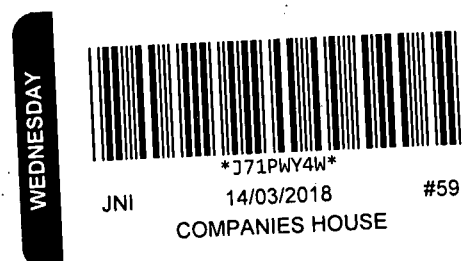


Registered number  
NI044010

Mac-Interiors Limited  
Report and Consolidated Financial Statements  
31 December 2017



**Mac-Interiors Limited**  
**Report and accounts**  
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## **Mac-Interiors Limited Company Information**

### **Director**

Mr Paul McKenna

### **Secretary**

Mr Ronan McGovern

### **Auditors**

BMC Accountants Ltd  
11 Caulfield Place  
Newry  
Co. Down  
BT35 6AS

### **Bankers**

Bank of Ireland  
Swords  
Dublin  
Ireland

### **Solicitors**

Donnelly, Neary & Donnelly  
1 Downshire Road  
Newry  
County Down  
BT34 1ED

### **Registered office**

Unit 4 Downshire Close  
41-43 Downshire Road  
Newry  
County Down  
BT34 1FD

### **Registered number**

NI044010

## **Mac-Interiors Limited**

### **Strategic Report**

The board are pleased to present their strategic report for the year.

#### **Business Review**

The income statement for the group for the year ended 31 December 2017, the statement of financial position for Group and Parent company as at 31 December 2017, and the related notes are set out on pages 8 to 24. The profit for the year, before taxation, amounted to £6,098,358, (2016: £3,387,200). After provision for taxation, the retained profit transferred to reserves was £4,924,168, (2016: £2,949,868).

The group achieved post exchange adjusted revenue growth of 67.5% from the previous year, an increase of £38,171,747.

Performance measurement is consistently applied and monitored on both a financial and non-financial basis by senior management as part of the group's monthly reporting timetable - main key performance indicators measured and assessed are:

- Project and company profitability
- Working capital management
- Project Pipeline

Contract performance and overall group profitability remained robust and Group Net Assets improved significantly during the year with a closing balance of £12,603,557, (2016: £7,463,431).

Our existing order book is extremely healthy and will allow the group to achieve continued growth throughout 2018 and beyond.

During the year under review, the business undertook various initiatives aimed at increasing both market share and profitability.

Our service offering in Ireland was enhanced to encompass the general construction and reconditioning of commercial buildings. To ensure that we continue to offer excellent service to our many recurring corporate clients, appropriate senior management recruitment was undertaken to help us deliver on our stated objectives in this sector.

The business also invested in several commercial properties in 2017 where we can bring our skills and experience to bear in ensuring that the income and capital returns generated on these assets are maximised. The gain on revaluation of these properties at 31 December 2017 is evidence of our success in identifying undervalued assets and applying active asset management to drive both income and capital growth.

A related company, Mac-Interiors (London) Limited, undertook a major reorganisation in late 2017 which saw the recruitment of a new senior management team tasked with the objective of growing market share in the London fit-out market. To date, this new highly-experienced team have successfully secured numerous high-value projects which will ensure that 2018 will be one of significant revenue growth for this business.

A new related company, Mac-Exteriors Limited, was incorporated in early 2017, tasked with establishing the business as a delivery vehicle for general construction projects in the United Kingdom. Based in Solihull, Birmingham, and staffed with a core team of experienced senior management staff, this business has successfully delivered numerous projects in 2017 and has a strong order book for 2018 & 2019 which will allow for sustainable growth and increased market share in the periods mentioned.

## **Mac-Interiors Limited**

### **Strategic Report**

#### **Principal Risks and Uncertainties**

##### **Competition Risk:**

The business operates in a very competitive environment which has specific risks including: market conditions, competitive pressures, availability of skilled personnel and customer credit exposure. As the business operates in the Republic of Ireland, the continuing uncertainty caused by the result of the EU referendum in the UK has been somewhat mitigated by increased opportunities for foreign direct investment in our core market.

##### **Financial Risk Management:**

Business operations expose the company to a variety of financial risks: fluctuating labour & material prices, liquidity, interest rates and credit.

The company uses investments, cash and working capital to finance operations and does not use other financial instruments to limit interest rate and/or foreign exchange exposures.

##### **Liquidity Risk:**

This area of risk is mitigated by ensuring sufficient liquidity and continued funding is maintained within the business throughout the financial year. A policy of matched project funding is strictly adhered to.

##### **Interest Rate Risk:**

The company's exposure to the above is limited as operations are predominantly financed through a combination of retained reserves, cash at bank and working capital.

##### **Foreign Exchange Risk:**

The business's functional currency is Euro, whilst the denominational currency is Sterling. Therefore, all operational transactions are conducted in Euro and transactions conducted in Sterling are inconsequential, other than those involving related companies, thereby significantly reducing foreign currency risk.

