

TBB Fitness Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 August 2025

TBB Fitness Limited
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TBB Fitness Limited
DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 August 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

Karl Mackey
Director

6 January 2026

Hilda Mackey
Director

6 January 2026

TBB Fitness Limited
ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited Abridged financial
statements of TBB Fitness Limited
for the financial year ended 31 August 2025

In accordance with the engagement letter dated 5 January 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 August 2025 as set out on pages 5 to 13 which comprise the Balance Sheet, 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 TBB Fitness 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 Balance Sheet for the year ended 31 August 2025 your duty to ensure that TBB Fitness 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 TBB Fitness Limited. You consider that TBB Fitness 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 TBB Fitness 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.

XEINADIN
23 Silver Street,
Nenagh
Co. Tipperary

6 January 2026

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Partners
Eoin Gallagher, Anne Hogan, William Lomasney,
Mary McKeogh, Eoin Ryan.

• • • Registered in Ireland - Company Number: 543732
• • • Directors: Derry Crowley, Sandra Clarke, Donal McCarthy, William Lomasney, Eoin Ryan, Mary McKeogh, Eoin Gallagher.
• • • The titles Partner and Director refer to employees of similar professional standing.
• • • Infinity Vision Limited is a subsidiary of Xeinadin Group Limited.
• • • Xeinadin is a trading name of Infinity Vision Limited. Infinity Vision Limited is regulated by Chartered Accountants Ireland and authorised by Chartered Accountants Ireland to carry on investment business.

TBB Fitness Limited
BALANCE SHEET

as at 31 August 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	7	<u>892,762</u>	<u>274,483</u>
Current Assets			
Stocks	8	5,551	1,381
Debtors	9	71,715	22,540
Cash and cash equivalents		<u>287,984</u>	<u>141,900</u>
		<u>365,250</u>	<u>165,821</u>
Creditors: amounts falling due within one year	10	<u>(742,785)</u>	<u>(136,959)</u>
Net Current (Liabilities)/Assets		<u>(377,535)</u>	<u>28,862</u>
Total Assets less Current Liabilities		515,227	303,345
Creditors:			
amounts falling due after more than one year	11	(11,854)	(20,872)
Provisions for liabilities	13	<u>3,024</u>	<u>11,551</u>
Net Assets		<u><u>506,397</u></u>	<u><u>294,024</u></u>
Capital and Reserves			
Called up share capital presented as equity	14	1	1
Retained earnings		<u>506,396</u>	<u>294,023</u>
Equity attributable to owners of the company		<u><u>506,397</u></u>	<u><u>294,024</u></u>

TBB Fitness Limited
BALANCE SHEET

as at 31 August 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 TBB Fitness 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 6 January 2026 and signed on its behalf by:

Karl Mackey
Director

Hilda Mackey
Director

TBB Fitness Limited
STATEMENT OF CHANGES IN EQUITY

as at 31 August 2025

	Called up share capital €	Retained earnings €	Total €
At 1 September 2023	1	150,481	150,482
Profit for the financial year	-	143,542	143,542
At 31 August 2024	1	294,023	294,024
Profit for the financial year	-	212,373	212,373
At 31 August 2025	1	506,396	506,397

TBB Fitness Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

1. GENERAL INFORMATION

TBB Fitness Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 531416. The registered office of the company is Raheen Industrial Estate, Limerick which is also the principal place of business of the company. The principal activity of the company is to carry on the business of a gymnasium facility to the general public and all activities related thereof. The financial statements have been presented in Euro (€) which is also the functional currency of the company. During the year, the company opened a second gymnasium premises at Coonagh Cross, Coonagh, Co. Limerick.

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 August 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.

Turnover

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

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:

Long leasehold property	-	2% Straight line
Fixtures, fittings and equipment	-	20% 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.

Leasing and hire purchases

Tangible assets held under leasing and Hire Purchases arrangements which transfer substantially all the risks and rewards of ownership to the company are capitalised and included in the Balance Sheet at their cost or valuation, less depreciation. The corresponding commitments are recorded as liabilities. Payments in respect of these obligations are treated as consisting of capital and interest elements, with interest charged to the Profit and Loss Account.

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.

TBB Fitness Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 August 2025

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. 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 same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

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.

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. TURNOVER

The whole of the company's turnover is attributable to its market in the Republic of Ireland and is derived from the principal activity of gymnasium.

4. OPERATING PROFIT	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	253,419	71,788
Loss/(profit) on disposal of intangible fixed assets	528	-
	<u> </u>	<u> </u>
5. INTEREST PAYABLE AND SIMILAR EXPENSES	2025	2024
	€	€
Interest	1,756	146
	<u> </u>	<u> </u>

TBB Fitness Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 August 2025

6. EMPLOYEES

The average monthly number of employees, including directors, during the financial year was 17, (2024 - 10).

