

Company Number: 218139

Marine Pine Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 October 2025

Marine Pine Limited

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Marine Pine Limited

DIRECTORS AND OTHER INFORMATION

Directors	Murrough O'Byrne Gere O'Byrne
Company Secretary	Murrough O'Byrne
Company Number	218139
Registered Office and Business Address	43 Parnell Street Limerick
Accountants	Xeinadin 45 O'Connell Street Limerick
Bankers	Allied Irish Bank 106/108 O'Connell Street Limerick Bank of Ireland 125 O'Connell Street Limerick
Solicitors	MHP Sellors LLP Bindon Street Ennis Co. Clare

Marine Pine Limited
DIRECTORS' RESPONSIBILITIES STATEMENT
for the financial year ended 31 October 2025

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

"General responsibilities

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.

Directors' 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 directors approve these financial statements and confirm 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 directors confirm that they have made available to Xeinadin, all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm 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 October 2025."

Signed on behalf of the board

Murrough O'Byrne
Director

25 March 2026

Gere O'Byrne
Director

25 March 2026

Marine Pine Limited

BALANCE SHEET

as at 31 October 2025

	Notes	2025 €	2024 €
Fixed Assets			
Intangible assets	6	394,651	303,531
Tangible assets	7	4,100,482	4,091,509
Fixed Assets		4,495,133	4,395,040
Current Assets			
Stocks	8	11,453	10,341
Debtors	9	69,859	47,660
Cash and cash equivalents		853,355	1,021,299
		934,667	1,079,300
Creditors: amounts falling due within one year	10	(2,626,381)	(2,715,525)
Net Current Liabilities		(1,691,714)	(1,636,225)
Total Assets less Current Liabilities		2,803,419	2,758,815
Provisions for liabilities	11	(41,018)	(29,018)
Net Assets		2,762,401	2,729,797
Capital and Reserves			
Called up share capital presented as equity		3	3
Retained earnings		2,762,398	2,729,794
Equity attributable to owners of the company		2,762,401	2,729,797

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 Marine Pine 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 25 March 2026 and signed on its behalf by:

Murrough O'Byrne
Director

Gere O'Byrne
Director

Marine Pine Limited
STATEMENT OF CHANGES IN EQUITY
as at 31 October 2025

	Called up share capital €	Retained earnings €	Total €
At 1 November 2023	3	3,861,305	3,861,308
Loss for the financial year	-	(1,131,511)	(1,131,511)
At 31 October 2024	3	2,729,794	2,729,797
Profit for the financial year	-	32,604	32,604
At 31 October 2025	3	2,762,398	2,762,401

Marine Pine Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

1. GENERAL INFORMATION

Marine Pine Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 218139. The registered office of the company is 43 Parnell Street, Limerick which is also the principal place of business of the company. The company is principally engaged in the operation of a casino and bingo hall. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

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 October 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

Revenue is recognised at the fair value of the consideration received or receivable. The fair value of the consideration received or receivable takes into account the amount of any trade discounts, prompt settlement discounts and volume rebates allowed by the entity.

Intangible assets

Website Development Costs

Website Development Costs is valued at cost less accumulated amortisation.

Amortisation is calculated to write off the cost in equal annual instalments over their estimated useful life of 5 years.

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:

Land and buildings freehold	-	2% Straight line
Plant and machinery	-	10% Straight line
Fixtures, fittings and equipment	-	12.5% Straight line
Motor vehicles	-	12.5% 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.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to completion and sale. 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.

Marine Pine Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 October 2025

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.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

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.

Related parties

For the purposes of these financial statements a party is considered to be related to the company if:

- the party has the ability, directly or indirectly, through one or more intermediaries to control the company or exercise significant influence over the company in making financial and operating policy decisions or has joint control over the company;
- the company and the party are subject to common control;
- the party is an associate of the company or forms part of a joint venture with the company;
- the party is a member of key management personnel of the company or the company's parent, or a close family member of such as an individual, or is an entity under the control, joint control or significant influence of such individuals;
- the party is a close family member of a party referred to above or is an entity under the control or significant influence of such individuals; or
- the party is a post-employment benefit plan which is for the benefit of employees of the company or of any entity that is a related party of the company.

Close family members of an individual are those family members who may be expected to influence, or be influenced by, that individual in their dealings with the company.

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.

Government grants

Capital grants received and receivable are treated as deferred income and amortised to the Profit and Loss Account annually over the useful economic life of the asset to which it relates. Revenue grants are credited to the Profit and Loss Account when received.

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.

Financial Instruments**Financial instruments**

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Marine Pine Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 October 2025

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets and impairment of financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Financial assets are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the income statement.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in the income statement.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the company transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

Ordinary share capital

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

Exceptional item

Exceptional items are those that the directors' view are required to be separately disclosed by virtue of their size or incidence to enable a full understanding of the company's financial performance.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The preparation of financial statements in conformity with FRS 102 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision only affects that period or in the period of the revision and future periods if the revision affects both current and future periods.

Marine Pine Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 October 2025

Establishing useful economic lives for depreciation purposes of tangible fixed assets

Long-lived tangible fixed assets comprise a significant portion of the total assets of the Group. The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual lives. The directors regularly review the useful economic lives and will amend these as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of assets concerned. Changes in asset useful lives can have a significant impact on depreciation charges for the year. Details of useful economic lives are included in accounting policies (Note 2).