##### **Credit Risk:**

The principal risk in this area relates to amounts due on construction contracts. The business mitigates this risk by carefully selecting and evaluating all potential clients via application of robust suitability criteria to ensure that exposure to customer credit risk is minimised. As all projects incorporate contractual payment milestones, the majority of invoices are settled promptly.

##### **Health, Safety, Environmental & Quality:**

A key cornerstone of the company's philosophy is a commitment to safety and quality, together with a heightened sensitivity to the environment and the communities in which we operate.

Our health & safety systems are regularly and robustly monitored by both our internal Health & Safety managers and external consultants and are accredited to BS OHSAS 18001:2007.

Our commitment to sustainable construction practices is demonstrated by the number of our personnel who have obtained the recognised industry LEED qualification. Our environmental policies & procedures are accredited to BS EN ISO 14001:2015.

We believe in delivering quality excellence across all our projects through the implementation and application of various procedures set out in our integrated Health, Safety, Environmental & Quality Management System (HSEQMS) which is accredited to:

BS EN ISO 9001:2015

BS EN ISO 14001:2015

BS OHSAS 18001:2007

We believe in a corporate culture of continuous improvement and the above management system incorporates all relevant policies and procedures to ensure we deliver quality excellence in all our multi-faceted activities.

## **Mac-Interiors Limited**

### **Strategic Report**

#### **Future strategy**

Our fundamental strategy is geared towards establishing and maintaining long term client relationships by providing excellent customer service. This strategy is founded upon the following cornerstones:

- Client focussed approach to our projects;
- A commitment to safety and quality;
- Continuing focus on project cost management and operational efficiency;
- Retention, development and recruitment of highly skilled professionals; and
- Sensitivity to the environment and the communities in which we operate.

As part of our continuing commitment to sustainable business growth, the Company's senior management, in conjunction with the Leadership Institute from Queen's University, Belfast, have undertaken an extensive process of evaluation and development over a period of several months. Resulting from this, we have developed our Vision 2020 strategy which will be implemented on a phased basis over the coming years, as we seek to build on the positive growth that the business has experienced over a number of years.

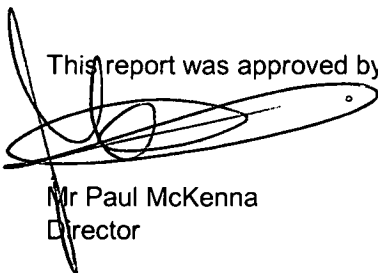
The recruitment, retention and development of talented personnel remains one of the key cornerstones of the business and will be subject to increased strategic focus in the coming financial period.

We have also engaged Queen's University for further development and training for our next generation of leaders - a process which demonstrates our focus on retaining and developing our key personnel.

As previously noted, we have secured significant project pipeline for 2018 and beyond which will ensure continued sustainable growth in the upcoming financial year. We continue to strengthen existing and foster new client relationships through continued cost reduction, excellent project delivery and implementation of operational initiatives aimed at ensuring a high quality end product for our many recurring clients.

Our continuing ability to deliver excellent performance across a wide range of industry sectors for varied clients allows the business to approach 2018 with increased optimism as we seek to increase market share and profitability in our core markets

This report was approved by the board on 9 March 2018 and signed on its behalf.



Mr Paul McKenna  
Director

**Mac-Interiors Limited****Registered number:**

NI044010

**Director's Report**

The director presents his report and financial statements for the year ended 31 December 2017.

**Principal activities**

The company's principal activity during the year continued to be construction project management in the commercial buildings sector.

**Future developments**

The company plans to continue its present activities and strategies going forward. Detailed future plans are provided in the strategic report.

**Directors**

The following persons served as directors during the year:

Mr Paul McKenna

**Director's responsibilities**

The director is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

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 United Kingdom Generally Accepted Accounting Practice (Financial Reporting Standard 102 and applicable law). 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 state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

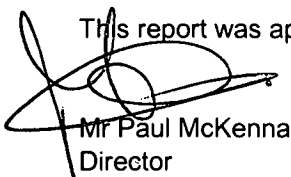
The director is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

**Disclosure of information to auditors**

The director confirms that:

- so far as he is aware, there is no relevant audit information of which the company's auditor is unaware; and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This report was approved by the board on 9 March 2018 and signed on its behalf.



Mr Paul McKenna  
Director

**Mac-Interiors Limited**  
**Independent auditor's report**  
**to the member of Mac-Interiors Limited**

**Opinion**

We have audited the financial statements of Mac-Interiors Limited (the 'parent company') and its subsidiary, (the 'group') for the year ended 31 December 2017 which comprise the Consolidated Income Statement, the Consolidated Statement of Financial Position and Company Statement of Financial Position, the Consolidated Statement of Changes in Equity, the Consolidated Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's 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 the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 31 December 2017 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis of opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The other information comprises the information included in the report and financial statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.



