date.

### Ordinary share capital

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

### 3. Going concern

The directors have adequately assessed the company's financial position and cash requirements from the date of signing these financial statements and consequently they believe the going concern basis of accounting to still be appropriate.

### 4. Employees

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

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

### 5. Stocks

	2025 €	2024 €
Work in progress	<u>9,173,528</u>	<u>8,707,435</u>

The replacement cost of stock did not differ significantly from the figures shown.

### 6. Debtors

	2025 €	2024 €
Taxation	42,837	20
Prepayments	<u>1,917</u>	<u>-</u>
	<u>44,754</u>	<u>20</u>

### 7. Creditors

Amounts falling due within one year	2025 €	2024 €
Trade creditors	157,065	2,124
Amounts owed to connected parties (Note 11)	<u>10,300,000</u>	<u>9,050,000</u>
	<u>10,457,065</u>	<u>9,052,124</u>

### 8. Taxation

	2025 €	2024 €
Debtors: VAT	<u>42,837</u>	<u>20</u>

# Ravenshire Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

9. Share capital			2025 €	2024 €
Description	Number of shares	Value of units		
<b>Authorised</b>				
Ordinary shares of €1.00 each	1,000,000	€1.00 each	<u>1,000,000</u>	<u>1,000,000</u>
<b>Allotted, called up and fully paid</b>				
Ordinary shares of €1.00 each	100	€1.00 each	<u>100</u>	<u>100</u>

### 10. Income Statement

	2025 €	2024 €
At 1 October 2024	<b>(260,094)</b>	(89,297)
Loss for the financial year	<b>(83,654)</b>	(170,797)
At 30 September 2025	<b>(343,748)</b>	(260,094)

### 11. Related party transactions

The following amounts are due to other connected parties:

	2025 €	2024 €
NPC Management Limited	<b>10,300,000</b>	7,300,000
FF Management Limited	-	1,000,000
Collen Construction Group Limited	-	750,000
	<u><b>10,300,000</b></u>	<u>9,050,000</u>

During the financial year, NPC Management Limited advanced a loan of €3,000,000 to Ravenshire Limited. As at 30 September 2025, the total amount owed by Ravenshire Limited was €10,300,000.

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

During the financial year, Ravenshire Limited repaid a loan of €750,000 to Collen Construction Group Limited.

The loans with NPC Management Limited and FF Management Limited are repayable on demand and 2% interest per annum is due on redemption.

### 12. Controlling interest

JCOL Management Ltd and PCOL Management Ltd each own 40% of the issued ordinary share capital of the company and are considered the controlling interests of Ravenshire Ltd

### 13. Events After the End of the Reporting Period

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

### 14. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 20 March 2026.