

Company registration number: 46854

**CHARJON INVESTMENTS LIMITED**

**UNAUDITED ABRIDGED FINANCIAL STATEMENTS**

**FOR THE FINANCIAL YEAR ENDED 31ST MARCH 25**

**(AS MODIFIED BY SECTIONS 352 AND 353 OF THE COMPANIES ACT 2014)**

# Charjon Investments Limited

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**CHARJON INVESTMENTS LIMITED**

**DIRECTORS RESPONSIBILITIES STATEMENT**  
**FINANCIAL YEAR ENDED 31ST MARCH 2025**

These abridged Financial Statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory Financial Statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those Financial Statements.

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 the law, the directors have elected to prepare the Financial Statements in accordance with the Companies Act 2014 and FRS 102 1A "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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 and then apply them consistently;
- make judgments 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.

On behalf of the board

Charles Chawke  
Director

Bernice Chawke  
Director

20th August 2025

**CHARJON INVESTMENTS LIMITED**

**BALANCE SHEET**  
**AS AT 31ST MARCH 25**

	Note	2025 €	€	2024 €	€
<b>Fixed assets</b>					
Intangible assets	6	748,663		711,465	
Tangible assets	7	6,784,072		1,878,467	
			7,532,735		2,589,932
<b>Current assets</b>					
Stocks	8	56,867		74,541	
Debtors	9	2,285,855		1,557,169	
Cash at bank and in hand		38,783		354,983	
		2,381,505		1,986,693	
<b>Creditors: amounts falling due within one year</b>	10	(1,670,858)		(1,480,772)	
<b>Net current assets</b>			710,647		505,921
<b>Total assets less current liabilities</b>			8,243,382		3,095,853
<b>Provisions for liabilities</b>	11	(1,844,568)			-
<b>Net assets</b>			6,398,814		3,095,853
<b>Capital and reserves</b>					
Called up share capital presented as equity			126,974		126,974
Revaluation reserve			3,100,079		-
Profit and loss account			3,171,761		2,968,879
<b>Shareholders funds</b>			6,398,814		3,095,853

These Financial Statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 4 to 10 form part of these abridged Financial Statements.

**CHARJON INVESTMENTS LIMITED**

**BALANCE SHEET (CONTINUED)**

**AS AT 31ST MARCH 25**

We, as directors of Charjon Investments Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 Companies Act 2014 relating to Financial Statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; 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 of the Companies Act 2014.

These abridged Financial Statements were approved by the board of directors on 20th August 25 and signed on behalf of the board by:

Charles Chawke  
Director

Bernice Chawke  
Director

**The notes on pages 4 to 10 form part of these abridged Financial Statements.**

## **CHARJON INVESTMENTS LIMITED**

### **NOTES TO THE ABRIDGED FINANCIAL STATEMENTS** **FINANCIAL YEAR ENDED 31ST MARCH 25**

#### **1. General information**

The company is a private company limited by shares, registered in Ireland. The address of the registered office is 1 Terenure Place, Terenure, Dublin 6W.

#### **2. Accounting policies and measurement bases**

##### **Basis of preparation**

The Financial Statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The Financial Statements are prepared in Euro, which is the functional currency of the entity.

##### **Turnover**

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

When the outcome of a transaction involving the rendering of services can be reliably estimated, revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period.

When the outcome of a transaction involving the rendering of services cannot be reliably estimated, revenue is recognised only to the extent that it is probable the expenses recognised will be recovered.

##### **Taxation**

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

## **CHARJON INVESTMENTS LIMITED**

### **NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)** **FINANCIAL YEAR ENDED 31ST MARCH 25**

#### **Intangible assets**

Intangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated amortisation and impairment losses. Any intangible assets carried at a revalued amount, are recorded at the fair value at the date of revaluation, as determined by reference to an active market, less any subsequent accumulated amortisation and subsequent accumulated impairment losses.

Intangible assets acquired as part of a business combination are only recognised separately from goodwill when they arise from contractual or other legal rights, are separable, the expected future economic benefits are probable and the cost or value can be measured reliably.

#### **Amortisation**

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

#### **Research and development**

Research expenditure is written off in the financial year in which it is incurred.

Development expenditure incurred is capitalised as an intangible asset only when all of the following criteria are met:

- It is technically feasible to complete the intangible asset so that it will be available for use or sale;
- There is the intention to complete the intangible asset and use or sell it;
- There is the ability to use or sell the intangible asset;
- The use or sale of the intangible asset will generate probable future economic benefits;
- There are adequate technical, financial and other resources available to complete the development and to use or sell the intangible asset; and
- The expenditure attributable to the intangible asset during its development can be measured reliably.

Expenditure that does not meet the above criteria is expensed as incurred.