**Mac-Interiors Limited**  
**Independent auditor's report**  
**to the member of Mac-Interiors Limited**

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

**Responsibilities of directors**

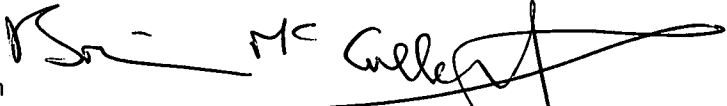
As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the group's and the parent company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the group or the parent company or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

  
Brian McCullagh  
(Senior Statutory Auditor)  
for and on behalf of  
BMC Accountants Ltd  
Accountants and Statutory Auditors  
9 March 2018

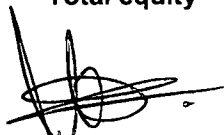
11 Caulfield Place  
Newry  
Co. Down  
BT35 9AS

**Mac-Interiors Limited**  
**Consolidated Income Statement**  
**for the year ended 31 December 2017**

	Notes	2017 £	2016 £
<b>Turnover</b>	2	94,724,373	56,552,626
Cost of sales		(86,536,370)	(50,649,094)
<b>Gross profit</b>		<u>8,188,003</u>	<u>5,903,532</u>
Administrative expenses		(3,718,274)	(2,526,761)
Other operating income		63,337	9,806
<b>Operating profit</b>	3	<u>4,533,066</u>	<u>3,386,577</u>
Gain on revaluation of investment property		1,905,693	-
Interest receivable		18,208	623
Interest payable	6	(358,609)	-
<b>Profit on ordinary activities before taxation</b>		<u>6,098,358</u>	<u>3,387,200</u>
Tax on profit on ordinary activities	7	(1,174,190)	(437,332)
<b>Profit for the financial year</b>		<u>4,924,168</u>	<u>2,949,868</u>

**Mac-Interiors Limited**  
**Consolidated Statement of Financial Position**  
**as at 31 December 2017**

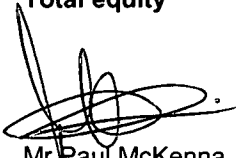
	Notes	2017 £	2016 £
<b>Fixed assets</b>			
Tangible assets	8	714,710	646,187
Investment property	9	19,228,337	-
Investments	10	688,215	668,903
		<u>20,631,262</u>	<u>1,315,090</u>
<b>Current assets</b>			
Stocks	11	3,840,796	2,449,828
Debtors	12	9,270,096	12,250,660
Cash at bank and in hand		8,167,347	4,865,700
		<u>21,278,239</u>	<u>19,566,188</u>
<b>Creditors: amounts falling due within one year</b>	13	(16,613,489)	(13,417,847)
<b>Net current assets</b>		<u>4,664,750</u>	<u>6,148,341</u>
<b>Total assets less current liabilities</b>		<u>25,296,012</u>	<u>7,463,431</u>
<b>Creditors: amounts falling due after more than one year</b>	14	(12,069,642)	-
<b>Provisions for liabilities</b>			
Deferred taxation	16	(622,813)	-
<b>Net assets</b>		<u>12,603,557</u>	<u>7,463,431</u>
<b>Capital and reserves</b>			
Called up share capital	17	1	1
Other reserves	18	970,827	570,868
Profit and loss account	19	11,632,729	6,892,562
<b>Total equity</b>		<u>12,603,557</u>	<u>7,463,431</u>

  
Mr Paul McKenna  
Director

Approved by the board on 9 March 2018

**Mac-Interiors Limited**  
**Company Statement of Financial Position**  
**as at 31 December 2017**

	Notes	2017 £	2016 £
<b>Fixed assets</b>			
Tangible assets	8	714,710	646,187
Investment property	9	1,796,697	-
Investments	10	5,304,693	668,903
		<u>7,816,100</u>	<u>1,315,090</u>
<b>Current assets</b>			
Stocks	11	3,840,796	2,449,828
Debtors	12	9,162,364	12,250,660
Cash at bank and in hand		7,995,548	4,865,700
		<u>20,998,708</u>	<u>19,566,188</u>
<b>Creditors: amounts falling due within one year</b>	13	(16,428,272)	(13,417,847)
<b>Net current assets</b>		<u>4,570,436</u>	<u>6,148,341</u>
<b>Total assets less current liabilities</b>		<u>12,386,536</u>	<u>7,463,431</u>
<b>Creditors: amounts falling due after more than one year</b>	14	(1,083,314)	-
<b>Net assets</b>		<u>11,303,222</u>	<u>7,463,431</u>
<b>Capital and reserves</b>			
Called up share capital	17	1	1
Other reserves	18	953,854	570,868
Profit and loss account	19	10,349,367	6,892,562
<b>Total equity</b>		<u>11,303,222</u>	<u>7,463,431</u>