4. OPERATING PROFIT	2025	2024
	€	€
Operating profit is stated after charging/(crediting):		
Amortisation of intangible assets	80,708	-
Depreciation of tangible assets	268,259	297,108
(Profit) on disposal of tangible assets	-	(14,483)
Government grants received	-	(7,935)
	<u> </u>	<u> </u>

5. EMPLOYEES

The average monthly number of employees, including directors, during the financial year was 46, (2024 - 45).

	2025	2024
	Number	Number
Director	2	2
Finance and Marketing	2	2
Manager	3	3
Sales	39	38
	<u> </u>	<u> </u>
	46	45
	<u> </u>	<u> </u>

6. INTANGIBLE ASSETS

	Website Development Costs	Total
	€	€
Cost		
At 1 November 2024	303,531	303,531
Additions	171,828	171,828
	<u> </u>	<u> </u>
At 31 October 2025	475,359	475,359
	<u> </u>	<u> </u>
Provision for diminution in value		
Charge for financial year	80,708	80,708
	<u> </u>	<u> </u>
At 31 October 2025	80,708	80,708
	<u> </u>	<u> </u>
Net book value		
At 31 October 2025	394,651	394,651
	<u> </u>	<u> </u>
At 31 October 2024	303,531	303,531
	<u> </u>	<u> </u>

Marine Pine Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 October 2025

7. TANGIBLE ASSETS

	Land and buildings freehold €	Plant and machinery €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
Cost					
At 1 November 2024	4,351,355	1,676,310	1,655,606	54,390	7,737,661
Additions	-	255,820	4,745	16,667	277,232
At 31 October 2025	4,351,355	1,932,130	1,660,351	71,057	8,014,893
Depreciation					
At 1 November 2024	1,169,581	1,113,038	1,361,833	1,700	3,646,152
Charge for the financial year	87,027	109,020	64,024	8,188	268,259
At 31 October 2025	1,256,608	1,222,058	1,425,857	9,888	3,914,411
Net book value					
At 31 October 2025	3,094,747	710,072	234,494	61,169	4,100,482
At 31 October 2024	3,181,774	563,272	293,773	52,690	4,091,509

8. STOCKS

	2025 €	2024 €
Finished goods and goods for resale	11,453	10,341

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

9. DEBTORS

	2025 €	2024 €
Other debtors	12,301	10,521
Taxation	3,888	-
Prepayments	53,670	37,139
	69,859	47,660

All debtors are due within one year. The repayment terms of trade debtors vary between thirty and ninety days.

10. CREDITORS

Amounts falling due within one year	2025 €	2024 €
Payments received on account	3,825	-
Trade creditors	152,238	173,665
Amounts owed to group undertakings	2,202,688	2,155,251
Taxation	220,905	330,269
Other creditors	-	1,250
Accruals	46,725	55,090
	2,626,381	2,715,525

The repayment terms of creditors vary between thirty days and ninety days. No interest is payable on trade creditors.

The terms of accruals are based on the underlying contracts.

Other amounts included within creditors not covered by specific note disclosure are unsecured, interest free and repayable on demand.

Marine Pine Limited**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 October 2025

11. PROVISIONS FOR LIABILITIES

The amounts provided for deferred taxation are analysed below:

	Capital allowances	Total	Total
	€	2025 €	2024 €
At financial year start	29,018	29,018	16,664
Charged to profit and loss	12,000	12,000	12,354
At financial year end	41,018	41,018	29,018

No provision is made for deferred tax on capital gains which may arise on the disposal of the company's fixed assets due to the expectation that the company will retain same.

Upon the recalculation of the deferred tax on all other liabilities, the amount provided for the company as set out above is deemed adequate.

12. INCOME STATEMENT

	2025 €	2024 €
At 1 November 2024	2,729,794	3,861,305
Profit/(loss) for the financial year	32,604	(1,131,511)
At 31 October 2025	2,762,398	2,729,794

13. CAPITAL COMMITMENTS

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

14. DIRECTORS' REMUNERATION

	2025 €	2024 €
Remuneration	102,492	102,449

15. RELATED PARTY TRANSACTIONS

The company has availed of the exemption under FRS 102 Section 1A in relation to the disclosure of transactions with group undertakings.

16. PARENT COMPANY

The company regards Crowncoast Holdings Limited as its parent company.

The company is a 100% owned subsidiary of Crowncoast Holdings Limited, a company incorporated in the Republic of Ireland, whose registered office is 43 Parnell Street, Limerick.

The parent of the largest group in which the results are consolidated is Crowncoast Holdings Limited.

17. CONTROLLING INTEREST

Murrough O'Byrne is considered to be the ultimate controlling party of Marine Pine Limited by virtue of his 82.26% shareholding in Crowncoast Holdings Limited. Gere O'Byrne owns the remaining 17.74% of Crowncoast Holdings Limited.

Marine Pine Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 October 2025

18. POST-BALANCE SHEET EVENTS

There have been no significant events affecting the company since year-end.

19. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board of directors on 25 March 2026.