	2025	2024
	Number	Number
Gym staff	<u>17</u>	<u>10</u>

7. TANGIBLE ASSETS

	Long leasehold property	Fixtures, fittings and equipment	Motor vehicles	Total
	€	€	€	€
Cost				
At 1 September 2024	15,862	827,860	25,000	868,722
Additions	-	876,698	15,000	891,698
Disposals	-	-	(25,000)	(25,000)
At 31 August 2025	<u>15,862</u>	<u>1,704,558</u>	<u>15,000</u>	<u>1,735,420</u>
Depreciation				
At 1 September 2024	15,862	573,377	5,000	594,239
Charge for the financial year	-	250,419	3,000	253,419
On disposals	-	-	(5,000)	(5,000)
At 31 August 2025	<u>15,862</u>	<u>823,796</u>	<u>3,000</u>	<u>842,658</u>
Net book value				
At 31 August 2025	<u>-</u>	<u>880,762</u>	<u>12,000</u>	<u>892,762</u>
At 31 August 2024	<u>-</u>	<u>254,483</u>	<u>20,000</u>	<u>274,483</u>

8. STOCKS

	2025	2024
	€	€
Finished goods and goods for resale	<u>5,551</u>	<u>1,381</u>

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

9. DEBTORS

	2025	2024
	€	€
Amounts owed by connected parties (Note 18)	-	2,509
Taxation	36,252	5,881
Prepayments	35,463	14,150
	<u>71,715</u>	<u>22,540</u>

TBB Fitness Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 August 2025

10. CREDITORS	2025	2024	
Amounts falling due within one year	€	€	
Net obligations under finance leases and hire purchase contracts	10,774	10,774	
Amounts owed to group undertakings	415,197	-	
Taxation	44,895	6,892	
Directors' current accounts (Note 17)	49	49	
Accruals	74,946	41,661	
Deferred Income	196,924	77,583	
	742,785	136,959	
	<u><u>742,785</u></u>	<u><u>136,959</u></u>	
11. CREDITORS	2025	2024	
Amounts falling due after more than one year	€	€	
Finance leases and hire purchase contracts	11,854	20,872	
	<u><u>11,854</u></u>	<u><u>20,872</u></u>	
Net obligations under finance leases and hire purchase contracts			
Repayable within one year	10,774	10,774	
Repayable between one and five years	11,854	20,872	
	<u><u>22,628</u></u>	<u><u>31,646</u></u>	
12. TAXATION	2025	2024	
	€	€	
Debtors:			
VAT	36,252	5,881	
	<u><u>36,252</u></u>	<u><u>5,881</u></u>	
Creditors:			
Corporation tax	19,898	2,174	
PAYE	24,997	4,718	
	<u><u>44,895</u></u>	<u><u>6,892</u></u>	
13. PROVISIONS FOR LIABILITIES			
The amounts provided for deferred taxation are analysed below:			
	Capital allowances	Total	Total
	€	€	€
At financial year start	(11,551)	(11,551)	(12,136)
Charged to reserves	8,527	8,527	585
At financial year end	(3,024)	(3,024)	(11,551)
	<u><u>(3,024)</u></u>	<u><u>(3,024)</u></u>	<u><u>(11,551)</u></u>

TBB Fitness Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 August 2025

14. SHARE CAPITAL			2025	2024
			€	€
Description	Number of shares	Value of units		
Authorised				
Ordinary Shares	100,000	€1.00 each	100,000	100,000
			<u> </u>	<u> </u>
Allotted, called up and fully paid				
Ordinary Shares	1	€1.00 each	1	1
			<u> </u>	<u> </u>

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

Name	Class of Shares	Number Held	
		At 31/08/25	01/09/24
Karl Mackey	Ordinary Shares	-	1
		<u> </u>	<u> </u>

15. INCOME STATEMENT

	2025	2024
	€	€
At 1 September 2024	294,023	150,481
Profit for the financial year	212,373	143,542
	<u> </u>	<u> </u>
At 31 August 2025	506,396	294,023
	<u> </u>	<u> </u>

16. CAPITAL COMMITMENTS

The company had no material capital commitments at the financial year-ended 31 August 2025.

17. DIRECTORS' TRANSACTIONS

The following amounts are repayable to the directors:

	2025	2024
	€	€
Karl Mackey	49	49
	<u> </u>	<u> </u>

18. RELATED PARTY TRANSACTIONS

As permitted by the Companies Act 2014 the company had transactions with other connected parties. The following amounts are receivable at the financial year end:

	Balance 2025	Movement in year	Balance 2024	Maximum in year
	€	€	€	€
Mack Engineering Developments Limited	-	(2,509)	2,509	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

19. PARENT COMPANY

On the 1st September 2024, Mack Engineering Developments Limited acquired 100% of the shares in the company. The company regards Mack Engineering Developments Limited as its parent company. The company operates from a leasehold premises in Unit 5, Coonagh Cross shopping centre, Ennis Road, Limerick which is owned by Mack Engineering Developments Ltd. On the 4th January 2025, the company entered into a lease agreement (€1,000 per annum) with Mack Engineering Developments Ltd for the lease of the premises.

TBB Fitness Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 August 2025

20. CONTROLLING INTEREST

The company is owned and controlled by Mack Engineering Developments Ltd.

21. POST-BALANCE SHEET EVENTS

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

22. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board of directors on 6 January 2026.