  
Mr Paul McKenna  
Director

Approved by the board on 9 March 2018

**Mac-Interiors Limited**  
**Consolidated Statement of Changes in Equity**  
**for the year ended 31 December 2017**

	Share capital	Other reserves	Profit and loss account	Total
	£	£	£	£
<b>At 1 January 2016</b>	1	(190,000)	4,015,065	3,825,066
Profit for the financial year			2,949,868	2,949,868
Exchange translation movement		760,868		
Other comprehensive income for the financial year	-	760,868	-	760,868
Total comprehensive income for the financial year	-	760,868	2,949,868	3,710,736
Dividends			(72,371)	(72,371)
<b>At 31 December 2016</b>	<u>1</u>	<u>570,868</u>	<u>6,892,562</u>	<u>7,463,431</u>
 <b>At 1 January 2017</b>	 1	 570,868	 6,892,562	 7,463,431
Profit for the financial year			4,924,168	4,924,168
Exchange translation movement		399,959		
Other comprehensive income for the financial year	-	399,959	-	399,959
Total comprehensive income for the financial year	-	399,959	4,924,168	5,324,127
Dividends			(184,001)	(184,001)
<b>At 31 December 2017</b>	<u>1</u>	<u>970,827</u>	<u>11,632,729</u>	<u>12,603,557</u>

**Mac-Interiors Limited**  
**Consolidated Statement of Cash Flows**  
**for the year ended 31 December 2017**

	Notes	2017 £	2016 £
<b>Operating activities</b>			
Profit for the financial year		4,924,168	2,949,868
Adjustments for:			
Gain on revaluation of investment property		(1,905,693)	-
Interest receivable		(18,208)	(623)
Interest payable		358,609	-
Tax on profit on ordinary activities		1,174,190	437,332
Depreciation		156,565	83,289
Increase in stocks		(1,390,968)	(876,361)
Decrease/(increase) in debtors		2,976,003	(5,137,041)
Increase in creditors		844,937	1,532,869
		<u>7,119,603</u>	<u>(1,010,667)</u>
Interest received		18,208	623
Interest paid		(358,609)	-
Corporation tax paid		(499,442)	(563,668)
Cash generated by/(used in) operating activities		<u>6,279,760</u>	<u>(1,573,712)</u>
<b>Investing activities</b>			
Payments to acquire tangible fixed assets		(197,960)	(225,940)
Payments to acquire investment properties		(17,297,436)	-
Proceeds from sale of investments		10,915	-
Cash used in investing activities		<u>(17,484,481)</u>	<u>(225,940)</u>
<b>Financing activities</b>			
Equity dividends paid		(184,001)	(72,371)
Proceeds from new loans		13,205,788	-
Repayment of loans		(362,632)	-
Cash generated by/(used in) financing activities		<u>12,659,155</u>	<u>(72,371)</u>
<b>Net cash generated/(used)</b>			
Cash generated by/(used in) operating activities		6,279,760	(1,573,712)
Cash used in investing activities		(17,484,481)	(225,940)
Cash generated by/(used in) financing activities		12,659,155	(72,371)
Exchange difference		325,382	-
Net cash generated/(used)		<u>1,779,816</u>	<u>(1,872,023)</u>
Cash and cash equivalents at 1 January		<u>4,865,700</u>	<u>6,737,723</u>
Cash and cash equivalents at 31 December		<u>6,645,516</u>	<u>4,865,700</u>
Cash and cash equivalents comprise:			
Cash at bank		8,167,347	4,865,700
Bank overdrafts	13	(1,521,831)	-
		<u>6,645,516</u>	<u>4,865,700</u>

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

**1 Summary of significant accounting policies**

***Basis of preparation***

The financial statements have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland.

***Turnover***

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer. Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs.

***Intangible fixed assets***

Intangible fixed assets are measured at cost less accumulative amortisation and any accumulative impairment losses.

***Tangible fixed assets***

Tangible fixed assets are measured at cost less accumulative depreciation and any accumulative impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Freehold buildings	over 50 years
Leasehold land and buildings	over the lease term
Plant and machinery	20% reducing balance
Fixtures, fittings, tools and equipment	33% reducing balance
Motor Vehicles	33% reducing balance

***Investment property***

Investment property is initially recognised at cost and then subsequently measured at fair value. Changes in value are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

***Investments***

Investments in subsidiaries, associates and joint ventures are measured at cost less any accumulated impairment losses. Listed investments are measured at fair value. Unlisted investments are measured at fair value unless the value cannot be measured reliably, in which case they are measured at cost less any accumulated impairment losses. Changes in fair value are included in the income statement.

***Stocks***

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost is determined using the first in first out method. The carrying amount of stock sold is recognised as an expense in the period in which the related revenue is recognised.

