

Company Number: 213432

Melville Developers Limited
Abridged Unaudited Financial Statements
for the financial year ended 28 February 2025

Melville Developers Limited
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Melville Developers Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 28 February 2025

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.

Signed on behalf of the board

Patrick O'Brien
Director

9 December 2025

Sharon O'Brien
Director

9 December 2025

Melville Developers Limited

BALANCE SHEET

as at 28 February 2025

	Notes	2025 €	2024 €
Fixed Assets			
Investments	9	<u>6,691,340</u>	<u>6,362,959</u>
Current Assets			
Stocks	10	1,814,828	1,914,647
Debtors	11	1,552,665	1,777,122
Cash and cash equivalents		1,777,539	1,652,168
		<u>5,145,032</u>	<u>5,343,937</u>
Creditors: amounts falling due within one year	12	<u>(27,150)</u>	<u>(31,861)</u>
Net Current Assets		<u>5,117,882</u>	<u>5,312,076</u>
Total Assets less Current Liabilities		<u>11,809,222</u>	<u>11,675,035</u>
Capital and Reserves			
Called up share capital presented as equity		48	4
Retained earnings		11,809,174	11,675,031
Equity attributable to owners of the company		<u>11,809,222</u>	<u>11,675,035</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 Melville Developers 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 359 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 9 December 2025 and signed on its behalf by:

Patrick O'Brien
Director

Sharon O'Brien
Director

Melville Developers Limited

RECONCILIATION OF SHAREHOLDERS' FUNDS

as at 28 February 2025

	Called up share capital €	Retained earnings €	Total €
At 1 March 2023	4	11,328,005	11,328,009
Profit for the financial year	-	347,026	347,026
At 29 February 2024	4	11,675,031	11,675,035
Profit for the financial year	-	134,143	134,143
Net proceeds of equity ordinary share issue	44	-	44
At 28 February 2025	48	11,809,174	11,809,222

Melville Developers Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 28 February 2025

1. General Information

Melville Developers Limited is a company limited by shares incorporated in Ireland.

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 28 February 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 280B 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.

Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities such as trade and other accounts receivable and payable, loans from banks and other third parties.

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the income statement in other operating expenses.

Goodwill

Purchased goodwill arising on the acquisition of a business represents the excess of the acquisition cost over the fair value of the identifiable net assets including other intangible fixed assets when they were acquired. Purchased goodwill is capitalised in the Balance Sheet and amortised on a straight line basis over its economic useful life of 0 years, which is estimated to be the period during which benefits are expected to arise. On disposal of a business any goodwill not yet amortised is included in determining the profit or loss on sale of the business.

Tangible assets and depreciation

Tangible assets 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 tangible assets, less their estimated residual value, over their expected useful lives as follows:

Plant and machinery	- 15% Straight line
Fixtures, fittings and equipment	- 15% Straight line
Motor vehicles	- 20% 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.

Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Profit and Loss Account in the year in which it is receivable.

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for the financial year ended 28 February 2025

Stocks

Stocks are valued at the lower of cost and net realisable value. 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.

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.

Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund.

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 Balance Sheet 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.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Profit and Loss Account.

Ordinary share capital

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

3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Establishing useful economic lives for depreciation purposes of tangible fixed assets:

Long-lived assets, consisting primarily of tangible fixed assets, comprise a significant portion of the total assets. The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual values. The directors regularly review these asset useful economic lives and change them as necessary to reflect current thinking on remaining lives in light of prospective

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for the financial year ended 28 February 2025

economic utilisation and physical condition of the assets concerned. Changes in asset useful lives can have a significant impact on depreciation and amortisation charges for the period. Detail of the useful economic lives is included in the accounting policies.

Stocks provisioning:

It is necessary to consider the recoverability of the cost of stocks and the associated provisioning required. When calculating the stock provision, management considers the stage of completion, the estimated realisable value and the estimated costs to completion. The level of provision required is reviewed on an on-going basis.

Providing for doubtful debts:

The company makes an estimate of the recoverable value of trade and other debtors. The company uses estimates based on historical experience in determining the level of debts, which the company believes, will not be collected. These estimates include such factors as the current credit rating of the debtor, the ageing profile of debtors and historical experience. Any significant reduction in the level of customers that default on payments or other significant improvements that resulted in a reduction in the level of bad debt provision would have a positive impact on the operating results. The level of provision required is reviewed on an on-going basis.

4. Operating loss	2025	2024
	€	€
Operating loss is stated after charging:		
Depreciation of tangible assets	-	278
	<u> </u>	<u> </u>
5. Other Gains and Losses	2025	2024
	€	€

Fair value gains and losses are as follows:

328,381	530,015
<u> </u>	<u> </u>

6. Employees

The average monthly number of employees, including directors, during the financial year was:

	2025	2024
	Number	Number
Directors	1	1
Employees	1	1
	<u> </u>	<u> </u>
	2	2
	<u> </u>	<u> </u>

7. Intangible assets

	Goodwill	Total
	€	€
Cost		
At 1 March 2024	3,174	3,174
	<u> </u>	<u> </u>
At 28 February 2025	3,174	3,174
	<u> </u>	<u> </u>
Provision for diminution in value		
At 28 February 2025	3,174	3,174
	<u> </u>	<u> </u>
Net book value		
At 28 February 2025	-	-
	<u> </u>	<u> </u>

Melville Developers Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 28 February 2025

8. Tangible assets

	Plant and machinery	Fixtures, fittings and equipment	Motor vehicles	Total
	€	€	€	€
Cost				
At 1 March 2024	403,725	15,067	119,861	538,653
At 28 February 2025	403,725	15,067	119,861	538,653
Depreciation				
At 1 March 2024	403,725	15,067	119,861	538,653
At 28 February 2025	403,725	15,067	119,861	538,653
Net book value				
At 28 February 2025	-	-	-	-

9. Investments

	Other unlisted investments	Total
	€	€
Investments		
Cost or Valuation		
At 1 March 2024	6,362,959	6,362,959
Revaluations	328,381	328,381
At 28 February 2025	6,691,340	6,691,340
Net book value		
At 28 February 2025	6,691,340	6,691,340
At 29 February 2024	6,362,959	6,362,959

10. Stocks

	2025	2024
	€	€
Work in progress	1,814,828	1,914,647

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

11. Debtors

	2025	2024
	€	€
Trade debtors	137,000	-
Amounts owed by group undertakings	1,396,908	1,746,908
Other debtors	11,200	11,200
Taxation	-	9,583
Prepayments	7,557	9,431
	1,552,665	1,777,122

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for the financial year ended 28 February 2025

12. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	1,767	13,093
Taxation	13,051	3,406
Directors' current accounts (Note 14)	2,917	5,947
Accruals	9,415	9,415
	<u>27,150</u>	<u>31,861</u>

13. Income Statement	2025	2024
	€	€
At 1 March 2024	11,675,031	11,328,005
Profit for the financial year	134,143	347,026
	<u>11,809,174</u>	<u>11,675,031</u>
At 28 February 2025	<u>11,809,174</u>	<u>11,675,031</u>

14. Directors' remuneration and transactions	2025	2024
	€	€
Remuneration	<u>41,600</u>	<u>42,400</u>

The following amounts are repayable to the directors:

	2025	2024
	€	€
Patrick O'Brien	<u>2,917</u>	<u>5,947</u>

15. Related party transactions

During the year, the company received €350,000 from Orchardvale Developers Limited, a group company. At the year end, the company was owed €1,396,908 (2024: €1,746,908) by Orchardvale Developers Limited.

16. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 9 December 2025.