

Company registration number: 51578

Shore Investments Limited

Unaudited abridged financial statements

for the financial year ended 31 March 2025

Shore Investments Limited

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Directors responsibilities statement

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 "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.

Shore Investments Limited

Balance sheet As at 31st March 2025

		2025		2024	
	Note	€	€	€	€
Fixed assets					
Tangible assets	4	1,300,000		1,300,002	
			1,300,000		1,300,002
Current assets					
Debtors	5	13,187		6,366	
Cash at bank and in hand		319,853		309,794	
		333,040		316,160	
Creditors: amounts falling due within one year	6	(124,714)		(128,480)	
Net current assets			208,326		187,680
Total assets less current liabilities			1,508,326		1,487,682
Provisions for liabilities	7		(231,390)		(231,390)
Net assets			1,276,936		1,256,292
Capital and reserves					
Called up share capital presented as equity	8		127		127
Profit and loss account			1,276,809		1,256,165
Shareholders funds			1,276,936		1,256,292

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 8 form part of these abridged financial statements.

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**Balance sheet (continued)
As at 31st March 2025**

We, as directors of Shore 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 18th February 2026 and signed on behalf of the board by:

Lillian Duffy
Director

Eileen Duffy
Director

The notes on pages 4 to 8 form part of these abridged financial statements.

Shore Investments Limited

Notes to the abridged financial statements Financial year ended 31st March 2025

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is 31-32 Greenmount Office Park, Harold's Cross Bridge, 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.

Going concern

The accounts are prepared on a going concern basis.

Judgements and key sources of estimation uncertainty

The key area of judgement and estimation uncertainty in the financial statements is in the area of determining the market value at the year end of Investment Properties. Professional valuation were carried out by a professional valuer during 2022 giving a valuation of €1.3million in respect of Investment Properties.

Turnover

Rental income is recognised in the period to which it related at the fair value of the consideration received as adjusted for accrued or deferred income.

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.

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Notes to the abridged financial statements (continued) Financial year ended 31st March 2025

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.

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:

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.

Investment property

Investment property is measured initially at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

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.

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.

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Notes to the abridged financial statements (continued) Financial year ended 31st March 2025

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.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets or 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. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	1,256,165	1,242,252
Profit for the financial year	20,644	13,913
At the end of the financial year	<u>1,276,809</u>	<u>1,256,165</u>

An amount of €865,566 included in the profit and loss reserves derives from the investment property valuation and is therefore not distributable.

4. Tangible assets

	Investment property	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 1st April 2024 and 31st March 2025	<u>1,300,000</u>	<u>47,852</u>	<u>1,347,852</u>
Depreciation			
At 1st April 2024	-	47,850	47,850
Charge for the financial year	-	2	2
At 31st March 2025	<u>-</u>	<u>47,852</u>	<u>47,852</u>
Carrying amount			
At 31st March 2025	<u>1,300,000</u>	<u>-</u>	<u>1,300,000</u>
At 31st March 2024	<u>1,300,000</u>	<u>2</u>	<u>1,300,002</u>

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Notes to the abridged financial statements (continued) Financial year ended 31st March 2025

Investment property

Included within the above is investment property measured at fair value as follows:

	2025
	€
At 1 April 2024	1,147,852
Fair value adjustments	152,148
At 31 March 2025	<u><u>1,300,000</u></u>

The investment property was valued by the directors based on indicative value given of €1,300,000 as valued by property agents in August 2022. The ultimate market value could only be determined with certainty in the event of an actual sale.

In accordance with FRS102 the investment properties are measured at fair value and therefore no depreciation is charged.

5. Debtors

	2025	2024
	€	€
Trade debtors	9,946	3,125
Prepayments	3,241	3,241
	<u>13,187</u>	<u>6,366</u>

6. Creditors: amounts falling due within one year

	2025	2024
	€	€
Other creditors including tax and social insurance	88,478	92,244
Accruals	17,657	17,657
Deferred income	18,579	18,579
	<u>124,714</u>	<u>128,480</u>

Included in other creditors is a related party balance of €85,322 in respect of Richard Duffy's estate

7. Provisions

	2025	2024
	€	€
Deferred tax	<u>231,390</u>	<u>231,390</u>

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Notes to the abridged financial statements (continued) Financial year ended 31st March 2025

8. Share capital

Authorised share capital

	2025		2024	
	Number	€	Number	€
Ordinary shares shares of € 1.27 each	2,000	2,540	2,000	2,540
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Issued, called up and fully paid

	2025		2024	
	Number	€	Number	€
Amounts presented in equity:				
Ordinary shares shares of € 1.27 each	100	127	100	127
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

9. Related party transactions

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

	Transaction value		Balance owed by/(owed to)	
	2025	2024	2025	2024
	€	€	€	€
Estate of Richard Duffy (loan)	-	-	(85,322)	(85,322)
Lilianne Duffy	-	17,000	-	17,000
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Harvest Investments Holdings Limited is considered by the directors to be related party as it is controlled by the directors. The above is a non interest bearing loan repayable on demand.

10. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 18 February 2026.