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

Work in Progress is accounted for through accrued costs recognised in the Income Statement which are also included in Trade Creditors, while the amount recoverable on long term contracts is then calculated as contract costs incurred plus recognised profits less any progress billings to date. This is illustrated in the Debtors section of the Statement of Financial Position..

**Debtors**

Short term debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment losses for bad and doubtful debts.

**Creditors**

Short term creditors are measured at transaction price (which is usually the invoice price). Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

**Taxation**

A current tax liability is recognised for the tax payable on the taxable profit of the current and past periods. A current tax asset is recognised in respect of a tax loss that can be carried back to recover tax paid in a previous period. Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments. Unrelieved tax losses and other deferred tax assets are recognised only 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 and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used. Current and deferred tax assets and liabilities are not discounted.

**Provisions**

Provisions (ie liabilities of uncertain timing or amount) are recognised when there is an obligation at the reporting date as a result of a past event, it is probable that economic benefit will be transferred to settle the obligation and the amount of the obligation can be estimated reliably.

**Foreign currency transactions**

Transactions in foreign currencies are initially recognised at the rate of exchange ruling at the date of the transaction.

At the end of each reporting period foreign currency monetary items are translated at the closing rate of exchange. Non-monetary items that are measured at historical cost are translated at the rate ruling at the date of the transaction. All differences are charged to the Income Statement.

**Foreign currency translation of financial statements**

The financial statements are initially prepared in their functional currency of Euro. They are then translated to the presentation currency of Sterling with the Income Statement translated using the average exchange rate for the year, and the Statement of Financial Position translated using the closing exchange rate. Any movement is reflected in a currency translation reserve within other reserves.



**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

***Leased assets***

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership. All other leases are classified as operating leases. The rights of use and obligations under finance leases are initially recognised as assets and liabilities at amounts equal to the fair value of the leased assets or, if lower, the present value of the minimum lease payments. Minimum lease payments are apportioned between the finance charge and the reduction in the outstanding liability using the effective interest rate method. The finance charge is allocated to each period during the lease so as to produce a constant periodic rate of interest on the remaining balance of the liability. Leased assets are depreciated in accordance with the company's policy for tangible fixed assets. If there is no reasonable certainty that ownership will be obtained at the end of the lease term, the asset is depreciated over the lower of the lease term and its useful life. Operating lease payments are recognised as an expense on a straight line basis over the lease term.

***Pensions***

Contributions to defined contribution plans are expensed in the period to which they relate.

<b>2 Analysis of turnover</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Services rendered	208,335	145,499
Rent Received	426,674	-
Revenue from construction contracts	<u>94,089,364</u>	<u>56,407,127</u>
	<u>94,724,373</u>	<u>56,552,626</u>

The above rent received reflects the income within the subsidiary company, Mac-Rockfield Limited.

By geographical market:

Ireland	<u>94,724,373</u>	<u>56,552,626</u>
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<b>3 Operating profit</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
This is stated after charging:		
Depreciation of owned fixed assets	158,635	83,290
Auditors' remuneration for audit services	<u>16,210</u>	<u>11,258</u>

<b>4 Director's emoluments</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Emoluments	10,514	9,649
Company contributions to defined contribution pension plans	<u>122,229</u>	<u>104,133</u>
	<u>132,743</u>	<u>113,782</u>

<b>Number of directors to whom retirement benefits accrued:</b>	<b>2017</b>	<b>2016</b>
	<b>Number</b>	<b>Number</b>

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

Defined contribution plans	<u>1</u>	<u>1</u>
<b>5 Staff costs</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Wages and salaries	4,998,393	3,035,704
Other pension costs	<u>256,785</u>	<u>272,561</u>
	<u>5,255,178</u>	<u>3,308,265</u>
<b>Average number of employees during the year</b>	<b>Number</b>	<b>Number</b>
Administration	5	2
Manufacturing <del>MANAGEMENT</del>	70	46
Marketing	4	2
Sales	<u>4</u>	<u>2</u>
	<u>83</u>	<u>52</u>
<b>6 Interest payable</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<u>358,609</u>	<u>-</u>
<b>7 Taxation</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
<b>Analysis of charge in period</b>		
Current tax:		
ROI corporation tax on profits of the period	554,802	439,510
Deferred tax:		
Origination and reversal of timing differences	619,388	(2,178)
	<u>1,174,190</u>	<u>437,332</u>
Tax on profit on ordinary activities	<u>1,174,190</u>	<u>437,332</u>
<b>Factors affecting tax charge for period</b>		
The differences between the tax assessed for the period and the standard rate of corporation tax are explained as follows:		
	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Profit on ordinary activities before tax	<u>6,098,358</u>	<u>3,387,200</u>
Standard rate of corporation tax in the Republic of Ireland	12.5%	12.5%