#### **Tangible assets**

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

## **CHARJON INVESTMENTS LIMITED**

### **NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)** **FINANCIAL YEAR ENDED 31ST MARCH 25**

#### **Depreciation**

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	- 1%	straight line
Improvements to Property	- 1%	straight line
Fittings fixtures and equipment	- 10%	straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

#### **Impairment**

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

#### **Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

#### **Provisions**

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the Balance Sheet and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

## **CHARJON INVESTMENTS LIMITED**

### **NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)** **FINANCIAL YEAR ENDED 31ST MARCH 25**

#### **Financial instruments**

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

#### **3. Staff costs**

The average number of persons employed by the company during the financial year, including the directors was 66 (2024: 78).

#### **4. Directors remuneration**

The directors aggregate remuneration was as follows:

	<b>2025</b>	2024
	€	€
Emoluments in respect of qualifying services	308,921	329,945

**CHARJON INVESTMENTS LIMITED**

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)**  
**FINANCIAL YEAR ENDED 31ST MARCH 25**

**5. Appropriations of profit and loss account**

	<b>2025</b>	2024
	€	€
At the start of the financial year	2,968,879	2,917,108
Profit for the financial year	202,882	51,771
<b>At the end of the financial year</b>	<b>3,171,761</b>	<b>2,968,879</b>

**6. Intangible assets**

	Development costs	<b>Total</b>
	€	€
<b>Cost</b>		
At 1st April 24	711,465	711,465
Additions	37,198	37,198
<b>At 31st March 25</b>	<b>748,663</b>	<b>748,663</b>
<b>Amortisation</b>		
<b>At 1st April 24 and 31st March 25</b>	<b>-</b>	<b>-</b>
<b>Carrying amount</b>		
<b>At 31st March 25</b>	<b>748,663</b>	<b>748,663</b>
At 31st March 24	711,465	711,465

**CHARJON INVESTMENTS LIMITED**

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)**  
**FINANCIAL YEAR ENDED 31ST MARCH 25**

**7. Tangible assets**

	Freehold property	Long leasehold property	Fixtures, fittings and equipment	<b>Total</b>
	€	€	€	€
<b>Cost or valuation</b>				
At 1st April 24	810,401	1,088,944	812,967	2,712,312
Additions	-	-	59,948	59,948
Disposals	-	-	(97,047)	(97,047)
Revaluation	5,589,599	-	-	5,589,599
Transfers	-	(1,088,944)	-	(1,088,944)
<b>At 31st March 25</b>	<u>6,400,000</u>	<u>-</u>	<u>775,868</u>	<u>7,175,868</u>
<b>Depreciation</b>				
At 1st April 24	178,287	246,712	408,846	833,845
Charge for the financial year	8,104	10,889	79,997	98,990
Disposals	-	-	(97,047)	(97,047)
Other movements	(186,391)	(257,601)	-	(443,992)
<b>At 31st March 25</b>	<u>-</u>	<u>-</u>	<u>391,796</u>	<u>391,796</u>
<b>Carrying amount</b>				
<b>At 31st March 25</b>	<u>6,400,000</u>	<u>-</u>	<u>384,072</u>	<u>6,784,072</u>
At 31st March 24	<u>632,114</u>	<u>842,232</u>	<u>404,121</u>	<u>1,878,467</u>

**8. Stocks**

	<b>2025</b>	<b>2024</b>
	€	€
Goods for Resale	<u>56,867</u>	<u>74,541</u>

**9. Debtors**

	<b>2025</b>	<b>2024</b>
	€	€
Trade debtors	61,151	57,392
Amounts owed by group undertakings	1,622,143	885,769
Other debtors	-	14,088
Prepayments	602,561	599,920
	<u>2,285,855</u>	<u>1,557,169</u>

Amounts owed by related companies are unsecured, interest free and are repayable on demand.

**CHARJON INVESTMENTS LIMITED**

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONTINUED)**  
**FINANCIAL YEAR ENDED 31ST MARCH 25**

**10. Creditors: amounts falling due within one year**

	<b>2025</b>	2024
	€	€
Trade creditors	433,894	347,193
Amounts owed to group undertakings	783,985	789,972
Other creditors including tax and social insurance	312,084	193,750
Accruals	140,895	149,857
	<u>1,670,858</u>	<u>1,480,772</u>

Amounts advanced by related companies are unsecured, interest free and are repayable on demand.

**11. Provisions**

	<b>2025</b>	2024
	€	€
Deferred tax	1,844,568	-
	<u>1,844,568</u>	<u>-</u>

**12. Related party transactions**

During the financial year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	<b>2025</b>	2024	<b>2025</b>	2024
	€	€	€	€
Milltown Inns Limited	5,000	-	5,000	-
The Orchard Inn Limited	731,374	193,724	1,617,143	885,769
Pembridge SF Limited	(22,603)	(13,650)	(529,253)	(506,650)
Chawke Woodfired Pizza Limited	28,590	27,500	(254,732)	(283,322)
	<u>741,358</u>	<u>107,574</u>	<u>828,168</u>	<u>99,797</u>

Charles Chawke is a director and shareholder in the above companies.

**13. Approval of financial statements**

The board of directors approved these abridged Financial Statements for issue on 20th August 25.