

Red Rock 1920BS Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

Red Rock 1920BS Limited
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Red Rock 1920BS Limited
DIRECTOR AND OTHER INFORMATION

Director	Keith Craddock
Company Secretary	Mary Nally
Company Number	621076
Registered Office and Business Address	3 Crosthwaite Grove Crosthwaite Park South Dun Laoghaire, Dublin 8
Accountants	MBSL Limited 13 Classon House Dundrum Business Park, Dundrum Dublin D14 W9Y3
Bankers	Bank of Ireland Main Street Ranelagh Dublin 6

Red Rock 1920BS Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2025

The director made the following statement in respect of the unaudited financial statements:

"General responsibilities

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the director to prepare financial statements for each financial year. Under that law, the director has 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 director 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 director is 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 director is 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 Director's 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.

Director's declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes:

The director approves these financial statements and confirms 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 director confirms that they have made available all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The director confirms 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 December 2025."

Signed on behalf of the board

Keith Craddock
Director

23 February 2026

Red Rock 1920BS Limited
BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	6	1,882,240	2,300,540
Cash and cash equivalents		51,313	52
		<u>1,933,553</u>	<u>2,300,592</u>
Creditors: amounts falling due within one year	7	<u>(986,168)</u>	<u>(510,119)</u>
Net Current Assets		<u>947,385</u>	<u>1,790,473</u>
Total Assets less Current Liabilities		<u>947,385</u>	<u>1,790,473</u>
Creditors:			
amounts falling due after more than one year	8	<u>(1,525,657)</u>	<u>(1,852,567)</u>
Net Liabilities		<u>(578,272)</u>	<u>(62,094)</u>
Capital and Reserves			
Called up share capital presented as equity		5,607	5,607
Retained earnings		(583,879)	(67,701)
Equity attributable to owners of the company		<u>(578,272)</u>	<u>(62,094)</u>

I as Director of Red Rock 1920BS 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) I 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 23 February 2026 and signed on its behalf by:

Keith Craddock
Director

Red Rock 1920BS Limited
STATEMENT OF CHANGES IN EQUITY
as at 31 December 2025

	Called up share capital €	Retained earnings €	Total €
At 1 January 2024	5,607	158,529	164,136
Loss for the financial year	-	(226,230)	(226,230)
At 31 December 2024	5,607	(67,701)	(62,094)
Loss for the financial year	-	(516,178)	(516,178)
At 31 December 2025	5,607	(583,879)	(578,272)

Red Rock 1920BS Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Red Rock 1920BS 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 31 December 2025 have been prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish statute comprising the Companies Act 2014 and in accordance with the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (FRS 102) issued by the Financial Reporting Council.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. 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" 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.

Cash flow statement

The company has availed of the exemption in FRS 102 from the requirement to prepare a Cash Flow Statement because it is classified as a small company.

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.

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.

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.

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.

Red Rock 1920BS Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

3. Interest payable and similar expenses	2025	2024
	€	€
Interest	<u>502,575</u>	<u>222,777</u>
4. Employees		
The average monthly number of employees, including director, during the financial year was 0, (2024 - 0).		
5. Tax on loss	2025	2024
	€	€
(a) Analysis of charge in the financial year		
Current tax:		
Corporation tax at 12.50% (2024 - 12.50%) (Note 5 (b))	<u>-</u>	<u>-</u>
(b) Factors affecting tax charge for the financial year		
The tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland 12.50% (2024 - 12.50%). The differences are explained below:		
	2025	2024
	€	€
Loss taxable at 12.50%	<u>(516,178)</u>	<u>(226,230)</u>
Loss before tax multiplied by the standard rate of corporation tax in the Republic of Ireland at 12.50% (2024 - 12.50%)	(64,522)	(28,279)
Effects of:		
Expenses not deductible for tax purposes	62,822	27,847
Losses carried forward	1,700	432
Total tax charge for the financial year (Note 5 (a))	<u>-</u>	<u>-</u>
No charge to tax arises due to tax losses incurred.		
6. Debtors	2025	2024
	€	€
Amounts owed by group undertakings	<u>1,882,240</u>	<u>2,300,540</u>
7. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	1	370
Taxation	984,847	508,429
Accruals	1,320	1,320
	<u>986,168</u>	<u>510,119</u>

Red Rock 1920BS Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

8. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Taxation and social welfare	1,525,657	1,852,567
	<u> </u>	<u> </u>

The amounts payable over one year relate to a tax debt to Revenue under a Phased Payment Arrangement. Monthly repayments will be made until 01/01/2030, and total interest over the course of the PPA is expected to amount to €725,352, which has been fully recognised to date.

9. Income Statement

	2025	2024
	€	€
At 1 January 2025	(67,701)	158,529
Loss for the financial year	(516,178)	(226,230)
	<u> </u>	<u> </u>
At 31 December 2025	(583,879)	(67,701)
	<u> </u>	<u> </u>

10. Capital commitments

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

11. Related party transactions

The company has availed of the exemption under FRS 102 in relation to the disclosure of transactions with group undertakings.

12. Parent company

The company regards Granville Developments Limited as its parent company.

13. Post-Balance Sheet Events

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 on 23 February 2026.