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

	£	£
Profit on ordinary activities multiplied by the standard rate of corporation tax	762,295	423,400
Effects of:		
Expenses not deductible for tax purposes	17,885	11,864
Capital allowances for period in excess of depreciation	3,459	2,943
Profits taxed at higher rates	10,193	1,303
Group adjustment for income/gains not taxable	(239,030)	-
Current tax charge for period	<u>554,802</u>	<u>439,510</u>

**8 Tangible fixed assets**

<b>GROUP AND COMPANY</b>	<b>Land and buildings</b>	<b>Plant and machinery</b>	<b>Fixtures, fittings, tools and equipment</b>	<b>Total</b>
	<i>At cost</i>	<i>At cost</i>	<i>At cost</i>	
	£	£	£	£
<b>Cost or valuation</b>				
At 1 January 2017	325,002	358,805	166,566	850,373
Additions	-	194,474	3,486	197,960
Exchange difference	14,686	16,213	7,527	38,426
At 31 December 2017	<u>339,688</u>	<u>569,492</u>	<u>177,579</u>	<u>1,086,759</u>
<b>Depreciation</b>				
At 1 January 2017	8,623	167,713	27,850	204,186
Charge for the year	6,670	122,599	29,366	158,635
Exchange difference	390	7,579	1,259	9,228
At 31 December 2017	<u>15,683</u>	<u>297,891</u>	<u>58,475</u>	<u>372,049</u>
<b>Carrying amount</b>				
At 31 December 2017	<u>324,005</u>	<u>271,601</u>	<u>119,104</u>	<u>714,710</u>
At 31 December 2016	<u>316,379</u>	<u>191,092</u>	<u>138,716</u>	<u>646,187</u>

**9 Investment property**

<b>GROUP</b>	<b>2017</b>
<b>Valuation</b>	<b>£</b>
Additions	17,297,436
Revaluation	<u>1,930,901</u>
At 31 December 2017	<u>19,228,337</u>

Investment property is carried at fair value with independent valuations completed by a Chartered Valuation Surveyor prior to the date of signing accounts.

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

<b>Investment property</b>	<b>2017</b>
<b>COMPANY</b>	<b>£</b>
<b>Valuation</b>	
At 1 January 2017	-
Additions	1,796,697
At 31 December 2017	<u>1,796,697</u>

Investment property is carried at fair value with independent valuations completed by a Chartered Valuation Surveyor prior to the date of signing accounts.

**10 Investments**  
**GROUP**

	<b>Investments in subsidiary undertakings</b>	<b>Other investments</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
At 1 January 2017	-	668,903	668,903
Disposals	-	(10,773)	(10,773)
Exchange difference		30,085	30,085
At 31 December 2017	<u>-</u>	<u>688,215</u>	<u>688,215</u>

**Investments**  
**COMPANY**

	<b>Investments in subsidiary undertakings</b>	<b>Other investments</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
At 1 January 2017	-	668,903	668,903
Additions	4,616,478	-	4,616,478
Disposals	-	(10,773)	(10,773)
Exchange difference		30,085	30,085
At 31 December 2017	<u>4,616,478</u>	<u>688,215</u>	<u>5,304,693</u>

The company holds 20% or more of the share capital of the following companies:

<b>Company</b>	<b>Shares held</b>		<b>Capital and reserves</b>	<b>Profit (loss)</b>
	<b>Class</b>	<b>%</b>	<b>£</b>	<b>for the year</b>
				<b>£</b>
Mac-Rockfield Limited. A company registered in Ireland.	Ordinary	100	4,616,478	1,283,361

**11 Stocks**  
**GROUP & COMPANY**

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Work in progress	<u>3,840,796</u>	<u>2,449,828</u>

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

<b>12 Debtors</b>	<b>2017</b>	<b>2016</b>
<b>GROUP</b>	<b>£</b>	<b>£</b>
Trade debtors	1,058,712	1,334,275
Amounts owed by connected parties	1,620,526	2,222,522
Deferred tax asset (see note 16)	-	4,561
Other debtors	50,878	5,096
Loan to Director	455,566	-
Prepayments and accrued income	90,502	77,464
Construction contract debtors	5,993,912	8,606,742
	<u>9,270,096</u>	<u>12,250,660</u>

<b>Debtors</b>	<b>2017</b>	<b>2016</b>
<b>COMPANY</b>	<b>£</b>	<b>£</b>
Trade debtors	958,139	1,334,275
Amounts owed by connected parties	1,625,113	2,222,522
Deferred tax asset (see note 16)	14,384	4,561
Other debtors	24,748	5,096
Loan to Director	455,566	-
Prepayments and accrued income	90,502	77,464
Construction contract debtors	5,993,912	8,606,742
	<u>9,162,364</u>	<u>12,250,660</u>

<b>13 Creditors: amounts falling due within one year</b>	<b>2017</b>	<b>2016</b>
<b>GROUP</b>	<b>£</b>	<b>£</b>
Bank overdrafts	1,521,831	-
Bank loans	773,514	-
Trade creditors	11,863,447	11,989,457
Amounts owed to connected parties	23,477	-
Corporation tax	130,581	75,221
Other taxes and social security costs	2,107,574	1,322,009
Other creditors	6,791	13,432
Accruals and deferred income	186,274	17,728
	<u>16,613,489</u>	<u>13,417,847</u>

<b>Creditors: amounts falling due within one year</b>	<b>2017</b>	<b>2016</b>
<b>COMPANY</b>	<b>£</b>	<b>£</b>
Bank overdrafts	1,521,777	-
Bank loans	773,514	-
Trade creditors	11,863,447	11,989,457
Amounts owed to connected parties	23,477	-
Corporation tax	130,581	75,221
Other taxes and social security costs	2,089,532	1,322,009
Other creditors	6,791	13,432
Accruals and deferred income	19,153	17,728
	<u>16,428,272</u>	<u>13,417,847</u>

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

**14 Creditors: amounts falling due after one year**  
**GROUP**

	2017 £	2016 £
Bank loans	12,069,642	-

**Creditors: amounts falling due after one year**  
**COMPANY**

	2017 £	2016 £
Bank loans	1,083,314	-
	<u>1,083,314</u>	<u>-</u>

**15 Loans**  
**GROUP**

	2017 £	2016 £
Analysis of maturity of debt:		
Within one year or on demand	773,514	-
Between one and two years	1,083,314	-
Between two and five years	10,986,328	-
	<u>12,843,156</u>	<u>-</u>

The bank loans are secured on a fixed and floating charge over all of the Parent Company's and Subsidiaries property undertaking and assets, including a fixed charge over the investment properties of both the Parent Company and Subsidiary..

**Loans**  
**COMPANY**

	2017 £	2016 £
Analysis of maturity of debt:		
Within one year or on demand	773,514	-
Between one and two years	1,083,314	-
	<u>1,856,828</u>	<u>-</u>

The bank loans are secured on a fixed and floating charge over all of the Company's property, undertaking and assets including a fixed charge over the investment properties.

**16 Deferred taxation**  
**GROUP**

	2017 £	2016 £
Revaluation of investment property	637,197	-
Accelerated capital allowances	(14,384)	(4,561)
	<u>622,813</u>	<u>(4,561)</u>

	2017 £	2016 £
At 1 January	(4,561)	(2,260)
Charged/(credited) to the profit and loss account	619,388	(2,178)
Exchange Difference	7,986	(123)
At 31 December	<u>622,813</u>	<u>(4,561)</u>

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

<b>Deferred taxation</b>			<b>2017</b>	<b>2016</b>
<b>COMPANY</b>			<b>£</b>	<b>£</b>
Accelerated capital allowances			(14,384)	(4,561)
			<u>(14,384)</u>	<u>(4,561)</u>
			<b>2017</b>	<b>2016</b>
			<b>£</b>	<b>£</b>
At 1 January			(4,561)	(2,260)
Credited to the profit and loss account			(9,616)	(2,301)
Exchange Difference			(207)	-
At 31 December			<u>(14,384)</u>	<u>(4,561)</u>
<b>17 Share capital</b>	<b>Nominal value</b>	<b>2017 Number</b>	<b>2017 £</b>	<b>2016 £</b>
Allotted, called up and fully paid:				
Ordinary shares	£1 each	1	<u>1</u>	<u>1</u>
<b>18 Other reserves - GROUP</b>			<b>2017 £</b>	<b>2016 £</b>
Exchange Translation Reserve				
At 1 January			570,868	(190,000)
Exchange Translation for year			399,959	760,868
At 31 December			<u>970,827</u>	<u>570,868</u>
<b>Other reserves - COMPANY</b>			<b>2017 £</b>	<b>2016 £</b>
Exchange Translation Reserve				
At 1 January			570,868	(190,000)
Exchange Translation for year			382,986	760,868
At 31 December			<u>953,854</u>	<u>570,868</u>
<b>19 Profit and loss account</b>			<b>2017 £</b>	<b>2016 £</b>
<b>GROUP</b>				
At 1 January			6,892,562	4,015,065
Profit for the financial year			4,924,168	2,949,868
Dividends			(184,001)	(72,371)
At 31 December			<u>11,632,729</u>	<u>6,892,562</u>

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

<b>Profit and loss account</b>	<b>2017</b>	<b>2016</b>
<b>COMPANY</b>	<b>£</b>	<b>£</b>
At 1 January	6,892,562	4,015,065
Profit for the financial year	3,640,806	2,949,868
Dividends	(184,001)	(72,371)
At 31 December	<u>10,349,367</u>	<u>6,892,562</u>

<b>20 Dividends</b>	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Dividends on ordinary shares (note 19)	<u>184,001</u>	<u>72,371</u>

<b>21 Loans to directors</b>	<b>B/fwd</b>	<b>Paid</b>	<b>Repaid</b>	<b>C/fwd</b>
<b>Description and conditions</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Mr Paul McKenna Loan	-	455,566	-	455,566
	<u>-</u>	<u>455,566</u>	<u>-</u>	<u>455,566</u>

**22 Related party transactions**

**Mac-Interiors (NI) Limited**

The companies are related by way of common control from Director, Mr Paul McKenna.

MAC (NI) Ltd charge management fee for services provided in expert project management consultancy, a certain amount of administration work and the hire of motor vehicles to transport workers to and from sites. Details of transactions during the year are as follows:

	<b>2017</b>	<b>2016</b>
	<b>£</b>	<b>£</b>
Opening Balance - Owed to MAC (NI) Ltd	420,471	-
Invoices during year from MAC (NI) Ltd	(1,714,019)	(1,478,820)
Payments made during year to MAC (NI) Ltd	1,628,013	1,780,265
Receipts during year from MAC (NI) Ltd	(324,037)	(160,823)
Recharge of expenses paid by MAC (NI) Ltd	(6,965)	(3,541)
Invoices during year to MAC (NI) Ltd	224,118	138,615
Recharge of expenses to MAC (NI) Ltd	292,509	142,897
Exchange Difference	(32,253)	1,878
Amount due from (to) the related party	<u>487,837</u>	<u>420,471</u>



**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

**Mac-Interiors (London) Limited**

The companies are related by way of common control from Director, Mr Paul McKenna.

MAC (London) Ltd invoices the company for time spent by employees and subcontractors on work relating to the company, while on occasion, the company invoices MAC (London) Ltd for equivalent services. Details of transactions during the year are as follows:

	2017	2016
	£	£
Opening Balance	1,772,625	669,006
Invoices during year to MAC (London) Ltd	104,366	58,864
Recharge of expenses to MAC (London) Ltd	153,071	(1,744)
Invoices during year from MAC (London) Ltd	(519,622)	(9,805)
Recharge of expenses from MAC (London) Ltd	(2,076)	(5,281)
Payments made during year to MAC (London) Ltd	2,647,874	2,392,757
Received during year from MAC (London) Ltd	(2,940,658)	(1,298,757)
Exchange Difference	(82,890)	(32,415)
Amount due from (to) the related party	<u>1,132,690</u>	<u>1,772,625</u>

**Management & Construction GMBH**

The companies are related by way of common control from Director, Mr Paul McKenna.

MAC GMBH, a company registered in Germany, invoices the company for time spent by employees and subcontractors on work relating to the company, while on occasion, the company invoices MAC GMBH for equivalent services. Details of transactions during the year are as follows:

	2017	2016
	£	£
Opening Balance	29,425	28,407
Recharge of expenses from MAC GMBH	(30,353)	-
Received during year from MAC GMBH	-	(4,825)
Payments to MAC GMBH	-	6,835
Exchange Difference	928	(992)
Amount due from (to) the related party	<u>-</u>	<u>29,425</u>

**Mac-Exteriors Limited**

The companies are related by way of common control from Director, Mr Paul McKenna.

Mac-Exteriors Limited invoices the company for time spent by employees and subcontractors on work relating to the company, while on occasion, the company invoices Mac-Exteriors Limited for equivalent services. Details of transactions during the year are as follows:

	2017	2016
	£	£
Opening Balance	-	-
Invoices during year to Mac-Exteriors	21,357	-
Invoices during year from Mac-Exteriors	(44,703)	-
Exchange Difference	2,503	-
Amount due from (to) the related party	<u>(20,843)</u>	<u>-</u>

**23 Controlling party**

Paul McKenna, the company director, is considered to be the company's ultimate controlling party as he holds 100% of allotted ordinary share capital of the company.

**Mac-Interiors Limited**  
**Notes to the Accounts**  
**for the year ended 31 December 2017**

**24 Presentation currency**

The financial statements are presented in Sterling but the functional currency of the Group is Euro.

**25 Legal form of entity and country of incorporation**

Mac-Interiors Limited is a private company limited by shares and incorporated in Northern Ireland, but registered for tax in the Republic of Ireland.

**26 Principal place of business**

The address of the company's principal place of business and Irish registered office is:

Grattan Hall  
Grattan Street  
Dublin  
Ireland

**27 Reconciliations on adoption of FRS 102 for the previous accounting period**

<b>Profit and loss for the year ended 31 December 2016</b>	<b>£</b>
Profit under former UK GAAP	2,949,868
	<hr/>
Profit under FRS 102	<u>2,949,868</u>

<b>Balance sheet at 31 December 2016</b>	<b>£</b>
Equity under former UK GAAP	7,463,431
	<hr/>
Equity under FRS 102	<u>7,463,431</u>

<b>Balance sheet at 1 January 2016</b>	<b>£</b>
Equity under former UK GAAP	3,825,066
	<hr/>
Equity under FRS 102	<u>3,825,066</u>